



## CITY COUNCIL

### MEMBERS:

LEANNE HUFF  
COREY THOMAS  
SHARLA BYNUM  
NICK MITCHELL  
PAUL SANCHEZ  
RAY DEWOLFE  
CLARISSA WILLIAMS

## South Salt Lake City Council REGULAR MEETING AGENDA

Public notice is hereby given that the South Salt Lake City Council will hold a Regular Meeting on **Wednesday, May 14, 2025**, in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **7:00 p.m.**, or as soon thereafter as possible.

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

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

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

Conducting  
Council Chair  
Sergeant at Arms

Clarissa Williams, At-Large  
Sharla Bynum, District 3  
South Salt Lake Police

### Opening Ceremonies

1. Welcome/Introductions
2. Pledge of Allegiance

Clarissa Williams, At Large  
Nick Mitchell, District 4

### No Action Comments

1. Scheduling
2. Public Comments/Questions
  - a. Response to Comments/Questions  
(at the discretion of the conducting Council Member)
3. Mayor Comments
4. City Attorney Comments
5. City Council Comments

City Recorder

### Action Items

#### Appointments by the Mayor

1. Re-Appointments by the Mayor:
  - a. Kevin Miller – Civilian Review Board  
Regular Member
  - b. Conrad Campos – Civilian Review Board  
Regular Member
2. Appointment by the Mayor:
  - a. Sarah Jensen – Civilian Review Board  
Alternate Member

Mayor Wood

Mayor Wood

#### Unfinished Business

1. A Resolution of the South Salt Lake City Council  
Appointing an Individual to the South Salt Lake  
Valley Mosquito Abatement District Board of  
Directors
2. Consideration of a Resolution Authorizing the  
Execution and Delivery of an Amendment to Interlocal  
Agreement between the City and the South Salt Lake

Mayor Wood

Jonathan Weidenhamer

See page two for continuation of Agenda

Redevelopment Agency (the “Agency”) in Connection with the Issuance by the Agency of its Tax Increment Revenue Bonds, Series 2025, and related matters

## New Business

1. Ordinances of the South Salt Lake City Council Josh Collins  
Amending Titles 15 and 3 of the South Salt Lake  
City Municipal Code Related to Wastewater Impact Fees

## **Public Hearing – 7:20 (Or As Soon Thereafter as Possible)**

To receive public input regarding a 10-8-2 Study for Mosaic Interfaith Ministries to receive below market rental rate at a City Owned Facility

1. Sharen Hauri, for the City, to present information and answer questions
  2. Open Public Hearing
  3. Receive Public Input
  4. Close Public Hearing
  5. Discussion by the City Council
  6. At Conclusion of Discussion by the Council, Motion and Second by Council
    - a. To move action until a future specified meeting date;
    - b. To take it to a work meeting for further discussion; or
    - c. To take final action by adopting - A Resolution authorizing a Rental Rate below the Market Rate for Mosaic Interfaith Ministries, a Non-Profit, Corporation, in accordance with Utah Code § 10-8-2

## **Public Hearing – 7:30 (Or As Soon Thereafter as Possible)**

To receive public input regarding the tentative adoption of the tentative budget of the South Salt Lake City Council for Fiscal Year July 1, 2025 to June 30, 2026

1. Crystal Makin, for the City, to present information and answer questions
  2. Open Public Hearing
  3. Receive Public Input
  4. Close Public Hearing
  5. Discussion by the City Council
  6. At Conclusion of the Discussion by the Council, Motion and Second by Council
    - a. To move action until a future specified meeting date;
    - b. To take it to a work meeting for further discussion; or
    - c. To take final action by adopting – An Ordinance Tentatively Adopting the Tentative Budget for the City of South Salt Lake Fiscal Year July 1, 2025, through June 30, 2026

## **Motion for Closed Meeting**

## Adjourn

Posted May 9, 2025

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

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

**Public Comments/Question Policy**

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

Have a question or concern? Call the connect line 801-464-6757 or email [connect@sslc.gov](mailto:connect@sslc.gov)

Kevin B. Miller

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## EDUCATION

Eastern Baptist Theological Seminary  
Philadelphia, PA  
M.A. Religion, 1978

Huntington College  
Huntington, IN  
B.A. Sociology/Social Work, 1976

## PROFESSIONAL EXPERIENCE

**Salt Lake Community College (SLCC), Salt Lake City, Utah**      **09/1998 – 12/2018**  
**Assistant Director, Outreach & Access**      **01/2016 – 12/2018**

- Recruitment of and support for underrepresented, low income, first generation prospective students including
  - Advising
  - Assessment
  - Referral to appropriate college resources
- Services for parents of this same group of students, encouraging them to understand and engage in support of their students progress toward college
- Oversee prospective student applications for Federal student aid (FAFSA), specifically targeting students in schools with an identified underrepresented, low income, first generation population

**Director of Student Conduct & Support Services**      **01/2013 – 12/2015**

- Administration of the Student Code of Conduct, with a goal of restorative justice, in order to address student behavior including but not limited to:
  - Assault
  - Drug use
  - Other violent acts
  - Plagerism
  - Harassment
- Provide general support to underrepresented, low income, first generation students in order to help them enter and find success in college
  - Refugees
  - Alternative high school students
  - Other low income, first generation students supported and/or referred by community and public agencies

**Deputy Coordinator, Title IX**      **01/2014 – 12/2015**

- Facilitate administration of TITLE IX requirements concerning students involved in sexual harassment, assault and other types of sex related violence

**Director, School of Applied Technology Student Affairs** **07/2010 – 12/2012**

- Direct student support services for an intended population of first generation, low income, underrepresented students
- Services included:
  - Academic advising leading to program completion
  - Employment referrals and job search preparation as students completed their education
  - Support to agency representatives who referred and/or sponsored students enrolled in programs of the School of Applied Technology
  - Administer a Student in Need Grant, financial assistance to students for support beyond tuition

**Director, Skills Center Student Services** **01/2000 – 06/2010**

- Direct services, as mandated by the State Legislature, for underrepresented, low income, first generation students
- Services included:
  - Admissions/enrollment
  - Advising
  - Disability support services
  - Assessment
  - Employment services
  - Student Conduct
  - Tuition waivers
  - Student in Need grant, financial assistance to student for support beyond tuition

**Coordinator, Skills Center Assessment** **09/1998 – 12/1999**

- Coordinate both college enrollment assessment as well as certification testing for students enrolling in the Skills Center, a State program designed for underrepresented, low income, first generation students
- Coordinate services with various public agencies to provide a One Day Vocational Assessment to help these adult students better determine prospective career path
- Services managed across positions included student advising and support, assessment, conduct, disability services, enrollment, and employment. Current position is specific to supporting low-income, first generation students in student recruitment, retention, and support towards completion.

**GRANTS/CONTRACTS EXPERIENCE (Highlights)**

- USHE StepUp Ready Grant (4/2016 – 4/2017)
  - Upon assignment, provide oversight and facilitation of services outlined in the grant contract in order to meet objectives and deliverables. Working with Budget Office and OSP, responsible for collecting, maintaining and reporting outcome and financial data and grant close out
- DWS WIA Youth Services Grant (01/2011 – 06/2016)
  - Upon assignment, provide oversight of contracted staff providing assessment, advising, and mentoring to program eligible low-income students. Responsible for monitoring of grant-sponsored activities. Working with Budget Office and

- OSP, responsible for reporting; contract modifications; time and effort certifications; and grant close out
- South High Alumni Association Student in Need Grant (2000-2015)
    - Provided program development, administration, and oversight of the process of awarding grants to students with needs related to school success beyond tuition.
  - Mexican Consulate IME BECAS Grant (2005)
    - Pre-award including application submission; contract negotiation; program monitoring on outcomes and deliverables; data management; reporting; and grant close out. This was in partnership with University of California, Berkley

## CAREER HIGHLIGHTS

- Board of Managers, Michigan Baptist (Retirement) Homes
- Founding Organizer, “Celebrating Our Diversity”, Ogden, Utah
- Peace delegate to Eastern Europe, pre-perestroika - Poland, Russia, East Germany, Hungary
- Facilitated merger of SLCC disability services into one single department
- Chair, Utah Vocational Assessment Association
- Department of Workforce Services Regional Diversity Trainer
- Chair, Utah State Office of Education GED ADA Special Accommodations Committee
- Created/maintained 50-state Food Stamp use verification contact list
- Chair, Ecumenical Commission for Refugee Resettlement in Western New York
- Chair SLCC ADA Advisory Committee



## Employment Application | Submitted: 29-Sep-2021

AAA

Conrad Campos



Civilian Review Board Member

**Job Location** - South Salt Lake, UT

**Department** - Citizen Review Board

**Source** - Other

### Employment History

Beginning with the present or most recent experience, account for all employment up to the last ten (10) years.

*Note: If you are unable to provide a phone number, you will need to enter 000-000-0000. If you are unable to provide an email address, you will need to enter noreply@noemail.com*

#### Midgley-Huber - Current Employer

**Job Title:** OUTSIDE HVAC SALESMAN

**Dates Employed From:** Jan/2016

**Dates Employed To:** Currently Employed

**Employment Length:** 5 years, 9 months **Position Type:** Full-Time

**Duties:** Sell heating, ventilation, air conditioning equipment for the factories that we represent.

**Reason For Leaving:** Currently Employed

**Supervisor Name:** Chris, Kent

**Address:** 51 West Gregson Ave

**Phone:** 801-972-5011

**May We Contact?** Yes

#### TMS, Inc a division of MFCP / McCoy Sales

**Job Title:** OUTSIDE HVAC SALESMAN

**Dates Employed From:** Apr/2010

**Dates Employed To:** Dec/2015

**Employment Length:** 5 years, 8 months

**Position Type:** Full-Time

**Duties:** Sell heating, ventilation, air conditioning equipment

**Reason For Leaving:** TMS, Inc closed and went out of business

**Supervisor Name:** Chad Caskey

**Address:** 51 West Gregson Ave

**Phone:** 801-484-2790

**May We Contact?** No

### Education

List below your educational background, including high school, all colleges, trade and military service schools.

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## HURRICANE HS | High School or Equivalent

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Degree:

Graduated? Yes

Major:

Location: HURRICANE, UT, UNITED STATES

## DIXIE COLLEGE | College or University

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Degree: AA

Graduated? Yes

Major: SPANISH

Years Attended: 1982, 1985-1987

Location: ST GEORGE, UT, UNITED STATES

## BRIGHAM YOUNG UNIVERSITY | College or University

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Degree: NONE

Graduated? No

Major: GENERAL

Years Attended: 1982, 1988-1989

Location: PROVO, UT, UNITED STATES

## UNIVERSITY OF UTAH | College or University

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Degree: BA

Graduated? No

Major: ECONOMICS

Years Attended: 1990-1992

Location: SALT LAKE CITY, UT, UNITED STATES

## US ARMY | Other

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Degree: BASIC TRAINING

Graduated? Yes

Major: MILITARY BASIC TRAINING

Years Attended: 1989

Location: FORT KNOX, KY, UNITED STATES

## US ARMY | Other

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Degree: MEDICAL LOGISTICS / SUPPLY

Graduated? Yes

Major: MEDICAL LOGISTICS / SUPPLY

Years Attended: 1989

Location: SAN ANTONIO, TX, UNITED STATES

## Resume

You can provide us with your resume here. You may either upload a file containing a formatted version, or cut & paste a text version in the space provided.

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There are no files uploaded for this applicant.

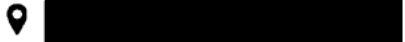
## Text Only Resume

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No Text Only Resume on File

## References

# SARAH JENSEN

<b>CONTACT</b>   	<b>ABOUT ME</b> <p>I have lived in South Salt Lake City for 23 and a half years. I am a mother of 3, the oldest being 22 and the youngest being 19. My husband, children and I have enjoyed living in SSL and have participated in many city activities and sports while residing in SSL. We have had the opportunity to participate in Neighborhood Watch and have had many leadership opportunities within our community church.</p>
<b>EDUCATION</b> <p><b>2010 - 2013</b> <b>UTAH STATE UNIVERSITY</b><ul style="list-style-type: none"><li>• Master of Psychology</li></ul><p><b>1996 - 1998</b> <b>WEBER STATE UNIVERSITY</b><ul style="list-style-type: none"><li>• Bachelor of Social Work</li></ul></p></p>	<b>WORK EXPERIENCE</b> <p><b>Bonneville Jr High</b> 2014 - PRESENT School Counselor<ul style="list-style-type: none"><li>• Serve on the community council as a school representative working with community members to make decisions about the school, including environment, curriculum, school rules, etc.</li><li>• Serve on a District Leadership team both as a committee member and treasurer serving all school counselors in the school district. We have planned multiple learning opportunities and celebrations.</li><li>• Serve on school leadership team as an integral member creating school goals to increase student and teacher performance.</li></ul><p><b>Jordan School District</b> 2013 - 2014 School Counselor<ul style="list-style-type: none"><li>• Conducted small group counseling in a variety of school settings at multiple schools throughout Jordan District.</li><li>• Planned multiple learning opportunities for a variety of educators within Jordan School District and taught multiple social and emotional learning topics.</li><li>• Collaborated with a team of school counselors to meet the needs of students within Jordan School District.</li></ul><p><b>PROMISE SSL</b> 2013-2014 Family Liaison<ul style="list-style-type: none"><li>• Worked with a team of fellow employees to best meet the needs of families of South Salt Lake.</li><li>• Worked with individual families to know how to support them with their needs.</li><li>• Worked with community leaders to be able to communicate and evaluate needs of the community.</li><li>• Provided support to PROMISE after school programs.</li></ul></p></p></p>
<b>SKILLS</b> <ul style="list-style-type: none"><li>• Leadership</li><li>• Effective Communication</li><li>• Collaboration</li><li>• Teamwork</li><li>• Planning Activities</li><li>• Teaching</li><li>• Critical Thinking</li><li>• Getting Along with Others</li><li>• Patience</li><li>• Using data</li></ul>	

**RESOLUTION NO. R2025-\_\_\_\_**

**A RESOLUTION OF THE SOUTH SALT LAKE CITY COUNCIL APPOINTING AN INDIVIDUAL TO THE SOUTH SALT LAKE VALLEY MOSQUITO ABATEMENT DISTRICT BOARD OF DIRECTORS**

WHEREAS, the South Salt Lake City Council (the “City Council”) met in regular meeting to consider, among other things, appointing an individual to fill a midterm vacancy on the Trustees of the Board of the South Salt Lake Valley Mosquito Abatement District; and

WHEREAS, Utah Code § 17B-2a-704 provides that the legislative body of each municipality that is entirely or partly included within a mosquito abatement district shall appoint one member to the board of trustees; and

WHEREAS, Utah Code § 17B-1-302 and § 20A-1-512 provides qualification requirements for a South Salt Lake Valley Mosquito Abatement District Board member; and

WHEREAS, Utah Code § 20A-1-512 provides the process for appointments when a midterm vacancy occurs; and

WHEREAS, South Salt Lake City Council Member Natalie Pinkney was duly appointed to serve as a board member on behalf of the City in 2024, however, due to her election to the Salt Lake County Council and resignation from the City Council, a midterm vacancy occurred; and

WHEREAS, in accordance with § 20A-1-512, the City posted notice of the vacancy notifying all interested and qualified members of the public that the Council would consider appointment of an individual to fill the vacancy, including information regarding where and when applications were to be submitted; and

WHEREAS, \_\_\_\_\_ meets the qualification requirements of Utah Code §§ 17B-1-302, 17B-2a-704, and 20A-1-512; and

WHEREAS, after careful consideration, the Council hereby determines that it is in the best interests of the residents of the City of South Salt Lake to appoint \_\_\_\_\_ as a Trustee on the Board of the South Salt Lake Valley Mosquito Abatement district;

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of South Salt Lake that \_\_\_\_\_ is hereby appointed to the Board of Trustees for the South Salt Lake Valley Mosquito Abatement District to represent the City of South Salt Lake.

(signatures appear on following page)  
(remainder of page intentionally left blank)

APPROVED AND ADOPTED by the South Salt Lake City Council, South Salt Lake, Utah, on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

BY THE CITY COUNCIL:

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Sharla Bynum  
Council Chair

City Council Vote as Recorded:

Bynum	_____
deWolfe	_____
Huff	_____
Mitchell	_____
Sanchez	_____
Thomas	_____
Williams	_____

ATTEST:

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Ariel Andrus  
City Recorder

South Salt Lake, Utah

May 14, 2025

The City Council (the “Council”) of the City of South Salt Lake, Utah (the “City”), met in regular public session at the regular meeting place of the Council in South Salt Lake City, Utah, on Wednesday, May 14, 2025, at the hour of 6:00 p.m., with the following members of the Council being present:

Sharla Bynum	Chair, Councilmember
LeAnne Huff	Councilmember
Ray de Wolfe	Councilmember
Nick Mitchell	Councilmember
Paul Sanchez	Councilmember
Corey Thomas	Councilmember
Clarissa Williams	Councilmember
Ray de Wolfe	Councilmember

Also present:

Cherie Wood	Mayor
Ariel Andrus	City Recorder

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, there was presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this May 14, 2025, meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Councilmember \_\_\_\_\_ and seconded by Councilmember \_\_\_\_\_, was adopted by the following vote:

AYE:

NAY:

The resolution is as follows:

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH SALT LAKE, UTAH (THE “CITY”) AUTHORIZING THE EXECUTION AND DELIVERY OF AN AMENDMENT TO INTERLOCAL AGREEMENT BETWEEN THE CITY AND REDEVELOPMENT AGENCY OF SOUTH SALT LAKE, UTAH (THE “AGENCY”) IN CONNECTION WITH THE ISSUANCE BY THE AGENCY OF ITS TAX INCREMENT REVENUE BONDS, SERIES 2025, AND RELATED MATTERS.

WHEREAS, pursuant to the Limited Purpose Local Government Entities–Community Reinvestment Agency Act, Title 17C, Utah Code Annotated 1953, as amended (“Utah Code”) (the “Redevelopment Act”), the City, is authorized to grant or contribute funds to the Agency for redevelopment projects; and

WHEREAS, redevelopment plans for the redevelopment project areas known and designated as (i) the Market Station Urban Renewal Project Area (the “Market Station Project Area”), (ii) the Central Pointe Project Area (the “Central Pointe Project Area”), (iii) the 3900 South Community Development Project Area (the “3900 South Project Area”), and (iv) the Downtown South Salt Lake Housing and Transit Reinvestment Zone (the “Downtown HTRZ Project Area”) have heretofore been adopted and approved and all requirements of law for, and precedent to, the adoption and approval of said plans have been duly complied with; and

WHEREAS, the Agency previously issued its Excise Tax and Tax Increment Revenue Refunding Bonds, Series 2020 (the “Series 2020 Bonds”), to refinance the costs of certain urban renewal and qualified redevelopment within the Market Station Project Area and the Central Pointe Project Area; and

WHEREAS, in connection with the development of Market Station Project Area and the Central Pointe Project Area, the Agency and the City entered into an Interlocal Agreement on September 22, 2010, as amended on December 16, 2010, and November 5, 2020 (collectively, as amended, the “Interlocal Agreement”), under Title 11, Chapter 13, Utah Code (the “Interlocal Cooperation Act”), and pursuant to which the City pledged the municipal energy sales and use tax revenues received by the City pursuant to Title 10, Chapter 1, Part 3, Utah Code Annotated 1953, as amended (“Utah Code”) and the municipal telecommunications license tax received by the City pursuant to Title 10, Chapter 1, Part 4, Utah Code (together, the “Excise Taxes”) to secure the issuance and repayment of certain prior bonds issued by the Agency, including the Series 2020 Bonds; and

WHEREAS, the Agency has or will adopt a resolution (the “Agency Resolution”) wherein it determines that it would be in furtherance of its public purposes to issue its Tax Increment Revenue Bonds, Series 2025 (the “Series 2025 Bonds”) (to be issued in one or more series and with such additional or alternate designations as the Agency may determine) in an amount not to exceed \$30,000,000 to provide funds to (a) finance or reimburse certain capital improvements within the Market Station Project Area, 3900 South Project Area, and HTRZ Project Area as permitted by the Redevelopment Act and the related project area plans (collectively, the “Project”),

(b) fund a deposit to a surplus fund, (c) provide for capitalized interest with respect to the Series 2025 Bonds, and (d) pay costs of issuance of the Series 2025 Bonds; and

WHEREAS, pursuant to the project area plans for the Market Station Project Area, 3900 South Project Area, and HTRZ Project Area and the Redevelopment Act, the Agency anticipates receiving certain tax increment revenues with respect to such project areas (the “Tax Increment Revenues”), and the Agency will pledge the Tax Increment Revenues to the payment of the Series 2025 Bonds; and

WHEREAS, the Series 2025 Bonds will be issued pursuant to (a) the Redevelopment Act, (b) the Agency Resolution, (c) a General Indenture of Trust (the “General Indenture”) and First Supplemental Indenture of Trust (together, the “Indenture”) between the Agency and U.S. Bank Trust Company, National Association, as trustee; and

WHEREAS, to provide further security for the Series 2025 Bonds, the City and the Agency now desire to amend the Interlocal Agreement to provide for a subordinate pledge of the Excise Taxes for a limited time to the payment of debt service on the Series 2025 Bonds, in substantially the form attached hereto as Exhibit B (the “Third Amendment to Interlocal Agreement”); and

WHEREAS, it is the City’s intention to amend the Interlocal Agreement to provide that (i) the City’s pledge of Excise Taxes is a first and priority lien toward the payment of the Series 2020 Bonds and a second and subordinate lien toward the payment of the Series 2025 Bonds, (ii) the City will not issue any other bonds or obligations with a parity lien with the Series 2020 Bonds on the Excise Taxes until such time as the Series 2020 Bonds have been retired and (iii) the City may incur additional obligations with a parity lien on the Excise Taxes with the Series 2025 Bonds subject to the satisfaction of certain conditions set forth in the Third Amendment to Interlocal Agreement; and

WHEREAS, the City and the Agency have found and determined that the City’s commitments under the Interlocal Agreement, as amended by the Third Amendment to Interlocal Agreement, serve a municipal purpose that will promote the health, safety and welfare of the City and its inhabitants and are in the best interest of the City and its inhabitants;

NOW, THEREFORE, it is hereby resolved by the City Council of the City of South Salt Lake City, Utah, as follows:

Section 1. All actions not inconsistent with the provisions of this resolution heretofore taken by the City are hereby ratified, approved and confirmed.

Section 2. The City Council hereby finds and determines that the City’s public interests are benefitted by the Agency’s issuance of its Series 2025 Bonds in an aggregate principal amount not to exceed \$30,000,000 and subject to the other terms and limitation set forth in the Agency’s Resolution.

Section 3. Approval of the Interlocal Agreement, as amended by the Third Amendment to Interlocal Agreement presented at this meeting and attached hereto as Exhibit B, is confirmed as approved under the Interlocal Cooperation Act, and in accordance with Section 11-13-202.5 therein, the following terms and conditions of the Interlocal Agreement as amended

by the Interlocal Amendment, are specifically authorized: (i) the effective date shall be the date the Third Amendment to Interlocal Agreement is duly authorized and executed by both the City and the Agency, and it shall remain in effect so long as any Series 2025 Bonds remain outstanding; (ii) the Interlocal Agreement, including as amended by the Third Amendment to Interlocal Agreement, does not create an interlocal entity; and (iii) prior to execution of the Third Amendment to Interlocal Agreement, the City Council shall submit the Interlocal Agreement, as amended by the Third Amendment to Interlocal Agreement, to the attorney authorized to represent the City for review as to proper form and compliance with applicable law.

Section 4. The Third Amendment to Interlocal Agreement, in substantially the form presented to this meeting as Exhibit B, is hereby approved, and the Mayor and City Recorder of the City are hereby authorized and directed to execute and deliver the Third Amendment to Interlocal Agreement, in substantially the form presented to this meeting, its execution constituting conclusive evidence of the City's approval thereof.

Section 5. The Third Amendment to Interlocal Agreement authorized and approved hereby is authorized and approved with such additions, modifications, deletions and changes thereto as may be deemed necessary or appropriate and approved by the City Attorney and the Mayor, whose execution thereof on behalf of the City and the Agency, respectively, shall conclusively establish such necessity, appropriateness and approval with respect to all such additions, modifications, deletions and changes incorporated therein.

Section 6. The City and the Agency shall cause a notice of the Third Amendment to Interlocal Agreement to be posted as a Class A Notice as provided in 11-13-219(4)(b) of the Interlocal Cooperation Act.

Section 7. The Series 2025 Bonds shall be payable solely from the pledge of tax increment and by Excise Taxes as specified in the General Indenture and the Interlocal Agreement as amended by the Third Amendment to Interlocal Agreement. The Series 2025 Bonds will constitute special, limited obligations of the Agency payable solely from and to the extent of the sources set forth in the Indenture, including the Excise Taxes pledged by the City and tax increment pledged under the Indenture. No provision of this Resolution, the Agency Resolution, the Indenture, the Series 2025 Bonds, the Interlocal Agreement as amended by the Third Amendment to Interlocal Agreement, or any other instrument, shall be construed as creating a general obligation of the Agency or the City, or creating a general obligation of the State of Utah or any political subdivision thereof, or as incurring or creating a charge upon the general credit of the Agency or the City.

Section 8. The appropriate officials of the City, and each of them, are hereby authorized and directed to execute and deliver for and on behalf of the City any or all additional certificates, documents and other papers and to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized in this Resolution and the documents authorized and approved herein.

Section 9. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Resolution shall be in full force and effect immediately upon its approval and adoption.

Section 10. If any provision of this resolution shall be held or deemed to be or shall, in fact, be invalid, inoperative or unenforceable for any reason, such reason shall not have the effect of rendering any other provision or provisions hereof invalid.

APPROVED AND ADOPTED this May 14, 2025.

(SEAL)

By: \_\_\_\_\_  
Mayor

ATTEST:

By: \_\_\_\_\_  
City Recorder

(Other business not pertinent to the foregoing appears in the minutes of the meeting.)

Upon the conclusion of all business on the Agenda, the meeting was adjourned.

(SEAL)

By: \_\_\_\_\_  
Mayor

ATTEST:

By: \_\_\_\_\_  
City Recorder

STATE OF UTAH )  
: ss.  
COUNTY OF SALT LAKE )

I, Ariel Andrus, the duly appointed and qualified City Recorder of the City of South Salt Lake, Utah (the “City”), do hereby certify according to the records of the City Council (the “Council”) of the City in my official possession that the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the Council held on May 14, 2025, including a resolution (the “Resolution”) adopted at said meeting as said minutes and Resolution are officially of record in my possession.

I further certify that the Resolution, with all exhibits attached, was deposited in my office on May 14, 2025, and pursuant to the Resolution, a “Notice of Bonds to be Issued” will be published as a Class A notice under Section 63G-30-102 Utah Code Annotated 1953, as amended (“Utah Code”) (i) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code; (ii) on the City’s official website; and (iii) in a public location within the City that is reasonably likely to be seen by residents of the City.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of said City, this May 14, 2025.

(SEAL)

By: \_\_\_\_\_  
City Recorder

## EXHIBIT A

### CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Ariel Andrus, the undersigned City Recorder of the City of South Salt Lake, Utah (the "City"), do hereby certify, according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice (the "Notice") of the agenda, date, time and place of the May 14, 2025, public meeting held by the City Council (the "Council") of the City by causing the Notice, in the form attached hereto as Schedule 1,

(i) to be posted at the City's principal offices at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(ii) to be posted to the Utah Public Notice Website (<https://www.utah.gov/pmn/>) at least twenty-four (24) hours prior to the convening of the meeting; and

(iii) to be posted on the City's official website at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2025 Annual Meeting Schedule for the Board (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the Board to be held during the year, by causing said Notice to be posted at least annually (a) on the Utah Public Notice Website, (b) on the City's official website, and (c) in a public location within the City that is reasonably likely to be seen by residents of the City.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this May 14, 2025.

(SEAL)

By: \_\_\_\_\_  
City Recorder

SCHEDULE 1 -- NOTICE OF MEETING  
SCHEDULE 2 -- ANNUAL MEETING SCHEDULE

EXHIBIT B

FORM OF THIRD AMENDMENT TO INTERLOCAL AGREEMENT

### THIRD AMENDMENT TO INTERLOCAL AGREEMENT

THIS THIRD AMENDMENT TO INTERLOCAL AGREEMENT is entered into as of May \_\_\_\_\_, 2025, by and between the REDEVELOPMENT AGENCY OF SOUTH SALT LAKE, UTAH (the “Agency”) and the CITY OF SOUTH SALT LAKE (the “City”) (collectively, the “Parties”).

A. WHEREAS, on September 22, 2010, the Agency and City entered into an Interlocal Agreement, which was subsequently amended on December 16, 2010 and November 5, 2020 (collectively, as amended, the “Interlocal Agreement”), copies of which are attached hereto as Exhibit A, pursuant to which the City pledged 100% of the Municipal Energy Sales and Use Tax received by the City pursuant to Title 10, Chapter 1, Part 3, Utah Code Annotated 1953, as amended (“Utah Code”), and 100% of the Municipal Telecommunications License Tax received by the City pursuant to Title 10, Chapter 1, Part 4, Utah Code (including revenues received from the Franchise Agreements) (collectively, the “Excise Taxes”) to secure the issuance and repayment of certain bonds to be issued by the Agency; and

B. WHEREAS, the Agency previously issued its \$9,100,000 Excise Tax and Tax Increment Revenue Refunding Bonds, Series 2020 (the “Series 2020 Bonds”) to refund certain prior bonds of the Agency; and

C. WHEREAS, the Agency desires to issue its Tax Increment Revenue Bonds, Series 2025, to, among other items, finance or reimburse certain capital improvements within approved project areas as permitted by the Limited Purpose Local Government Entities–Community Reinvestment Agency Act, Title 17C, Utah Code (the “Redevelopment Act”), and the related project area plans; and

D. WHEREAS, the Agency and the City desire to further amend the Interlocal Agreement to (i) prohibit the pledge of Excise Taxes under this Interlocal Agreement for any additional bonds with a lien senior or on a parity to that of the Series 2020 Bonds until such time as the Series 2020 Bonds have been retired and (ii) provide for a subordinate pledge of the Excise Taxes to provide additional security for the Series 2025 Bonds; and

NOW, THEREFORE, in consideration of the mutual promises set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each Party hereto, the Parties hereby agree to amend the Interlocal Agreement as follows:

#### Section 1. Definitions Used Herein.

“Additional Senior Parity Bonds” shall mean any obligations or other indebtedness that are secured by a pledge of the Excise Taxes on a parity with the Series 2020 Bonds under the Interlocal Agreement.

“Additional Subordinate Parity Bonds” shall mean any obligations or other indebtedness that are secured by a pledge of the Excise Taxes on a parity with the Series 2025 Bonds under the Interlocal Agreement.

“Bonds” as used herein shall mean the Series 2020 Bonds and the Series 2025 Bonds and any Additional Senior Parity Bonds or Additional Subordinate Parity Bonds.

“Franchise Agreements” shall mean (i) the Franchise Agreement between the City and Comcast of Utah II, Inc. effective as of November 17, 2014, and (ii) the Franchise Agreement between the City and Crown Castle NG West, LLC effective as of July 26, 2017, as such agreements may be amended, modified or extended.

“2020 Pledged Tax Increment” shall have the same meaning as “Tax Increment” as defined in the General Indenture of Trust, dated as of December 1, 2010, as amended and supplemented (collectively, the “2020 Indenture”), by and between the Agency and U.S. Bank Trust Company, National Association, as trustee, under which the Series 2020 Bonds were issued.

“2025 Pledged Tax Increment” shall have the same meaning as “Tax Increment” as defined in the General Indenture of Trust and supplemented by a First Supplemental Indenture of Trust (together the “2025 Indenture”), both by and between the Agency and U.S. Bank Trust Company National Association, as trustee, under which the Series 2025 Bonds will be issued.

**Section 2. 2020 Bonds Secured by the 2020 Tax Increment and the Excise Taxes.** The Series 2020 Bonds are and continue to be secured first by the Agency’s pledge of the 2020 Pledged Tax Increment pursuant to the 2020 Indenture and then by the City’s pledge of the Excise Taxes. The Series 2020 Bonds shall continue be secured by such Excise Taxes until such Bonds are no longer outstanding.

**Section 3. 2025 Bonds Secured by the 2025 Tax Increment and the Excise Taxes.** Upon issuance of the Series 2025 Bonds, the Series 2025 Bonds shall be secured first by the Agency’s pledge of its 2025 Tax Increment as described in the 2025 Indenture and then by a subordinate pledge of the Excise Taxes. The pledge of the Excise Taxes to the payment of the Series 2025 Bonds shall in all respects be subordinate to the pledge of Excise Taxes to the Series 2020 Bonds. [The pledge of the Excise Taxes to the payment of the Series 2025 Bonds shall continue until such time that the Series 2020 Bonds have been retired.]

**Section 4. Application of Excise Taxes.** For clarity, Excise Taxes received by the Agency from the City under the Interlocal Agreement will be applied first to the payment of debt service on the Series 2020 Bonds as described under the 2020 Indenture and second to the payment of debt service on the Series 2025 Bonds as described under the 2025 Indenture.

**Section 5. No Additional Senior Parity Bond Indebtedness.** Until the Series 2020 Bonds are no longer outstanding, the City will not issue or permit any other entity to issue any Additional Senior Parity Bonds either (i) secured by a pledge of the Excise Taxes superior to the Excise Taxes pledged to the Series 2020 Bonds or Series 2025 under the Interlocal Agreement, or (ii) secured by a pledge of the Excise Taxes on a parity with the Excise Taxes pledged to the Series 2020 Bonds under the Interlocal Agreement.

**Section 6. Additional Subordinate Parity Bond Indebtedness.** The City will not issue or permit any other entity to issue any Additional Subordinate Parity Bonds secured by a pledge of the Excise Taxes on a parity with the Excise Taxes pledged to the Series 2025 Bonds under the Interlocal Agreement unless the Excise Taxes and any applicable Tax Increment for any

consecutive 12-month period in the 24 months immediately preceding the proposed date of issuance of such Additional Subordinate Parity Bonds were at least equal to 150% of the maximum aggregate annual debt service for any one year on all Bonds, including any Additional Subordinate Parity Bonds to be issued and outstanding.

**Section 7. Modification and Amendment; Effect of this Amendment.** Any modification of or amendment to any provision contained in the Interlocal Agreement shall be effective only if the modification or amendment is in writing and signed by the Parties. Any oral representation or modification concerning this Agreement shall be of no force or effect. As long as any of the Bonds remain outstanding, the Agency shall not agree to any modifications or amendments to the Interlocal Agreement that would impair the security of the Bonds or the rights of bondholders without their prior consent.

Except as otherwise provided herein, the terms of the Interlocal Agreement shall remain in full force and effect.

**Section 8. Interlocal Cooperation Act.** In satisfaction of the requirements of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code (the “Cooperation Act”), in connection with this Amendment, the Parties agree as follows:

a. This Amendment has been authorized and adopted by resolution of the legislative body of the Agency on May 14, 2025 and the City on May 14, 2025, pursuant to and in accordance with the provisions of Section 11-13-202.5 of the Cooperation Act;

b. This Amendment has been reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party pursuant to and in accordance with the Section 11-13-202.5(3) of the Cooperation Act;

c. A duly executed original counterpart of this Amendment shall be filed immediately with the keeper of records of each Party pursuant to Section 11-13-209 of the Cooperation Act;

d. This Amendment does not create an interlocal entity. The Chair of the Agency is hereby designated the administrator for all purposes of the Cooperation Act, pursuant to Section 11-13-207 of the Cooperation Act;

e. The term of this Amendment shall commence on the date of full execution of this Agreement by both Parties and shall remain in full force and effect until Project Completion.

f. Immediately after execution of this Amendment by both Parties, each of the Parties shall cause to be published notice regarding this Amendment pursuant to Section 11-13-219 of the Cooperation Act.

**Section 9. Further Assurance.** Each of the Parties hereto agrees to cooperate in good faith with the other, to execute and deliver such further documents, to adopt any resolutions, to take any other official action, and to perform such other acts as may be reasonably necessary or appropriate to consummate and carry into effect the transactions contemplated under this Amendment.

Section 10. Governing Law. This Amendment shall be governed by, and construed and interpreted in accordance with, the laws of the State of Utah.

Section 11. Counterparts. This Amendment may be executed in any number of counterparts with each executed counterpart constituting an original but all of which together shall constitute one and the same instrument. To the fullest extent permitted by applicable law, signatures transmitted by facsimile or other electronic means shall constitute original signatures for all purposes hereunder.

Section 12. Authorization. Each of the Parties hereto represents and warrants to the other that the warranting Party has taken all steps, including the publication of public notice, where necessary, in order to authorize the execution, delivery, and performance by each such Party of this Agreement.

Section 13. Incorporation of Recitals. The recitals set forth above are hereby incorporated by reference as part of this Agreement.

ENTERED into as of the day and year first above written.

REDEVELOPMENT AGENCY OF SOUTH  
SALT LAKE, UTAH

By: \_\_\_\_\_  
Chief Executive Officer

COUNTERSIGNED AND ATTESTED:

By: \_\_\_\_\_  
Secretary

Attorney Review for Redevelopment Agency:

The undersigned, as counsel for the Redevelopment Agency of South Salt Lake, Utah, has reviewed the foregoing Amendment to Interlocal Agreement and finds it to be in proper form and in compliance with applicable state law.

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Counsel to the Agency

ADDITIONAL SIGNATURES TO AMENDMENT TO INTERLOCAL AGREEMENT

CITY OF SOUTH SALT LAKE

By: \_\_\_\_\_  
Mayor

COUNTERSIGNED AND ATTESTED:

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City Recorder

Attorney Review for City:

The undersigned, as attorney for the City of South Salt Lake, has reviewed the foregoing Amendment to Interlocal Agreement and finds it to be in proper form and in compliance with applicable state law.

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City Attorney

**EXHIBIT A**

(Interlocal Agreement dated September 22, 2010; Amendment to Interlocal Agreement dated December 16, 2010; and Third Amendment to Interlocal Agreement dated November 5, 2020)



## **SOUTH SALT LAKE CITY ATTORNEY'S OFFICE**

### **Staff Report**

**TO:** Mayor and City Council  
**FROM:** Brieanne Brass, Deputy City Attorney  
**DATE:** 05/14/2025  
**RE:** **ORDINANCES OF THE SOUTH SALT LAKE CITY COUNCIL  
AMENDING TITLES 15 AND 3 OF THE SOUTH LAKE CITY  
MUNICIPAL CODE RELATED TO WASTEWATER IMPACT FEES.**

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South Salt Lake City has adopted, in section 15.01.030 of the South Salt Lake City Municipal Code, an impact fee related to its sewer water collection system to be applied to all new development activity in the City. In July of 2024, the City, pursuant to Utah Code Ann 11-36A-503, posted notice of its intention to prepare an amended impact fee facilities plan ("IFFP") and impact fee analysis ("IFA") to amend the current sewer water collection system impact fee. The City proceeded with its intention and contracted with a consultant firm to provide an amended IFFP and IFA for its sewer collection system.

On April 23, 2025, in its regular meeting, the City Council was given an overview of the amended IFFP and IFA that will be brought back before the City Council in a public hearing to be considered for adoption. In anticipation of the public hearing for the amended IFFP and IFA, City Staff is requesting City Council consider passing an additional ordinance in conjunction with the adoption of the amended IFFP and IFA that would amend Titles 15 and 3 as related to the sewer impact fee. If the City Council adopts the amended IFFP and IFA, Titles 15 and 3 will need to be amended to reflect the changes prompted by the IFFP and IFA. In addition to those changes, City Staff is recommending the City Council amend the name of the impact fee from Sanitary Sewer to Wastewater Collection System to reflect the updated IFFP and IFA.

Attached is a copy of Titles 15 and 3 with the proposed changes. Please note that the changes illustrated are only those reflecting the change in the name of the impact fee, not those other related changes that would be implemented because of the adoption of the amended IFFP and IFA. The changes to Titles 15 and 3, including the name change and the changes in service areas, measurements and fees, are anticipated to happen together with the adoption of the amended IFFP and IFA.

Encl. South Salt Lake City Municipal Code Chapter 15.01 with proposed changes

South Salt Lake City Municipal Code Chapter 3.11 with proposed changes

# Title 15

## IMPACT FEES, DRAINAGE AND SUBSURFACE WATER CONTROL, JORDAN RIVER PARKWAY EASEMENT, FLOOD PLAINS, and INTERLOCAL AGREEMENTS<sup>1</sup>

### Chapters:

#### Chapter 15.01 IMPACT FEES

### Sections:

#### **PART I. GENERAL PROVISIONS**

##### **15.01.010 Findings and authority.**

The City Council finds and determines that:

- A. Growth and development activity within the City will create demands upon public facilities, including culinary water production and delivery;
- B. Those who are responsible for growth and development activity should pay a proportionate share of the cost of such planned facilities needed to serve the growth and development activity;
- C. The impact fees established by this Chapter are based upon the costs which are generated through the need for new facilities and other capital acquisition costs required, incrementally, by new development in the City, in comparison with benefits already received and yet to be received; and
- D. The impact fees established by this Chapter do not exceed the reasonable cost of providing public facilities occasioned by development projects within the City.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

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<sup>1</sup>Editor's note(s)—Ord. No. 2020-02, § III, adopted Jan. 8, 2020, repealed Title 15, Chapters 15.04—15.20. Section III(Exh. B) of said ordinance reenacted Title 15, Chapters 15.01—15.05, as set out herein. Formerly Title 15 pertained to land development and derived from Prior code §§ 15-14-1—15-14-12, 15-15-1—15-15-4, 15-26-1—15-26-5, 15-26-7, 15-26-8; Ord. No. 51 § 1 (part), adopted in 1979; Ord. No. 79 §§ 1, 2(part), adopted in 1981; Ord. No. 96-18 § 2 (part); Ord. No. 97-20 § 1; Ord. No. 98-1 §§ 8, 9; Ord. No. 98-9 § 1 (part); Ord. No. 02-03 §§ 1—5 (part); Ord. No. 297 § 1 (part); Ord. No. 2005-02, Attach. A (part); Ord. No. 2006-17 (part); Ord. No. 2007-06; Ord. No. 2007-07; Ord. No. 2007-08; Ord. No. 2007-25; Ord. No. 2008-01 (part); Ord. No. 2008-21 (part); Ord. No. 2009-07, adopted Sept. 2, 2009; Ord. No. 2014-24, adopted Nov. 19, 2014; Ord. No. 2015-32, Exhs. B, C, adopted Dec. 2, 2015; Ord. No. 2016-04, adopted April 14, 2016; and Ord. No. 2018-12, §§ I, II, adopted Sept. 19, 2018.

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## **15.01.020 Definitions.**

A. For purposes of this Chapter, the following definitions apply:

"Act" means the Impact Fees Act, contained in Chapter 11-36a of the Utah Code, as in existence today or as hereafter amended.

"Building permit" means an official document or certification which is issued by the building officials of the City and which authorizes the construction, alteration, enlargement, conversion, reconstruction, remodeling, rehabilitation, erection, demolition, moving or repair of a building or structure.

"City" means the City of South Salt Lake.

"Developer" means an individual, group of individuals, partnership, corporation, limited liability company, association, municipal corporation, state agency or other person undertaking development activity, and their successors and assigns.

"Development activity" means any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any changes in the use of land that creates additional demand and need for public facilities.

"Development approval" means any written authorization from the City, other than a building permit, which authorizes the commencement of development activity, including, but not limited to, plat approval, planned unit development approval, site plan approval, lot line adjustment, and a conditional use permit.

"Director" means the director of the community development department for the City of South Salt Lake.

"Encumber" means a pledge to retire a debt, such as through bond payments, or an allocation to a current purchase order or contract.

"Impact fee" means a payment of money imposed upon new development activity as a condition of development approval to mitigate the impact of the new development on public infrastructure. "Impact fee" does not include a tax, special assessment, building permit fee, hookup fee, fee for project improvements, or other reasonable permit or application fee.

"Impact fee analysis" or "IFA" means the written analysis of each impact fee required by Section 11-36a-303 the Act.

"Impact fee facilities plan" or "IFFP" means the plan required by Section 11-36a-301 of the Act.

"Impact fee account" means a separate account established for a particular category of planned facility for which impact fees are collected, which is an interest-bearing account.

"Level of service" means the defined performance standard or unit of demand for each capital component of a public facility within a service area.

"Project improvements" means site improvements and facilities that are: planned and designed to provide service for development resulting from a development activity; necessary for the use and convenience of the occupants or users of a development resulting from a development activity; and not identified or reimbursed as a system improvement. "Project improvement" does not mean system improvements.

"Public facilities" means impact fee facilities as defined in the Act that have a life expectancy of ten or more years and are owned or operated by or on behalf of a local political subdivision or private entity. For purposes of this Chapter, and as defined in the Act, impact fee facilities include culinary water for service areas designed by the City.

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"Service area" means the geographic area designated by the City on the basis of planning or engineering principles in which the public facility provides services within the area. Service areas for each impact fee are established in this Chapter.

"System improvements" means existing public facilities that are identified in the impact fee analysis under Section 11-36a-304 of the Act, and designed to provide services to service areas within the community at large and future public facilities identified in the impact fee analysis under Section 11-36a-304 that are intended to provide service to service areas within the community at large. "System improvements" do not include project improvements.

- B. Except for any terms which are defined in Subsection A of this Section, the terms defined in the Act, as amended, are hereby adopted for use in this Chapter.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.01.030 Authority and applicability.**

- A. The collection of impact fees shall apply to all new development activity in the City unless otherwise provided herein. Until any impact fee required by this Chapter has been paid in full, no building permit for any development activity shall be issued.
- B. A stop work order shall be issued on any development activity for which the applicable impact fee has not been paid in full.
- C. The movement of a structure onto a lot shall be considered development activity and is subject to the impact fee provisions, unless otherwise provided herein.
- D. Public facilities for which impact fees may be imposed by the City include public facilities for:
  - 1. Culinary water; and
  - 2. **Sanitary sewer Wastewater collection**; and
  - 3. Parks.
- E. The City may not impose an impact fee to:
  - 1. Cure deficiencies in public facilities serving existing development;
  - 2. Raise the established level of service of a public facility serving existing development;
  - 3. Recoup more than the local political subdivision's costs actually incurred for excess capacity in an existing system improvement; or
  - 4. Include an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the Federal Office of Management and Budget for federal grant reimbursement.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.01.040 Service areas.**

- A. Impact fees may only be assessed upon development which takes place within established service areas within the City, as it relates to the specific fee.
- B. The City shall establish service areas for each impact fee which is imposed under this Chapter.

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- C. Impact fees collected within a service area shall be spent within that service area, only on capital projects identified in the IFFP related to that fee.
  - D. Boundaries of service areas may only be revised following a public hearing and all other procedures provided in the Act.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.01.050 Impact fee facilities plan and impact fee analysis.**

- A. Prior to imposing an impact fee for a service area, the City shall prepare or have prepared an impact fee facilities plan for any service area for which an impact fee is proposed.
- B. At the time of acceptance, the IFFP shall comply with the Act, identify the level of service, determine the public facilities required to serve development resulting from new development activity, and contain a written certification by the person or entity who prepared the plan, certifying that the IFFP complies in each and every relevant respect to the Act.
- C. Prior to imposing an impact fee for a service area, the City shall prepare or have prepared an impact fee analysis for any service area for which an impact fee is proposed.
- D. The IFA shall identify the anticipated impact of system improvements required by anticipated development activity in order to maintain the level of service in the service area, demonstrate how the impacts are reasonably related to the anticipated development activity, estimate the proportionate share of the costs for existing capacity that will be recouped and the costs of impacts on system improvements that are reasonably related to new development activity, identify how the impact fee was calculated, and contain a written certification by the person or entity who prepared the plan, certifying that the IFA complies in each and every relevant respect with the Act.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.01.060 Calculation of impact fees.**

- A. In calculating impact fees, the City may consider the construction contract price, the cost of acquiring land, improvements, materials and fixtures, planning costs, surveying, engineering fees, and debt service charges.
- B. To the extent that new growth and development will be served by previously constructed improvements, the City's fees may include public facility costs and outstanding bond costs related to system improvements previously incurred by the City.
- C. Unless otherwise provided in this Chapter, impact fees shall be imposed as follows:
  1. Schedule. The fee published in the City's schedule shall be the means of calculating impact fees for specific development, unless the developer, pursuant to this Chapter, requests an independent impact fee calculation, or qualifies for an adjustment or credit.
  2. Maximum Fee. The fee identified in the IFA represents the maximum fee which may be assessed as a result of development activity.
  3. Residential impact fees may be collected by unit, lot size, or utility connection. For purposes of this Chapter, mobile and manufactured homes are considered residential.
  4. For categories of uses not specified in the applicable impact fee schedule, the director shall apply the category of use set forth in the applicable fee schedule that is deemed to be the most similar to the proposed use.

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5. If development approval is sought for a mixed-use development, the impact fees shall be calculated separately for each use according to the fee schedule, and the results aggregated.
  6. For additions to, remodeling or replacement of existing structures, or for a change of use of an existing structure, the impact fee to be paid shall be the difference, if any, between:
    - a. The fee, if any, that would be payable for existing development on the site, or in the case of demolition or removal of a structure, the previous development on the site, provided that the demolition or removal has occurred within one year of the date of submittal of the application for which impact fees are assessed; and
    - b. The fee, if any, that would be payable for the development on the site for the new development.
  7. Upon written request of an applicant, the director shall provide an estimate of the current fee based on the data provided by the applicant. However, the director shall not be responsible for determining at such preliminary date the accuracy of the information provided, nor shall such estimate provide any vested rights.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.01.070 Exemptions.**

- A. The following are exempted from payment of impact fees:
  1. Replacement of a structure or mobile home with a new structure or mobile home of the same size and use at the same site or lot, when such replacement occurs within twelve (12) months of the demolition or destruction of the prior structure or removal of the mobile home.
  2. Alterations, expansion, enlargement, remodeling, rehabilitation, or conversion of an existing building or unit where no additional units are created and the use is not changed.
  3. Demolition or moving of a structure.
  4. Construction of accessory structures that do not impact the system improvements.
  5. Miscellaneous accessory improvements to use, such as fences, walls, and signs.
  6. Placing on a lot in the City a temporary construction trailer or office, but only for the life of the building permit issued for the construction served by the trailer or office.
  7. Any use specifically exempted by a part of this Chapter which addresses a specific impact fee.
- B. The City Council may, on a project-by-project basis, authorize exemption from impact fees for development activity attributable to development activity with a broad public purpose. Such determinations of exemption shall be by resolution by the City Council, accepting the results of a study conducted under Section 10-8-2 of the Utah Code.
- C. Applications for exemptions under Subsection B shall be filed with the City at the time the applicant first requests the extension of service to the applicant's development or property.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.01.080 Adjustment after individual assessment of impact fees.**

- A. If a person submitting an application for which payment of an impact fee is a prerequisite to approval believes that the impacts of the proposed development will be substantially less than would be indicated by using the fee schedule, such person may request to perform an individual assessment of the impact of the

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proposed development. A request for an individual assessment, accompanied by the information, data or studies supporting that assessment, must be made prior to payment of fees for a building permit or final plat approval, as applicable.

- B. The City may make a downward adjustment to impact fees at the time the fee is charged to respond to unusual circumstances in specific cases, to address development activity by the state or school district, to ensure that impact fees are imposed fairly, or to fairly allocate costs associated with impacts created by a development activity or project.
- C. Circumstances are unusual if sufficient written information, studies or data is presented to the City showing a significant discrepancy between the fee being assessed and the actual impact on the system improvement.
- D. The City may issue building permits or plat approvals if the impact fee is tendered by the developer. The fee is subject to partial refund if a downward adjustment is approved by the director. For purposes of appeal or challenge, the date for such appeal or challenge shall run from the date on which the City makes its determination of the individual assessment.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.01.090 Credits.**

A developer is eligible for credits against or a proportionate reimbursement of impact fees if the developer:

- A. Dedicates land for a system improvement identified in the IFA;
- B. Builds and dedicates some or all of a system improvement identified in the IFA;
- C. Dedicates a public facility that the City and the developer agree will reduce the need for a system improvement identified in the IFA;
- D. Dedicates land for, improvement to, or new construction of, any system improvements identified in the IFA provided by the developer if the facilities:
  - 1. Are system improvements identified in the IFA; or
  - 2. Are dedicated to the public and offset the need for an identified system improvement identified in the IFA.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.01.100 Fund accounting for impact fees.**

- A. The City shall establish an impact fee account for each category of impact fee which is collected. Such fees shall be invested by the City and the yield on such fees, at the actual rate of return to the City, shall be credited to such accounting fund periodically in accordance with the accounting policies of the City. Such funds need not be segregated from other City monies for banking purposes.
- B. The City shall maintain and keep financial records for such accounting fund showing the revenues to such fund and the disbursements from such fund, in accordance with normal City accounting practices. The records of such fund shall be open to public inspection in the same manner as other financial records of the City.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

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### **15.01.110 Expenditure of impact fees.**

- A. Impact fees shall be expended or encumbered within six years after their receipt, unless the Council identifies, in writing, an extraordinary and compelling reason to hold the impact fees longer than six years. Under such circumstances, the Council shall establish an absolute date by which the impact fees shall be expended.
- B. Impact fees may only be expended upon the system improvements which have been identified by the IFFP which formed the justification for the specific impact fee collected.
- C. Impact fees may be spent to retire bonds with a term of more than six years, so long as the improvements are included in the IFFP, and the fees are equivalent to the debt service of the six-year planning period.
- D. If the City does not spend or encumber an impact fee within the time period established in the Act, it shall return unspent fees, or the unspent portions thereof, to the person or entity which paid the fee.
- E. Unless otherwise provided by state law, if the person or entity which paid the fee is not responsive to the City's written notice of refund, the refund shall be paid to the record owner of the property on the date that the original fee was paid.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.01.120 Refunds of impact fees.**

- A. The City shall refund any impact fee paid by a developer, plus interest earned, when:
  1. The developer does not proceed with the development activity and files a written request for a refund;
  2. The fees have not been spent or encumbered; and
  3. No impact has resulted.
- B. An impact that would preclude a developer from a refund from the City may include any impact reasonably identified by the City, including, but not limited to, the City having sized facilities, paid for, installed, or caused the installation of facilities based in whole or in part upon the developer's planned development activity even though that capacity may, at some future time, be utilized by another development.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.01.130 Separate fees and costs.**

The impact fees authorized by this Chapter are separate from and in addition to user fees and other charges lawfully imposed by the City and other fees and costs that may not be included as itemized component parts of the impact fee. In charging any such fees as a condition of development approval, the City recognizes that the fees must be a reasonable charge for services provided.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.01.140 Additional fees or refund after development.**

Should any developer undertake development activities such that the ultimate acreage or other impact of the development activity is not revealed to the City, either through inadvertence, neglect, a change in plans, or any other cause whatsoever, and the impact fees are not initially charged against all acreage within the development,

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the City shall be entitled to charge an additional impact fee to the developer or other appropriate person covering the acreage for which an impact fee was not previously paid.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.01.150 Challenges to impact fees—Generally.**

- A. A person or entity required to pay an impact fee who believes that the impact fee does not meet the requirements of law may file a written request for information with the City, which request shall be answered within two weeks after receipt of the request, providing the person or entity with copies of the applicable IFA, IFFP and other relevant information related to the impact fee being questioned.
- B. A person or entity who will potentially be aggrieved by the impact fee may request an advisory opinion by filing a request with the Utah Office of Property Rights Ombudsman, in accordance with Title 13, Chapter 43 of the Utah Code. The aggrieved party requesting an advisory opinion is not required to exhaust administrative appeals procedures prior to requesting an advisory opinion.
- C. Any person or entity which resides in or owns property within a service area, or an organization, association or corporation representing the interests of persons or entities owning property within the service area, may file a declaratory judgment action challenging the validity of an impact fee.
- D. A person who has paid an impact fee imposed under this Chapter may challenge the fees as provided in Title 11, Chapter 36a, Part 7 of the Act. The grounds for appeal, remedies and time restrictions provided in the Act, as amended, are applicable to all challenges filed against impact fees imposed by this Chapter.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.01.160 Administrative appeals.**

- A. An administrative appeal may be initiated by a person or entity which has paid an impact fee imposed under this Chapter by filing written notice of the administrative appeal with the City recorder within thirty (30) days after the day on which the person or entity paid the fee.
- B. The notice of appeal shall set forth the grounds for the appeal and shall include applicable filing fees, as established by the consolidated fee schedule.
- C. Upon receiving written notice of appeal, the recorder shall set a date for the administrative law judge to consider the appeal. The procedures established in Chapter 2.22 of this Code shall apply to appeals, except that the administrative judge shall render a decision within thirty (30) days after the date the challenge of appeal is filed, the person filing the appeal requests or agrees to an extension of that time.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.01.170 Mediation for specified public agencies.**

In addition to challenges and appeals, specified public agencies may file a request for mediation in accordance with Section 11-36a-705 of the Act, which proceedings are governed by the Act.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.01.180 Remedies for challenges, appeals or mediation.**

- A. A person or entity who successfully challenges an impact fee due to defects with the notice requirements or procedural requirements may receive the remedy of requiring the City to correct the defective notice or procedure and repeat the process.
- B. A person or entity who challenges an impact fee may receive the remedy of a refund of the difference between what the person or entity paid as an impact fee and the amount the impact fee should have been if it had been correctly calculated.
- C. Attorney fees may only be awarded to the extent provided in the Act.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.01.190 Effective date of impact fees.**

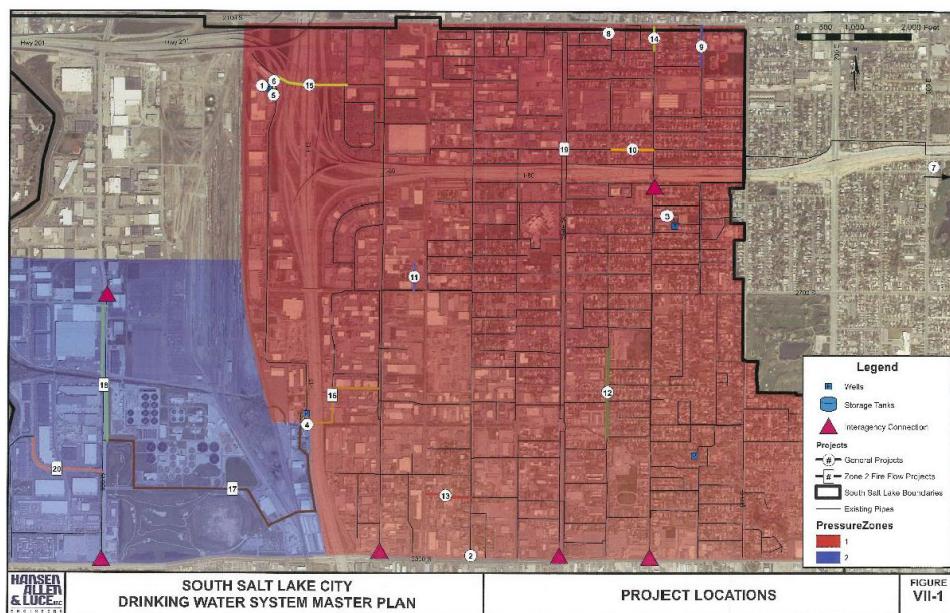
- A. Pursuant to Section 11-36a-401 of the Act, this Chapter shall not take effect until ninety (90) days after the day on which the ordinance is approved by the Council.
- B. Additional categories of impact fees shall have an effective date of ninety (90) days after the day on which the additional category is approved by the Council.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

## **PART II. SPECIFIC IMPACT FEES**

### **15.01.200 Culinary water impact fee—Service area, IFFP and IFA.**

- A. Service Area. The service area for culinary water impact fees includes Pressure Zone 1 (shaded red) on the South Salt Lake City Drinking Water System Master Plan, which was previously adopted by this Council, as shown at Figure 1.



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**Figure 1**

- B. Culinary Water Impact Fee Facilities Plan. Pursuant to Section 15.01.050 of this Chapter and Section 11-36a-302 of the Act, the City has, through its consultants, researched and analyzed the factors set forth in the Act and caused to be prepared a culinary water impact fee facilities plan, as part of the Culinary Water Impact Fee Facilities Plan and Impact Fee Analysis: City of South Salt Lake. The culinary water IFFP establishes the current and proposed level of service. The City currently maintains a system which meets the state's requirements for drinking water systems related to peak and average distribution, and future development will require the City to expand its water source, distribution and storage systems in a manner which continues to meet the state's standards for drinking water systems. The South Salt Lake Drinking Water Impact Fee Facilities Plan and Impact Fee Analysis, attached as Exhibit A to Ordinance 2024-09, is hereby adopted in its entirety by the City in accordance with applicable provisions of this Chapter and the Act.
- C. Impact Fee Analysis. Pursuant to Section 15.01.050 of this Chapter, and Section 11-36a-303 of the Act, the City has, through its consultants, researched and analyzed the factors set forth in the Act and prepared a culinary water impact fee analysis, as part of the South Salt Lake Drinking Water Impact Fee Facilities Plan and Impact Fee Analysis, which is attached as Exhibit A to Ordinance 2024-09, is hereby adopted in its entirety by the City in accordance with the applicable provisions of this Chapter and the Act.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020; Ord. No. 2024-09, § 1(Exh. A), 7-31-2024; Ord. No. 2024-10, § 1(Exh. A), 7-31-2024)

**15.01.210 Culinary water impact fee—Calculation.**

- A. Based upon the culinary water IFA, equivalent residential connections in the City are those which connect to the City's culinary water system within the service area with a three-quarter-inch or smaller water meter.
- B. The maximum impact fee for culinary water for each equivalent residential connection is six thousand three hundred forty-five dollars (\$6,345).
- C. The City Council may, by amending the consolidated fee schedule, implement impact fees for development within the service area, with fees based upon the number of equivalent residential connections for a development, which fee shall be determined by the size of meter or meters installed for the development.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020; Ord. No. 2024-09, § 1(Exh. A), 7-31-2024; Ord. No. 2024-10, § 1(Exh. A), 7-31-2024)

**15.01.220 ~~Sanitary sewer~~ Wastewater Collection System impact fee—Service area, IFFP and IFA.**

- A. Services Area. The service area for ~~sanitary sewer~~ wastewater collection system impact fees includes the boundaries of South Salt Lake City generally north of the Millcreek waterway, as shown in Figure 3 (outlined in green).

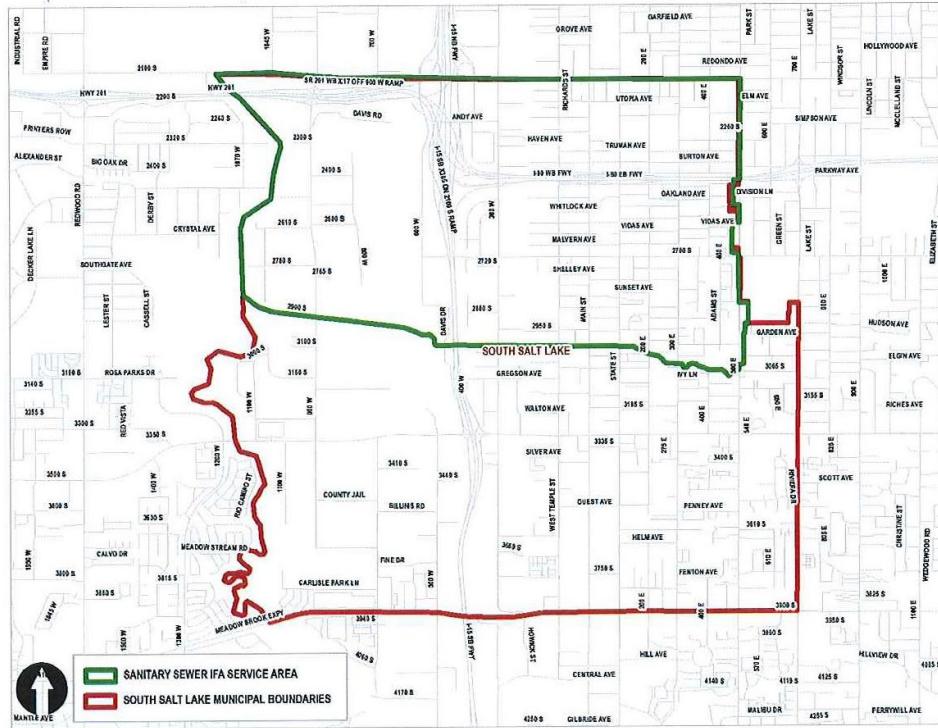


Figure 3

- B. **Sanitary Sewer Wastewater Collection System** Impact Fee Facilities Plan. Pursuant to Section 15.01.050 of this Chapter and Section 11-36a-302 of the Act, the City has, through its consultants, researched and analyzed the factors set forth in the Act and caused to be prepared a **sanitary sewer wastewater collection system** impact fee facilities plan, as part of the **Sanitary Sewer Wastewater Collection System** Impact Fee Facilities Plan and Impact Fee Analysis: City of South Salt Lake. The **sanitary sewer Wastewater Collection System** IFFP establishes the current and proposed level of service. The City currently maintains a system which meets the state's requirements for **sanitary sewer wastewater collection** systems related to peak and average flow. In addition, the City maintains treatment facilities through Central Valley Water Reclamation Facility. Future development will require the City to expand its collection systems in a manner which continues to meet the state's standards for **sanitary sewer systems wastewater collection systems**. The **Sanitary Sewer Wastewater Collection System** Impact Fee Facilities Plan and Impact Fee Analysis: City of South Salt Lake, attached as Exhibit A to Ordinance 2015-32, is hereby adopted in its entirety by the City in accordance with applicable provisions of this Chapter and the Act.
- C. Impact Fee Analysis. Pursuant to Section 15.01.050 of this Chapter, and Section 11-36a-303 of the Act, the City has, through its consultants, researched and analyzed the factors set forth in the Act and prepared a **sanitary sewer wastewater collection system** impact fee analysis, as part of the **Sanitary Sewer Wastewater Collection System** Impact Fee Facilities Plan and Impact Fee Analysis: City of South Salt Lake, which is attached as Exhibit A to Ordinance 2015-32, is hereby adopted in its entirety by the City in accordance with the applicable provisions of this Chapter and the Act.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

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### **15.01.230 Sanitary sewer Wastewater Collection Systems impact fee—Calculation.**

- A. Based upon the ~~sanitary sewer wastewater collection system~~ IFA, equivalent residential connections in the City are those which connect to the City's ~~sanitary sewer wastewater collection~~ system within the service area converted to the demand of any three-quarter-inch or smaller water meter.
- B. The maximum impact fee for ~~sanitary sewer wastewater collection~~ for each equivalent residential connection is one thousand sixty-three dollars (\$1,063.00).
- C. The City Council may, by amending the consolidated fee schedule, implement impact fees for development within the service area, with fees based upon the number of equivalent residential connections for a development, which fee shall be determined by the size of meter or meters installed for the development.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.01.240 Parks and recreation impact fee—Service area, IFFP and IFA.**

- A. Services Area. The service area for parks and recreation impact fees is all areas within South Salt Lake City.
- B. Parks and Recreation Impact Fee Facilities Plan. Pursuant to Section 15.01.050 of this Chapter and Section 11-36a-302 of the Act, the City has, through its consultants, researched and analyzed the factors set forth in the Act and caused to be prepared a Parks and Recreation Impact Fee Facilities Plan, as part of the Parks and Recreation Impact Fee Facilities Plan and Impact Fee Analysis: City of South Salt Lake. The Parks and Recreation IFFP establishes the current and proposed level of service. The City currently maintains a system of park and recreation infrastructure. Future development will require the City to expand or provide additional facilities to maintain the existing level of service. The Parks and Recreation Impact Fee Facilities Plan and Impact Fee Analysis: City of South Salt Lake, which is attached as Exhibit A to Ordinance 2016-04, is hereby adopted in its entirety by the City in accordance with applicable provisions of this Chapter and the Act.
- C. Impact Fee Analysis. Pursuant to Section 15.01.050 of this Chapter, and Section 11-36a-303 of the Act, the City has, through its consultants, researched and analyzed the factors set forth in the Act and prepared a Parks and Recreation Impact Fee Analysis, as part of the Parks and Recreation Impact Fee Facilities Plan and Impact Fee Analysis: City of South Salt Lake, which is attached as Exhibit A to Ordinance 2016-04, is hereby adopted in its entirety by the City in accordance with the applicable provisions of this Chapter and the Act.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.01.250 Parks and recreation impact fee—Calculation.**

- A. Based upon the parks and recreation IFA, fees should be calculated based upon the number of single-family or multi-family households in a development.
- B. The City Council may, by amending the consolidated fee schedule, implement impact fees for development within the service area, with fees based upon the number of single-family or multi-family households for a development.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

## **Chapter 15.02 DRAINAGE AND SUBSURFACE WATER CONTROL**

### **Sections:**

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### **15.02.010 Purpose.**

- A. The City, by and through its City Council, recognizes that the tremendous increase in property development has a significant impact on surface water runoff, both in terms of quantity and quality.
- B. The City is in need of a method and procedure whereby it can provide for and control surface water runoff, so as to protect the persons and property both within and without the corporate boundaries of South Salt Lake City.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.02.020 Definitions.**

For the purposes of this Chapter, the following words have the meanings as set out in this Section:

"Development" means any commercial or industrial project of one quarter of an acre.

"Drainage plan" means a plan showing all drainage facilities, both on- and off-site, designed to carry all surface and subsurface waters from a subdivision or development.

"Subdivision" means any residential development of over one lot concurrently, or any development (including one lot) which will cause a significant change in the existing drainage pattern.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.02.030 Applicability.**

The provisions of this Chapter shall apply to all subdivisions and developments to be constructed after the effective date of the ordinance codified in this Chapter.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.02.040 Interpretation.**

In interpreting and applying the provisions of this Chapter the requirements set forth in this Chapter are declared to be the minimum requirements for the purposes set forth in this Chapter.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.02.050 Conflicts with Chapter.**

This Chapter shall not nullify the more restrictive provisions of any private covenants, agreements or other ordinances or laws, but shall prevail over such provisions which are less restrictive.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.02.060 Drainage plan.**

Prior to approval of the development or subdivision by the City engineering department, a drainage plan shall be prepared at the expense of the developer or subdivider, by a qualified and licensed engineer. The plan shall include a complete analysis of all surface drainage and subsurface drainage patterns and the impact that the

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proposed project will have upon them; including plans showing, in detail, proposed construction designs for handling of drainage.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.02.070 Fees.**

The developer, subdivider, or owner shall, prior to being granted any permits whatsoever, pay a fee which shall be determined by the formula in Section 15.02.080. Said formula shall determine the cubic feet of runoff per second which is attributable to the proposed development. The fee shall be assessed at a rate set by resolution of the City Council per cubic foot per second additional runoff created on the proposed development or subdivision.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.02.080 Determination of fee (formula).**

The amount of surface water runoff shall be established by using the following tables and formula:

- A. Rainfall Factor: The fee shall be assessed on the basis of 1.4 inches of rainfall per hour (which is the acceptable one-hundred-year standard). This shall be known as factor A in the formula.
- B. Area Factor: The rainfall factor shall be multiplied by the number of acres in the development or subdivision. This factor shall be known as factor B in the formula.
- C. Land Use Factor:

1. The following table shall be used to determine the runoff from various types of development:

General Land Use Classification	Runoff Coefficients
Undeveloped	0.15
Residential:	
Single-family	0.35
Two-family	0.45
Multiple-family	0.60
Suburban estates	0.25
Commercial:	
Neighborhood	0.60
General	0.80
Drive-in movies	0.70
Industrial:	
Light	0.60
Heavy	0.80
Agriculture	0.15
Institutional	0.30
Parks and recreation:	0.20
Utilities and transportation	0.50
Streets	0.85
Vacant	0.15
Other:	determined by City Engineer

- 
2. Differential runoff will be determined by evaluating the land use before the development C1 and after the development C2. The difference (C2 - C1) will be multiplied by the factors A and B to determine the additional runoff in cubic feet per second.
  - D. The number of cubic feet per second of increased runoff caused by the proposed development shall be known as Factor f.
  - E. The formula for determining the service fee for water runoff and storm drain shall be determined by the following formula:

$$A \times B \times (C_2 - C_1) = F$$

F  $\times$  amount set by resolution of  
the City Council = Service Fee.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.02.090 Storm drain sumps and detention ponds.**

In the event there is no gutter or storm drain line existing within three hundred (300) feet of the property which is proposed to be developed, with adequate capacity to convey storm water as determined by the City Engineering Department, the developer or owner may be permitted to use a storm drain sump or detention pond upon approval of the City Engineering Department.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.02.100 Catch basins requirement.**

In any new development whether residential subdivision, industrial park, multiple unit dwellings or otherwise, surface water will not be allowed to be carried in a gutter for more than seven hundred (700) feet without the installation of a catch basin or other device for depositing the surface water into the storm drain system.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.02.110 Appeals.**

Any person, firm or corporation aggrieved by the decision of any authorized official regarding this Chapter may appeal such determination to the administrative law judge by filing a written notice of appeal with the City Recorder within ten days of any final adverse decision, as outlined in Chapter 2.22 of this Code.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.02.120 Violations—Penalty.**

- A. Any person, firm or corporation who shall create, or cause to be created, a development as defined in this Title, or construct a building within the limits of South Salt Lake City, without complying with the provisions of this Chapter, or who shall violate any provisions of this Chapter shall be guilty of a misdemeanor. Each day in which any such violation shall continue, or be permitted, shall be deemed a separate offense.

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- B. The City shall authorize the necessary public officials and/or officials to investigate and make reports to the planning commission of any such violations. The planning commission, if it finds that such a violation does exist, may recommend that legal action be taken by the City Council.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

## **Chapter 15.03 JORDAN RIVER PARKWAY EASEMENT**

### **Sections:**

#### **15.03.010 Purpose.**

In enacting the ordinance codified in this Chapter, it is the purpose of the City of South Salt Lake to foster the development of recreational areas, water conservation, flood control, reclamation and wildlife resources on and along the Jordan River by reserving to itself and to the general public the right to enter upon, cross over, use and make improvements upon an easement strip immediately adjoining the bank of said river.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

#### **15.03.020 Conditional subdivision approval.**

In addition to all other requirements and conditions contained in this Title, it is a further condition, upon the approval and recording of any subdivision, that the subdivider of any property containing within its boundaries one or both banks of the Jordan River, convey to South Salt Lake an easement within a strip or strips extending fifty (50) feet from the bank or banks of the river. In no event shall the easement described in this section exceed ten percent of the total area of the subdivision without just compensation being paid therefor.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

#### **15.03.030 Extent of easement.**

- A. Without prior written approval from South Salt Lake City, the owner of property affected by the easement described in Section 15.03.020 is prohibited from:
1. Diverting, filling in, lining or culverting the natural watercourse of the Jordan River;
  2. Erecting any structures or improvements, including, but not limited to, buildings, fences, bridges and parking lots, within fifty (50) feet of the banks of the Jordan River;
  3. Dumping or permitting the dumping of any garbage or other refuse within fifty (50) feet of the banks of the Jordan River;
  4. Cutting, grubbing or removing any trees or other natural vegetation, removing any stones or earth, or otherwise disturbing the natural environment of the area within fifty (50) feet of the banks of the Jordan River.
- B. The City of South Salt Lake reserves to itself and to the general public, the rights of:
1. Entry by agents, employees and contractors of South Salt Lake City or of the Provo-Jordan River parkway authority to survey, plan, construct and maintain such improvements as may be necessary to give effect to the water conservation, recreation, flood control, reclamation and wildlife preservation purposes of this Chapter. No such improvement shall, without consent of the property owner, extend outside of the fifty-foot easement strip without just compensation being paid therefor; and

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2. Entry by the general public for the purposes of recreation or for any other purpose contemplated under this Chapter.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.03.040 Easement limitations.**

- A. Rights acquired by the City of South Salt Lake subject to this Chapter shall be held and exercised only for the advancement of the purposes contemplated in this Chapter.
- B. Ownership in fee simple absolute of the easement strip shall remain unaffected by the provisions of this Chapter and shall remain in the owner of the servient realty. The interest created by this Chapter is an appurtenant easement and shall remain unaffected by the sale or other alienation of the realty upon which it lies. Upon dissolution, disincorporation, consolidation or other disability of the City of South Salt Lake, the easement created by this Chapter shall, without further transferring act, vest in the succeeding government entity having territorial jurisdiction over the easement.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

### **15.03.050 Waiver of flood control impact fee.**

The flood control impact fee imposed by Chapter 15.02 of this Code shall be waived for that portion of the subdivision or development conveyed pursuant to this Chapter.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

## **Chapter 15.04 FLOOD DAMAGE PREVENTION\***

### **Sections:**

#### **15.04.010 Statutory authorization.**

The Legislature of the state of Utah has by statute delegated the responsibility of local governmental units to adopt regulations designed to minimize flood losses. Therefore, the City Council of South Salt Lake City, Utah, does ordain as follows in this Chapter.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

#### **15.04.020 Purpose of Chapter.**

- A. Findings of Fact.
  1. The flood hazard areas of South Salt Lake City are subject to periodic inundation which results in loss of life and property, as well as health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare of the City.
  2. These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately flood proofed, elevated or otherwise protected from flood damage also contribute to the flood damage and loss.

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- B. Statement of Purpose. It is the purpose of this Chapter to promote the public health, safety and general welfare, and to minimize public and private losses due to flood conditions to specific areas by provisions designed:
1. To protect human life and health;
  2. To minimize expenditure of public money for costly flood control projects;
  3. To minimize the need for rescue and relief efforts associated with flooding which are generally undertaken at the expense of the general public;
  4. To minimize prolonged business interruptions;
  5. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;
  6. To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
  7. To ensure that potential buyers are notified that property is in an area of special flood hazard; and
  8. To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.
- C. Methods of Reducing Flood Losses. In order to accomplish its purposes, this Chapter includes methods and provisions for reducing flood losses by:
1. Restricting or prohibiting uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
  2. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
  3. Controlling the alteration of natural floodplains, stream channels and natural protective barriers, which help accommodate, control or channel floodwaters;
  4. Controlling filling, grading, dredging and other development which may increase flood damage; and
  5. Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters, or which may increase flood hazards to other lands.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

#### **15.04.030 Warning and disclaimer of liability.**

The degree of flood protection required by this Chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This Chapter does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damage. This Chapter shall not create liability on the part of the City of South Salt Lake, any officer or employee thereof, or the Federal Emergency Management Agency for any flood damages that result from reliance on this Chapter or any administrative decision lawfully made.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

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## **15.04.040 Relationship of floodplain regulations to zoning districts.**

The flood damage prevention regulations of this Chapter shall be supplemental to, and not in lieu of, the applicable zoning provisions of the use district in which the land is located and/or general provisions under Title 17 of this Code.

Property located within said flood hazard areas shall be developed only in conformance with the provisions set forth in this Chapter.

In cases of conflict between such district classifications and the flood damage prevention regulations, the most restrictive provisions shall govern.

Permitted, conditional and accessory uses allowed in the flood hazard areas are those which are permitted uses in the underlying applicable use district. However, additionally, all uses, whether principal or secondary, involving construction or relocation of permanent buildings (or structures); or placement of temporary structures, mobile or modular homes; or excavation or placement of fill materials, shall further meet the supplemental conditions and standards set forth in this Chapter.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

## **15.04.050 Definitions.**

Unless specifically defined in this Section, words or phrases used in this Chapter shall be interpreted so as to give them the meaning they have in common usage and to give this Chapter its most reasonable application. For purposes of this Chapter the following terms mean:

"Alluvial fan flooding" means flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high-velocity flows; active processes of erosion, sediment transport, and deposition; and unpredictable flow paths.

"Apex" means a point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

"Appeal" means a request for a review of the flood plain administrator's interpretation of any provisions of this Chapter or is a request for a variance.

"Area of shallow flooding" means a designated AO, AH, or VO zone on a community's flood insurance rate map (FIRM) with a one percent chance or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

"Area of special flood hazard" is the land in the floodplain within the community subject to a one percent or greater chance of flooding in any given year. The area may be designated as Zone A on the flood hazard boundary map (FHBM). After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, Al, Ah, AO, A1-99, VO, V1-30, VE or V.

"Base flood" means the flood having a one percent chance of being equaled or exceeded in any given year.

"Basement" means any area of the building having its floor sub-grade (below ground level) on all sides.

"Critical feature" means an integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

"Development" means any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or the storage of equipment or materials located within the area of special flood hazard.

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"Elevated building" means a non-basement building (i) built, in the case of a building in Zones A1-30, AE, A A99, AO, AH, B, C, X, and D, to have the top of the elevated floor, or in the case of a building in Zones V1-30, VE, or V, to have the bottom of the lowest horizontal structure member of the elevated floor elevated above the ground level by means of pilings, columns, posts and piers), or shear walls parallel to the floor of the water and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters. In the case of Zones V1-30, VE, or V, "elevated building" also includes a building otherwise meeting the definition of "elevated building," even though the lower area is enclosed by means of breakaway walls if the breakaway walls met the standards of Section 60.3(e)(5) of the National Flood Insurance Program regulations.

"Existing construction" means for the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures."

"Existing manufactured home park or subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) are completed before the effective date of the ordinance codified in this Chapter.

"Expansion to existing manufactured home park or subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads).

"Flood" or "flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters; and/or
2. The unusual and rapid accumulation or runoff of surface waters from any source.

"Flood insurance rate map (FIRM)" means the official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones.

"Flood insurance study" means the official report provided by the Federal Emergency Management Agency that includes flood profiles, the flood boundary-floodway map, and the water surface elevation of the base flood.

"Floodplain or flood-prone area" means any land area susceptible to being inundated by water from any source (see definition of flooding).

"Floodplain management" means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

"Floodplain management regulations" means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provided standards for the purpose of flood damage prevention and reduction.

"Flood protection system" means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the areas within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

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"Flood proofing" means any combination of structural and non-structural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitation facilities, structures and their contents.

"Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

"Functionally dependent use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

"Highest adjacent grade" means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

"Historic structure" means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
4. Individually listed on a local inventory or historic places in communities with historic preservation programs that have been certified either:
  - a. By an approved state program as determined by the Secretary of the Interior or;
  - b. Directly by the Secretary of the Interior in states with approved programs.

"Levee" means a man-made structure; usually an earthen embankment designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

"Levee system" means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

"Lowest floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of Section 60.3 of the National Flood Insurance Program regulations.

"Manufactured home" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle," as defined in this Section.

"Manufactured home park or subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

"Mean sea level" means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's flood

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insurance rate map are referenced. "New construction" means structures for which the start of construction commenced on or after the effective date of the original ordinance, and includes any subsequent improvements to such structures.

"New manufactured home park or subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the floodplain management regulations codified in this Chapter.

"Recreational vehicle" means a vehicle which is:

1. Built on a single chassis;
2. Four hundred (400) square feet or less when measured at the largest horizontal projections;
3. Designed to be self-propelled or permanently towable by a light duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

"Start of construction" includes substantial improvement, and means the date the building permit was issued provided the actual start of construction, repair, reconstruction, placement or other improvement was within one hundred eighty (180) days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

"Structure" means a walled and roofed building or manufactured home that is principally above ground.

"Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred.

"Substantial improvement" means any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

"Variance" means a grant of relief from the requirements of this Chapter when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this Chapter. For full requirements refer to Section 60.6 of the National Flood Insurance program regulations. "Violation" means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation

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certificate, other certifications, or other evidence of compliance required in Section 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) of the National Flood Insurance program regulations is presumed to be in violation until such time as that documentation is provided.

"Water surface elevation" means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

#### **15.04.060 General provisions.**

- A. This Chapter shall apply to all areas of special flood hazard within the jurisdiction of the City of South Salt Lake.
- B. The areas of special flood hazard identified by the Federal Emergency Management Agency in a scientific and engineering report entitled, "The Flood Insurance Study for the City of South Salt Lake," dated September 25, 2009, with an accompanying flood insurance rate map (FIRM) and flood boundary floodway maps (FBFM), and any revisions thereto are hereby adopted by reference and declared to be part of this Chapter. The City of South Salt Lake also automatically adopts any future effective FEMA flood insurance rate maps and effective FEMA flood insurance studies and includes them to be part of this Chapter.
- C. Establishment of Development Permit. A development permit shall be required to ensure conformance with the provisions of this Chapter.
- D. Compliance. No structure or land shall hereafter be constructed, located, extended, converted or altered without full compliance with the terms of this Chapter and other applicable regulations.
- E. Abrogation and Greater Restrictions. This Chapter is not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this Chapter and another ordinance, easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
- F. Interpretation. In the interpretation and application of this Chapter, all provisions shall be:
  - 1. Considered as minimum requirements;
  - 2. Liberally construed in favor of the governing body; and
  - 3. Deemed neither to limit nor repeal any other powers granted under state statutes.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

#### **15.04.070 Administration; designation of the floodplain administrator.**

- A. The South Salt Lake City Engineer is hereby appointed the floodplain administrator to administer and implement the provisions of this Chapter and other appropriate section of 44 CFR (National Flood Insurance Program Regulations) pertaining to floodplain management.
- B. Duties and responsibilities of the floodplain administrator shall include, but not limited to, the following:
  - 1. Maintain and hold open for public inspection all records pertaining to the provisions of this Chapter.
  - 2. Review permit applications to determine whether proposed building site, including placement of manufactured homes, will be reasonably safe from flooding.

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- 3. Review, approve or deny all applications for development permits required by adoption of this Chapter.
  - 4. Review permits for proposed development to assure that all necessary permits have been obtained from those federal, state or local agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C 1334) from which prior approval is required.
  - 5. Where interpretation is needed as to the exact location of the boundaries of the area of special flood hazard (for example where there appears to be a conflict between a mapped boundary and actual field conditions) the flood plain administrator shall make the necessary interpretation.
  - 6. Notify, in riverine situations, adjacent communities and the state coordinating agency prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Emergency Management Agency.
  - 7. Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.
  - 8. When base flood plain elevation data has not been provided in accordance with Section 15.04.060 the floodplain administrator shall obtain, review and reasonably utilize any base flood elevation data and floodway data available from a federal, state or other source, in order to administer the provisions of this Chapter.
  - 9. When a regulatory floodway has not been designated, the floodplain administrator must require that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the FIRM for South Salt Lake City unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.
  - 10. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program Regulations, a community may approve certain development in A1-30, AE, AH on the communities FIRM which increases the water surface elevation of the base flood by more than one foot, provided that the community first applies for a conditional FIRM revision through FEMA (condition letter of map revision).
- C. Application for a development permit shall be presented to the floodplain administrator on forms furnished by him/her and may include, but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing. Specifically, the following information is required:
- 1. Elevation in relation to mean sea level of the lowest floor (including basement) of all structures;
  - 2. Elevation in relation to mean sea level to which any structure has been flood proofed;
  - 3. Certification by a registered professional engineer or architect that the flood proofing methods for any nonresidential structure meet the flood proofing criteria of this Chapter.
  - 4. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.
  - 5. Maintain a record of all such information in accordance with this Chapter.
- D. Approval or denial of a development permit by the floodplain administrator shall be based on all of the provisions of this Chapter and the following relevant factors:
- 1. The danger to life and property due to flooding or erosion damage;

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2. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
  3. The danger that material may be swept onto other lands to the injury of others;
  4. The compatibility of the proposed use with existing and anticipated development;
  5. The safety of access to the property in times of flood for ordinary and emergency vehicles;
  6. The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems;
  7. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;
  8. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
  9. The relationship of the proposed use to the general plan of the City.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020; Ord. No. 2022-08, § I(Exh. A), 4-13-2022)

#### **15.04.080 Development standards.**

In all areas of special flood hazard, the following standards are required for all new construction or substantial improvements:

- A. Anchoring. All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure and capable of resisting the hydrostatic and hydrodynamic loads. All manufactured homes must be elevated and anchored to resist flotation, collapse or lateral movement and capable of resisting the hydrostatic and hydrodynamic loads. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces. Specific requirements may be:
  1. Over-the-top ties be provided at each of the four corners of the manufactured home, with two additional ties per side at intermediate locations, with manufactured homes less than fifty (50) feet long requiring one additional tie per side;
  2. Frame ties be provided at each corner of the home with five additional ties per side at intermediate points, with manufactured homes less than fifty (50) feet long requiring four additional ties per side;
  3. All components of the anchoring system be capable of carrying a force of four thousand eight hundred (4,800) pounds; and
  4. Any additions to the manufactured home be similarly anchored.
- B. Construction Materials and Methods.
  1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
  2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
  3. All new construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are

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designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

C. Utilities.

1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.
2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters.
3. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

D. Specific Standards. In all areas of special flood hazards where base flood elevation data has been provided as set forth in (i) Section 15.04.060(A), (B), (ii) Section 15.04.070(B)(8), or (iii) Section 15.04.080(F)(3), the following provisions are required:

1. Residential Construction. New construction and substantial improvement of a residential structure shall have the lowest floor (including basement), elevated to or above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the floodplain administrator that the standard of this Subsection as proposed in 15.04.070, Section (C)(1) is satisfied.
2. Nonresidential Construction. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated to or above the base flood level or together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this Subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are flood proofed shall be maintained by the floodplain administrator.
3. Enclosures. New construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
  - a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
  - b. The bottom of all openings shall be no higher than one foot above grade.
  - c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
4. Manufactured Homes.
  - a. Require that all manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are

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- not limited to, use of over-the-top or frame ties to ground anchors. This requirement is an addition to applicable state and local anchoring requirements for resisting wind forces.
- b. Require that manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
  - c. Require that manufactured homes be placed or substantially improved on sites in an existing manufactured home park or subdivision with Zones A1-30, AH and AE on the community's FIRM that are not subject to the provisions of paragraph (4) of this Section be elevated so that either:
    - i. The lowest floor of the manufactured home is at or above the base flood elevation; or
    - ii. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
5. Recreational Vehicles. Require that recreational vehicles placed on sites within Zones A1-30, AH, and AE on the community's FIRM either:
- a. Be on site for fewer than one hundred eighty (180) consecutive days;
  - b. Be fully licensed and ready for highway use; or
  - c. Meet the permit requirements of Section 15.04.070(C)(1), and the elevation and anchoring requirements for "manufactured homes" in paragraph (4) of this Section. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.
- E. Standards for Subdivision Proposals.
- 1. All subdivision proposals including the placement of manufactured home parks and subdivisions shall be consistent with Section 15.04.020(A), (B), and (C) of this Chapter.
  - 2. All proposals for the development of subdivisions including the placement of manufactured home parks and subdivisions shall meet Development Permit requirements of Section 15.04.060(C); Section 15.04.070(C); and the provisions of Section 15.04.080 of this Chapter.
  - 3. Base flood elevation data shall be generated for subdivision proposals and other proposed development including the placement of manufactured home parks and subdivisions which is greater than 50 lots or 5 acres, whichever is lesser, if not otherwise provided pursuant to Section 15.04.060(A), (B), (ii) Section 15.04.070(B)(8) of this Chapter.
  - 4. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.

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- 5. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.
  - F. Standards for Areas of Shallow Flooding (Ago/Ah Zones). Located within the areas of special flood hazard established in Section 15.04.060(B), are areas designated as shallow flooding. These areas have special flood hazards associated with base flood depths of one to three feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:
    - 1. All new construction and substantial improvements of residential structures have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified).
    - 2. All new construction and substantial improvement of non-residential structures:
      - a. Have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified); or
      - b. Together with attendant utility and sanitary facilities be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic load of effects of buoyancy.
    - 3. A registered professional engineer or architect shall submit a certification to the floodplain administrator that the standards of this Section, as proposed in Section 15.04.070, are satisfied.
    - 4. Require within Zones AH or AO adequate drainage paths around structures on slopes, to guide flood waters around and away from proposed structures.
  - G. Floodways. Located within areas of special flood hazard established in Section 15.04.060 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles and erosion potential, the following provisions shall apply:
    - 1. Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
    - 2. If Section 15.04.080(H)(1) above is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Section 15.04.080.
    - 3. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the community first applies for a conditional FIRM and floodway revision through FEMA.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

(Supp. No. 64)

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## Chapter 15.05 INTERLOCAL AGREEMENTS

### Sections:

#### **15.05.010 Interlocal Agreement.**

It is the intent of the City that the provisions of the agreement between the Utah Transit Authority and the City adopted on February 17, 2004 by Resolution R-2004-5 shall restrict the exercise by the City of its authority within the designated corridors to the full extent provided by the agreement, notwithstanding anything in an existing or future City ordinance to the contrary. Accordingly, all operative provisions of the agreement are adopted and incorporated into this Code by reference. To the extent any City ordinance existing at the time of the adoption of Resolution R-2004-5 conflicts with the provisions of the adopted agreement, such ordinance is amended to limit and restrict the operation and applicability thereof solely to territory outside the corridor. Any future City ordinance to come after the time of the adoption of Resolution R-2004-5 that conflicts with the provisions of the agreement shall, during the term of the agreement, be construed as applying solely to territory located outside the corridor. For purposes of this Section, "corridor" is as defined in the agreement.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

## Chapter 3.11 CONSOLIDATED FEE SCHEDULE<sup>1</sup>

**Sections:**

### **3.11.010 Animal Services.**

A. Licenses.

Altered* Dog	\$30.00/year
Altered Dog, Microchipped	\$25.00/year
Altered* Dog—Senior citizen (65+)	\$30.00 (lifetime license)
Unaltered Dog	\$100.00/year
Unaltered Dog—Senior citizen (65+)	\$75.00 (lifetime license)
Altered* Cat	\$30.00/year
Altered Cat, Microchipped	\$20.00/year
Altered* Cat—Senior citizen (65+)	\$30.00 (lifetime license)
Unaltered cat	\$50.00/year
Unaltered cat—Senior citizen (65+)	\$20.00 (lifetime license)
Ferret (rabies vaccination and microchip required)	\$30.00/year
Service animal (Altered*)	\$0.00 (lifetime license)
Service animal (Unaltered*)	\$30.00 (lifetime license)
Late fee (license expired for more than 30 days)	\$10.00/month up to max. annual fee

\* Altered animals have been either spayed or neutered.

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<sup>1</sup>Editor's note(s)—Ord. No. 2020-02, § V, adopted Jan. 8, 2020, repealed Ch. 3.11, §§ 3.11.010—3.11.130. Section V(Exh. D) of said ordinance reenacted Ch. 3.11 as set out herein. Former Ch. 3.11 pertained to similar subject matter and derived from Ord. No. 2018-10, Exhs. A, B(§§ I—IX, XI, XII), adopted June 14, 2018 and Ord. No. 2019-04, § II, adopted April 3, 2019.

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B. Permits.

Type of Permit	Initial	Renewal
Hobby/private cattery	\$75.00	\$30.00
Urban poultry	\$75.00	\$30.00
Beehive	\$75.00	\$30.00
Kennel and Dog Boarding Business	\$200.00	\$75.00

C. Adoptions.

Dog (Altered, Microchipped, Vaccinated)	\$75.00
Cat (Altered, Microchipped, Vaccinated)	\$40.00
Small Animal (rabbit, guinea pig, bird, reptile, etc.)	\$25.00

D. Impounds.

Dogs, cats, and large livestock (horse, cow, llama, goat, sheep, etc.):	
First impound	\$100.00
Second impound	\$200.00
Third impound	\$300.00
Fourth and each subsequent impound	\$400.00
Small livestock—Per animal (chicken, rabbit, etc.)	\$50.00
Boarding Fee	\$30.00/day
Sterilization deposit	\$100.00

E. Surrender.

Dog or cat—Altered, licensed, vaccinated and rabies certified	\$50.00
Dog or cat—Unaltered, unlicensed, unvaccinated or rabies non-certified dog or cat	\$100.00
Litter (2 or more unweaned animals)	\$300.00

F. Services.

Microchip	\$50.00
Vaccination	At City's cost
Sedation for Shelter Services	At City's cost
Euthanasia	\$100.00
Carcass Pickup—Current license	\$25.00
Carcass Pickup—No current license	\$100.00
Carcass Disposal (no cremation)	\$40.00
Cremation (ashes returned, container not included)	
Individual (single animal)	\$150.00
Communal (different owners, combined ashes)	\$30.00

G. Nuisance Animal.

Animal Trap rental (per property, per rental period)	\$25.00
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Animal Trap deposit (per trap, refundable upon return)	\$50.00
Trapped clearing/recovery (per trip)	\$25.00

H. Citations.

Animal Ordinance Violation	
First Violation	\$50.00
Second Violation	\$100.00
Third and Subsequent Violation	\$200.00
Late payment fine per day	\$25.00

(Ord. No. 2020-02, § V(Exh. D), 1-8-2020; Ord. No. 2023-7, § 1(Exh. A), 4-12-2023)

**3.11.020 General fees.**

A. Records and Information Services.

<b>Research/compilation/duplication/redaction costs:</b>	
The City charges the cost of redaction, compilation, research and duplication in excess of fifteen minutes, at the salary of the lowest paid employee who has the necessary skills and training to perform the request. This fee is incurred regardless of the format in which the documents ultimately will be produced.	
<b>Paper copies</b>	
B&W: 8.5 × 11" or 8.5 × 14" pages	\$0.25/page
B&W: 11 × 17" pages	\$0.50/page
Color: 8.5 × 11" or 8.5 × 14" pages	\$0.50/page
Color: 11 × 17" pages	\$1.00/page
Maps (depends upon size/color)	\$5.00—\$10.00
<b>Electronic copies</b>	
CD/DVD production	\$10.00/disc
Video cassette production	\$20.00/tape
Audio cassette production	\$10.00/tape
Facsimile transmission	\$2.00 for 10 pages, additional pages \$0.50/page
E-mail transmission (files of less than 10 MB)	No additional charge

B. Administrative Hearings.

Administrative hearing filing fee	\$25.00
Copies of files and transcript for appeal from decision	\$15.00, plus actual costs of transcript preparation
Deposit required before City will arrange for transcript (applied toward ultimate cost of transcript)	\$75.00

C. Other Fees.

Returned check charge	\$20.00/check
Direct pay ACH return	\$20.00/return
Returned checks on xpressbillpay	

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Invalid account/unable to locate account	\$8.00
Insufficient or closed account	\$14.00
Customer stop payment	\$29.00
Mailing	Actual cost
Notary service (if notary is available)	Free

(Ord. No. 2020-02, § V(Exh. D), 1-8-2020)

### **3.11.030 Business licensing.**

- A. General License Fees. Business license fees cover administrative costs, regulatory costs, and partially recover disproportionate costs of providing services to the businesses in each category. Licenses are issued and the fee charged for a license period of one year.

Initial license application fees are prorated for the remainder of the year starting with the month of application unless otherwise provided in the Code. There is no prorating for businesses that close during the year.

General License Fees	License-Initial	License-Renewal
Amusement Device	\$147.00	\$147.00
Automotive sales, repair, towing, rental, leasing	\$573.00	\$465.00
Bakeries and cafés	\$321.00	\$212.00
Bar Establishment, Tavern	\$1,321.00	\$1,212.00
Check cashing	\$585.00	\$476.00
Child Care Center/Daycare	\$381.00	\$272.00
Commissary Kitchen	\$187.00	\$79.00
Construction and contracted services	\$393.00	\$284.00
Drug store	\$4,110.00	\$4,001.00
Equestrian Facility	\$1,420.00	\$1,311.00
Fast food	\$4,097.00	\$3,989.00
Financial	\$1,339.00	\$1,230.00
Fitness/Recreation	\$169.00	\$60.00
Live entertainment	\$2,112.00	\$562.00
Lodging (Hotel/Motel):		
Long-term	\$169.00 + \$89.00/unit	\$60.00 + \$89.00/unit
Short-term	\$169.00 + \$7.00/unit	\$60.00 + \$7.00/unit
Manufacturing	\$393.00	\$284.00
Mini storage	\$169.00 + \$0.30/unit	\$60.00 + \$0.30/unit
Mobile food services	\$169.00	\$60.00
Mobile home park	\$169.00 + \$101.00/pad	\$60.00 + \$101.00/pad
Nursing home	\$169.00 + \$50.00/unit	\$169.00 + \$50.00/unit
Pawn	\$1,745.00	\$1,636.00
Professional & Personal Service	\$254.00	\$145.00
Restaurant	\$829.00	\$576.00*
Retail, General / Wholesale	\$671.00	\$562.00
Retail, Large / Wholesale	\$1,633.00	\$1,524.00

Sexually Oriented Business	\$2,306.00	\$2,877.00
Warehouse	\$478.00	\$369.00

\* Restaurant renewal fee will increase to \$720.00 beginning in 2024 per South Salt Lake City Council Ordinance 2023-10.

- B. General License Fees with Annual Increase of 3 Percent (3%). Business license fees with an annual increase cover regulatory costs and partially recover disproportionate costs of providing services to the businesses in each category. Licenses are issued and the fee charged for a license period of one year.

Initial license application fees are prorated for the remainder of the year starting with the month of application unless otherwise provided in the Code. There is no prorating for businesses that close during the year.

Renewals past the year 2028 will continue to increase at 3 percent per year.

General License Fees with Annual Increase of 3%	License-Initial	License-Renewal 2023	License-Renewal 2024	License-Renewal 2025	License-Renewal 2026	License-Renewal 2027	License-Renewal 2028
Bowling alley	\$2,708.00	\$2,789.00	\$2,873.00	\$2,959.00	\$3,048.00	\$3,139.00	\$3,233.00
Convenience stores:							
No fuel pumps	\$3,720.00	\$3,832.00	\$3,947.00	\$4,065.00	\$4,187.00	\$4,312.00	\$4,442.00
Fueling with pre-pay required	\$4,562.00	\$4,699.00	\$4,840.00	\$4,985.00	\$5,135.00	\$5,289.00	\$5,447.00
Golf	\$1,562.00	\$1,609.00	\$1,657.00	\$1,707.00	\$1,758.00	\$1,811.00	\$1,865.00
Grocery, Large	\$3,636.00	\$3,745.00	\$3,857.00	\$3,973.00	\$4,092.00	\$4,215.00	\$4,342.00
Movie theatre	\$8,940.00	\$9,208.00	\$9,484.00	\$9,769.00	\$10,062.00	\$10,364.00	\$10,675.00

- C. Rental Housing Licenses.

Single-family rental	\$375.00/unit
Reduced rate for good landlord certification	\$30.00 + \$30.00/unit
Duplex or triplex	\$101.00/unit
Reduced rate for good landlord certification	\$40.00 + \$30.00/unit
Owner-occupied duplex/triplex	\$60.00/unit
Reduced rate for good landlord certification	\$24.00/unit
Quadplex	\$150.00 + \$151.00/unit
Reduced rate for good landlord certification	\$100.00 + \$30.00/unit
Apartments (5+ rental units)	\$150.00 + \$151.00/unit
Reduced rate for good landlord certification	\$125.00 + \$30.00/unit
Good landlord certification reinstatement fee	\$100.00
Short-term Rental (less than 30 days)	\$169.00 + \$7.00/unit

- D. Penalties. Penalties are owed in addition to and separate from other license and regulatory fees.

Operating business prior to obtaining license	100% of fee
Late renewal (30 days past due)	50% of overdue fee

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Late renewal (60 days past due)	100% of overdue fee
Doing business without a license	\$500.00/day

E. Regulatory Fees. Regulatory fees are in addition to the business license fees above. Regulatory fees are not pro-rated.

Alcoholic Beverage Uses	License-Initial	License-Renewal
City beer license—Off-premises Beer	\$314.00	\$287.00
City beer license—Beer Wholesaler	\$314.00	\$287.00
City beer license—Beer Recreational	\$314.00	\$287.00
City beer license—Tavern	\$324.00	\$297.00
City beer license—Restaurant (Beer Only)	\$324.00	\$297.00
City liquor license—Restaurant (Limited Service)	\$314.00	\$297.00
City liquor license—Restaurant (Full Service)	\$316.00	\$299.00
City liquor license—Manufacturer	\$329.00	\$310.00
City liquor license—Banquet & Catering	\$298.00	\$297.00
City liquor license—Bar Establishment	\$343.00	\$300.00
City liquor license—Hotel	\$426.00	\$367.00
City liquor license—Liquor Warehouse	\$297.00	\$257.00
City liquor license—Package Agency	\$337.00	\$299.00
City liquor license—Local Industry Representative	\$259.00	\$247.00
City special-use license—Educational	\$234.00	N/A
City special-use license—Industrial/Manufacturing	\$279.00	N/A
City special-use license—Religious	\$263.00	N/A
City special-use license—Scientific	\$263.00	N/A
City single event alcoholic beverage license	\$276.00	N/A

	License-Initial	License-Renewal
<b>Sexually-Oriented Businesses</b>		
Adult business	\$300.00	
Semi-nude dancing bar	\$215.00	
Employee/owner work card	\$11.00	
<b>Other Fees</b>		
Booth rental in licensed Day Spa or Barber Shop/Hair Salon	\$104.00*	
Fire damage and close-out sale	\$70.00	
Fireworks stands	\$118.00	
Home occupation (Category II):		
Application	\$59.00	\$50.00
Child care	\$374.00	\$173.00
Tobacco	\$486.00	
Request for nuisance determination	\$584.00	

\* Booth rental fee will increase to \$190.00 beginning in 2024 per South Salt Lake City Council Ordinance 2023-10.

(Ord. No. 2020-02, § V(Exh. D), 1-8-2020; Ord. No. 2023-10, § 1(Exh. A), 4-26-2023)

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(Supp. No. 64)

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### 3.11.040 Building, Planning, and Zoning.

- A. Building Permits and Fees. Total Building Permit Fees (Building Fee + Plan Check Fee + State Surcharge Fee) are calculated based upon the most current International Code Council Building Valuation Data (ICCBVD), updated semi-annually. The Building Permit Fee is the sum of the applicable Building Fee (B), Plan Check Fee (P) and State Surcharge Fee (Y). The Building Fee (B), is calculated by multiplying the Gross ICCBVD Valuation (GIV) by the local multiplier ( $\mu$ ). The Plan Check Fee (P) is calculated by multiplying the Building Fee (B) by .65. The State Surcharge Fee (Y) is calculated by multiplying the Building Fee (B) by .01.

$$\text{Building Permit Fee} = B + P + Y$$

$$B = \mu \times GIV$$

$$P = B \times .65$$

$$Y = B \times .01$$

$$GIV = \sum [(\text{gross square footage of each ICCBVD building valuation type})(\text{ICCBVD value for that building valuation type}) + (\text{gross square footage of that ICCBVD building valuation type})(\text{ICCBVD value of that building valuation type}) + \dots (\text{same calculation for gross square footage of each separate building valuation type})]$$

Building Fees and Plan Check Fees entitle the applicant to an initial review and two subsequent reviews without additional charge. Plan Check Fees are due at the time of building permit application. Building Fees and State Surcharge Fee are due prior to issuance of permit. All fees are non-refundable.

Certain routine or simple projects are eligible for an over-counter flat fee, in lieu of a calculated fee, as detailed in the chart below.

#### Other Fees:

Consultant fees (expedited, complicated, or unusual structures or projects)	City's actual cost
Additional hourly fees (beyond three reviews)	\$56.00/hour
Inspection re-fee	\$56.00
Commencing construction prior to issuance of permit	additional 100% of Building Fee

#### Over the Counter Flat Fees:

<b>Demolition permit (per building)</b>	
Commercial demolition	\$60.00
Two-family or more	\$60.00
Single family/accessory building	\$30.00
Interior demo (plans and inspection required)	\$20.00
<b>Sign permits (not including electrical work, if needed)</b>	
Building mounted	\$100.00
Freestanding (ground, pole, monument, etc.)	\$200.00
Billboard (off-premises sign)	\$500.00
<b>Commercial</b>	
Electrical service inside upgrade	\$50.00
Electrical service, upgrade 200 amps or less	\$50.00
Air Conditioner/Condenser, replacement	\$50.00
Furnace, replacement	\$50.00

M-Roof Top Units, replacement	\$50.00
Swamp Cooler, replacement	\$50.00
Fence installation	\$30.00
Insulation	\$50.00
Siding	\$150.00
Windows	\$50.00/Window
Parking Lots	\$200.00
Trailer set up, Tie Downs, electrical, plumbing, sewer hookups	\$75.00
Gas meter, Existing meter only needing service	\$50.00
Sprinkler installation	\$50.00
Water pipe, inside upgrade	\$50.00
Water Heater, replacement	\$50.00
Re-Roof—Applies to either shingle, Tar/Gravel, or Membrane	
Re-Roof 10,000 sf or less	\$150.00
Re-Roof 10,000 to 50,000 sf	\$300.00
Re-Roof greater than 50,000 sf	\$500.00
Cell Tower—New dish antenna installation, piggyback	\$50.00
<b>Residential</b>	
Dumpster enclosure	\$30.00
Electrical service inside upgrade	\$50.00
Electrical service, upgrade 200 amps or less	\$50.00
Air Conditioner/Condenser, replacement	\$30.00
Furnace, replacement	\$30.00
Fence installation	\$30.00
Insulation	\$30.00
Sprinkler installation	\$30.00
Siding	\$150.00
Windows	\$30.00/Window
Trailer set up. Tie Downs, electrical, plumbing, sewer hookups	\$75.00
Gas meter, Existing meter only needing service	\$50.00
Swamp Cooler, replacement	\$30.00
Water Heater, replacement	\$30.00
Re-Roof, adding second layer	\$75.00
Re-Roof, strip down, sheathing replacement, Ice & water barrier	\$75.00
Concrete (block), with footing & rebar or fences 7 feet or greater	\$50.00
<b>Other Fees</b>	
3 <sup>rd</sup> and subsequent business license inspection	\$50.00/appointment
Certificate of Occupancy inspection	\$300.00/occurrence

- B. Impact Fees. Impact fees are applicable if construction attributable to new growth is taking place within the specific fee's service area.

<b>Culinary water impact fee</b>	
¾" meter	\$6,345.00
1" meter	\$6,345.00
1.5" meter	\$12,690.00
2" meter	\$20,304.00
Other meter connection	Impact fee = (water consumption, gdp)/(1,364 gdp/ERU)*(\$6,345 per ERC)

<b>Sanitary sewer Wastewater Collection System impact fee (meter size)</b>	<b>City multiplier</b>	<b>Impact fee</b>
¾" meter	1.00	\$1,063.00
1" meter	2.12	\$2,259.00
1.5" meter	7.76	\$8,252.00
2" meter	10.38	\$11,038.00
3" meter	22.73	\$24,167.00
4" meter	38.96	\$41,417.00
6" meter	63.68	\$67,694.00

<b>Parks impact fee</b>	<b>Fee per household</b>
Single-family	\$1,677.00
Multi-Family	\$1,608.00

C. Fire Marshal Inspections.

<b>Automatic sprinkler systems</b>	
Up to 8,000 square feet	\$150.00
Over 8,000 square feet	\$300.00
Third and any subsequent submittal	40% of prior fee
<b>Clean agent systems/hood systems/paint booths</b>	
	\$200.00
<b>Fire alarm systems</b>	
Up to 5,000 square feet	\$120.00
Over 5,000 square feet	\$300.00
<b>Tent and membrane structures</b>	
Up to 700 square feet	\$120.00
Over 700 square feet	\$120.00 + (\$0.02/additional square feet)
<b>State licensed healthcare</b>	
Day care facility (6 or less children)	\$29.00
Day care facility (7 or more children)	\$58.00
Group homes, offices	\$58.00
Counseling services/group therapy	\$58.00
Nursing home facility	\$116.00
Greater than 10,000 square feet	Additional \$300.00
<b>Fuel tanks</b>	
1—2 tanks installed/removed	\$250.00/site
Additional tanks (3+)	\$200.00/tank
Re-inspection fee	\$100.00

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D. Planning and Zoning Fees.

<b>Allowed Use Applications</b>	\$150.00
<b>Conditional Use Applications</b>	\$600.00 + \$10.00/unit
<b>Subdivision and Platting</b>	
Predevelopment review	\$50.00
Plat	\$1000.00 + \$20.00/lot
Recording fees	At City's cost
Vacating, altering, or amending a subdivision plat	\$1000.00
<b>Development Review</b>	\$500.00
Concept review	\$50.00
Design review—Planning Commission	\$500.00
Historic and Landmark Commission review	\$400.00
Design review—Design review committee	\$400.00
<b>Other</b>	
Zoning/Ordinance change request	\$1000.00
Variance	\$300.00
Non-conforming use determinations	\$500.00
General plan amendment	\$1000.00
Consultant fees (expedited, complicated, or unusual projects)	City's actual cost
<b>Documents</b>	
Zoning map	\$10.00
General plan	\$20.00
Public Notice Postcard	\$2.00/postcard

E. Small Wireless Facilities and Associated Fees.

Application Fee for Collocating a Small Wireless Facility on an Existing or Replacement Utility Pole or Wireless Support Structure	\$100.00 per wireless facility
Application Fee for Installing a New Utility Pole	\$250.00 per pole
Application Fee for Discretionary Use Utility Pole	\$1000.00
Site License Fee	The greater of 3.5% of all gross revenue related to the Provider's use of the ROW or \$250.00 per year*
Site License Fee For Collocation on a City-owned Pole	\$50.00 per year

\* No Site License Fee will be charged to a Provider that is also subject to the Municipal Telecommunications License Tax, pursuant to U.C.A. 10-1-401 et seq.

(Ord. No. 2020-02, § V(Exh. D), 1-8-2020; Ord. No. 2020-06, § I, 6-3-2020; Ord. No. 2022-09, § 1(Exh. A), 4-27-2022; Ord. No. 2023-6, § 1(Exh. A), 4-12-2023; Ord. No. 2024-11, § 1(Exh. A), 7-31-2024)

### 3.11.050 Administrative Enforcement.

A. Code Enforcement.

Civil fine for Code Violations not otherwise specified	
First Violation within 12 months	\$100.00
Second Violation within 12 months	\$250.00
Third and Subsequent Violation within 12 months	\$500.00
Nuisance Determination	\$500.00
Notice of Violation	\$500.00
Daily fine for failure to comply with Notice of Violation	\$50.00
Inspection fee for Code Violations	
First Inspection	\$50.00
Re-Inspection	\$100.00
Nuisance Abatement	At cost
Administrative Fee for Contracted Abatement	\$500.00
Administrative Fee for Request for Appeal	\$250.00
Administrative Fee for Notices and Orders	\$100.00
Administrative Fee for Itemized Statement of Costs	\$150.00
Administrative Fee for Lien Preparation	\$150.00

- B. Vacant Property Registration. *This fee applies to properties with buildings and undeveloped properties in order to cover the cost of surveillance, inspections, and tax revenue gap.*

Year 1	\$500.00
Year 2	\$1,000.00
Year 3 and subsequent years	\$2,000.00/year
Undeveloped Land for parcels over 10,000 sq ft (in addition to yearly fee)	\$0.10 / sf / year
Late Registration Fee (more than 90 days delinquent)	100% permit cost
Unfenced property Fine	\$1,000/year
Compromised Building Public Safety Inspection (in addition to standard Inspection fee)	\$250.00
Boarding without a permit fine	\$500.00

- C. Illicit Discharge or Connection into Storm Water System.

Fine for negligent discharge of non-hazardous waste	\$75.00
Fine for negligent discharge of hazardous waste/sewage	\$250.00
Fine for intentional discharge of non-hazardous waste	\$150.00
Fine for intentional discharge of hazardous waste/sewage	\$500.00
Daily fines for failure to comply with notice of violation (each day represents a new violation)	
Non-hazardous discharge/connection	\$100.00
Hazardous or sewage discharge/connection	\$1,000.00

- D. Violations of Posted Orders.

Unlawful to do business	\$500.00/day
Stop work order	\$500.00/day
Closed to occupancy	\$150.00/day

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(Ord. No. 2020-02, § V(Exh. D), 1-8-2020; Ord. No. 2020-05, § II(Exh. B), 4-8-2020; Ord. No. 2020-06, § II, 6-3-2020; Ord. No. 2023-8, § 1(Exh. A), 4-12-2023)

### **3.11.060 Courts, City Attorney, City Recorder, and Recreation.**

#### **A. Justice Court.**

Fines and bails	As set by Utah Administrative Office of Courts
Filing fees	As set by Utah Code Ann. § 78A-2-301.5
Record production fees	As set by Utah R. Jud. Admin. 4-202.08
Traffic school tuition	\$50.00
Trust check processing fee	\$10.00
Fingerprinting fee	\$20.00

#### **B. City Attorney.**

Discovery in criminal cases*	\$10.00
Audio/video/color copies/etc.	As described in Section 3.11.020
Debt-collection account administrative fee	\$25.00

\* Fees in criminal cases shall not be assessed to or collected from defendants found indigent by the court in which their case is pending; however, duplicates/replacements of materials already provided to indigent defendants shall be charged at the standard rates above. Fee includes cost of mailing, and will provide all reports received by the prosecution office for the case requested.

#### **C. City Recorder.**

Declaration of candidacy filing fee, established in 2.48.060	\$25.00
GRAMA requests, authorized by UCA 63G-2-203	
The City Recorder may, pursuant to state statute, require upfront payment for a GRAMA request.	
a. Black and White Copies	\$0.10 per page
b. Staff time reviewing and responding to request	The cost of staff time, pursuant to UCA 63G-2-203, but no less than \$15.00 per hour, excluding the first fifteen minutes spent on the request.

#### **D. Recreation.**

Youth Programs (uniform, team photo, award, practices and games)	Enrollment fee*
One child	\$25.00
Second child in family	\$20.00
Third and subsequent child in family	\$15.00

\* Scholarships covering all or part of youth program fees are available based upon income eligibility.

(Ord. No. 2020-02, § V(Exh. D), 1-8-2020; Ord. No. 2021-02, § I(Exh. B), 3-10-2021; Ord. No. 2022-01, § 1(Exh. A), 1-26-2022)

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### **3.11.070 Police Department.**

#### A. Reports and Documents.

DI-9 (crash) reports	\$15.00 (provided at station)
Crash reports available at <a href="https://crashreport.utah.gov">https://crashreport.utah.gov</a>	\$9.50 (provided online)
Police reports (includes research/redaction costs)	
<50 pages	\$10.00
50—100 pages	\$20.00
101—200 pages	\$30.00
201+ pages	As quoted
Dashboard/body/security/other video/audio recording (including disc, research/redaction, staff time)	\$45.00 per recording device

#### B. Work Cards.

Work/ID card (sexually oriented businesses)	\$25.00
Duplicate work/ID cards	\$10.00

#### C. Sex Offender Registration.

Sex offender registration fee	\$25.00
DNA collection fee	\$125.00

#### D. Police Equipment and Personnel.

Police chief	\$80.00/hour
Deputy police chief	\$70.00/hour
Lieutenant	\$60.00/hour
Sargent	\$55.00/hour
Officer	\$50.00/hour
K-9 and handler	\$50.00/hour
SWAT unit	\$50.00/hour
Mobile Incident Command vehicle	\$40.00/hour

#### E. Miscellaneous

Recreational Vehicle Parking Permit Fee	\$25.00
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(Ord. No. 2020-02, § V(Exh. D), 1-8-2020; Ord. No. 2023-9, § 1(Exh. A), 4-12-2023)

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### **3.11.080 Fire Department.**

#### A. Hazardous Material Permits.

HM storage site category I	\$125.00
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HM storage site category II	\$250.00
HM disposing/use site category I	\$125.00
HM disposing/use site category II	\$300.00
HM production/processing	\$350.00
Explosive blasting permit (single event)	\$150.00
Explosive blasting permit (annual)	\$300.00
Fireworks aerial display	\$75.00
Fireworks proximate audience	\$55.00
Flame effects	\$55.00
Late penalty for lapsed permits (more than 90 days)	100% of fee

B. Hazardous Materials Incident Cost Recovery.\*

Absorbent	\$8.00/container
Atmospheric monitoring	\$50.00
Barrier tape	\$17.00
Containment drum	\$186.00
Foam	\$30.00/container
Boom	\$40.00
Patch kit	\$100.00
Boots	\$15.00
Goggles	\$8.00
Neoprene boots	\$70.00
Nitrile gloves	\$15.00
Tyvek type suit	\$56.00
Level A suit	\$800.00
Level B suit	\$110.00
Broom	\$25.00
Shovel	\$35.00

\* Charges apply when fire department responds to an incident or event that requires the use of specialized hazardous materials, supplies, or equipment. Listed materials are not for sale.

C. Fire Equipment and Personnel\*

Class A engine (4 firefighters/EMT's)	\$275.00/hour
Class A engine (2 firefighters/2 paramedics)	\$375.00/hour
85 ft. aerial platform ladder truck (2 firefighters/2 paramedics)	\$450.00/hour
Fire chief	\$80.00/hour
Deputy fire chief	\$70.00/hour
Battalion chief	\$60.00/hour
Captain	\$55.00/hour
Paramedic	\$50.00/hour
Hazmat technician	\$50.00/hour
Technical rescue technician	\$50.00/hour
Fire fighter	\$40.00/hour
Investigator/inspector	\$45.00/hour

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Hazmat squad (2-handed)	\$175.00/hour + \$40.00/hour for each additional technician
Grass truck/auxiliary	\$175.00/hour
Ground ambulance with crew	\$225.00/hour

\* Charges apply when fire department responds to an incident/event that is extraordinary or is in the category of cost recovery. This applies to charges to be made to another city, county, forest service, etc. if the fire department responds to a wildfire. Whenever the fire department can bill for services rendered, these rates apply.

D. **Ground Ambulance Transport and Phlebotomy.**

Ambulance transportation rates and charges are calculated in the amount established by the state department of health through administrative rule regulating ambulance transport, mileage and surcharges.

Ambulance supplies are charged according to reasonable and customary standards in the profession.

Phlebotomy services for substance level testing shall be assessed through the medical billing process. This fee is charged separately from ambulance transportation.

E. **Other Fees/Fines.**

Gas tank removal or inspection	\$125.00/tank
Nuisance alarm/malicious call response fee	\$450.00
Fire reports (includes research/redaction costs)	\$20.00/report

(Ord. No. 2020-02, § V(Exh. D), 1-8-2020)

**3.11.090 Public Works.**

A. **Permits.**

Curb and gutter	\$0.25/square feet (\$50.00 minimum)
Sidewalk	\$0.25/square feet (\$50.00 minimum)
Street cut fee	\$0.25/square feet (\$150.00 minimum)
Excavation inspection	\$60.00

B. **Closures.**

Sidewalk closure	\$50.00 per block per day
Lane closure	\$125.00 per lane per block per day
Full street closures	
Local street	\$150.00 per block per day
Collector street	\$200.00 per block per day
Arterial street	\$250.00 per block per day

C. **Sewer Connection Fees.**

Sewer connection	\$500.00 per connection
Sampling manhole	\$400.00 per manhole

D. Water Connection Fees.

Installation of 1" water meter by City	\$3,000.00
Meter purchases (all other sizes)	As per cost to City
Water connection inspection (includes excavation inspection)	\$240.00

E. Miscellaneous.

Inspection of new fire line installation (outside of building)	\$50.00 + excavation permit
Meter certification	As per cost to City
Fire flow test	\$150.00
Fire hydrant repair	\$3,500.00
Repair of broken riser valve	\$300.00
Tampered meter fine	\$300.00 + calculated monthly water usage
Tampered fire line fine	\$500.00 + calculated monthly water usage
Contractor hydrant meters (excludes water usage)	\$1,500.00 refundable deposit

(Ord. No. 2020-02, § V(Exh. D), 1-8-2020)

### 3.11.100 Utilities.

A. Water.

<b>Culinary water</b>	
Meter size (5,000-gallon allowance for all meters)	Minimum monthly fee
0.75" meter	\$15.00
1" meter	\$23.00
1.5"	\$36.00
2" meter	\$51.00
3" meter	\$93.00
4" meter	\$140.00
6" meter	\$271.00
Metered hydrant use	\$91.00
Excess water (all meter sizes and uses)	
Usage between 5,000 and 30,000 gal.	\$4.25 per 1,000 gallons
Usage greater than 30,000 gal.	\$4.75 per 1,000 gallons

<b>Storm water utility fee</b>	
Per equivalent residential unit	\$6/month

Fire line	
3" line	\$13.65/month
4" line	\$18.15/month

6" line	\$27.22/month
8" line	\$36.29/month
10" line	\$45.36/month
12" line	\$54.44/month
16" line	\$72.58/month
22" line	\$99.80/month
36" line	\$163.31/month
Tampered fire line fee	\$100.00
Inspection of new fire line installation	\$50.00
Fire flow test	\$175.00

<b>Other fees</b>	
Reconnection and new service reconnection	
Monday—Friday 8:00 a.m.—3:00 p.m.	\$25.00
Monday—Friday after 3:00 p.m.; any time on weekends or holidays	\$65.00
Tenant water deposit	\$75.00 or 60-day usage, whichever is greater
Active deployment fee waiver	\$75.00/month waived
Bankruptcy deposits (based on prior 12 months' history)	60-day usage
Service of disconnection notice w/in 12 months of prior notice	\$15.00

B. Sewer and Industrial Waste.

<b>User fee (all users)</b>	<b>Base fee</b>
Base User Fee (calculated using average winter water usage or actual usage, whichever is greater)*	\$10.00 per 1,000 gallons
Beginning July 1, 2020, Base User Fee (calculated using average winter water usage or actual usage, whichever is greater)*	\$10.00 per 1,000 gallons

\* New residential accounts are charged based on actual usage or for five thousand (5,000) gallons per unit per month until an average winter water usage amount is determined, whichever is greater. New accounts for multi-family residential dwellings are calculated using previous average winter water usage or five thousand (5,000) gallons per unit per month, whichever is greater. New business accounts are charged based on the average winter consumption for the previous business or the actual monthly consumption if the business type has changed, until a winter average history can be obtained. Average winter water usage may be prospectively adjusted during the year if the customer provides proof of leakage, repair, and data supporting lower water usage.

C. Industrial Waste Fee.

Additional fees for industrial waste:

Sewer connections, which are included in the categories below, will be subject to an industrial waste fee based on a strength multiplier. The base user fee will be multiplied by the following multiplier based on category:

Large grocery stores with meat/bakery functions	1.22
Nursing homes/care centers	1.23
Restaurants/fast food/food preparation facilities	1.34

D. High Strength Contributors Fee.

Certain connections are considered high strength contributors and will be assessed a strength component based on individual samples and the information below:

<b>Additional fees for industrial waste</b>	
Total suspended solids (TSS)	(Sample in mg/l - 250) × 8.34 × (sewer average in thousands of gals./1,000,000) × (rate assessed by Central Valley)
Biochemical Oxygen Demand (BOD)	(Sample in mg/l - 200) × 8.34 × (sewer average in thousands of gallons/1,000,000) × (rate assessed by Central Valley)
* Classification and frequency of sampling is determined by the City.	

E. Cost Recovery Fees.

Sample costs	As per cost to City
Labor charge	
Composite	\$154.00/sample
Grab	\$77.00/sample

F. Household Waste and Recyclable Waste Containers.

Residential service (including one waste container, one recyclable)	\$14.00/month
Additional waste container (waste or recycling)	\$14.00/month per additional can
New can delivery fee/redelivery fee after nonpayment	\$25.00/trip
Late payment fee	\$10.00
Special permit inspection fee	\$25.00
Glass recycling fee	\$8.00 per customer per month
Glass recycling container fee, initial service or reinstatement	\$25.00

(Ord. No. 2020-02, § V(Exh. D), 1-8-2020; Ord. No. 2020-03, § I, 2-12-2020; Ord. No. 2021-16, 1(Exh. A), 10-27-2021; Ord. No. 2022-01, § 1(Exh. A), 1-26-2022; Ord. No. 2022-05, § 1(Exh. A), 3-23-2022; Ord. No. 2024-06, § I(Exh. A), 7-10-2024)

### **3.11.110 Parks and Community Centers.**

Individuals and Entities renting a City facility, or a portion of a City facility, are subject to the terms, conditions, and fees detailed below and any other terms and conditions stated in City facility rental applications/contracts and all other laws and City policies related to City Parks and Community Centers.

- A. Resident Rate. The "resident" rate applies only in cases in which: (1) a person residing in the City of South Salt Lake schedules a facility for a private, personal, or family event; or (2) a business located in South Salt Lake schedules a facility for an employee social event. A person residing in the City or a business licensed in the City scheduling a facility for an entity/organization/institute event or function or for a business enterprise shall pay the "standard" rate.
- B. Non-profit Rate. The "non-profit" rate applies only in cases where a non-profit entity schedules a facility for purposes that do not include fundraising or revenue generation for the entity. Any non-profit entity that schedules a facility for purposes that include fundraising shall pay the "standard" rate. Collecting a participation fee from those attending an event for the purpose of covering the cost of the

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event shall not be considered fundraising. Proof of non-profit 501(c)(3) status must be provided, such as a certificate issued by the state or the United States. Government agencies may receive the "non-profit" rate, upon request.

- C. Deposits. Deposits must be paid at the time of booking and may be refunded subject to a post-event inspection. The City may retain all or part of a deposit when the event causes damage to property, additional costs for clean up or property restoration. In cases in which the deposit does not cover damage, additional labor, or other costs resulting from the event the entity renting the facility shall reimburse the City for all of the City's costs related to the repair and restoration of the damaged facility. If the event occupies the facility beyond the scheduled time, the deposit will be used to pay for additional time, in one-hour increments.
- D. Insurance. All parties are required to demonstrate to the City adequate insurance coverage.
- E. Security Service Fee. For large or high-risk events, or for large group rentals during evening hours after 5 p.m. and weekends, security shall be required. The City shall evaluate event-related risks and require the City to provide security services at the costs detailed in this Title. A security plan may be required by the police department and is subject to approval by the police department.
- F. After Hours Fee. Any person or organization that receives approval to use facilities under this Section after normal hours of operation shall pay an additional, non-refundable fee as outlined in this Title. An offer by an organization or person to pay this additional fee does not obligate the City to schedule after hours events.
- G. Cancellation Fee: Events that are cancelled less than 14 days prior to rental date are subject to cancellation charge equal to booking deposit paid. Bookings not paid in full 14 days prior to rental date are subject to cancellation and cancellation charge.
- H. Late Booking Fee Addition (1): Rentals must be confirmed and paid for a minimum of 14 days in advance. For rentals booked 7 to 13 days in advance, an additional twenty-five percent (25%) of the room rental fee will be charged. For rentals booked 3 to 6 days in advance, an additional fifty percent (50%) of the room rental fee will be charged. No bookings allowed less than 36 hours in advance.
- I. Multi Booking Fee Reductions. A twenty-percent reduction in rental fees for a community center facility is authorized where the scheduling party schedules ten hours or more in any one calendar month. In such cases, the required fee must be paid in advance and will be non-refundable.
- J. Multi Room/Facility Fee Reduction. A twenty percent reduction in cumulative rental fees may be granted for a renter that intends to use a group of rooms and/or facilities simultaneously for a large event. In such cases, the required fee must be paid in advance and will be non-refundable.
- K. Community Parks.

<b>Fitts Park Pavilions (per day)</b>	<b>Standard</b>	<b>Non-Profit</b>	<b>Resident</b>	<b>Deposit</b>
Lions Pride Pavilion	\$125.00	\$100.00	\$75.00	\$200.00
Spring Creek Pavilion*	\$75.00	\$60.00	\$50.00	\$100.00
Wandamere Pavilion	\$75.00	\$50.00	\$40.00	\$100.00
Mill Creek Pavilion**	\$75.00	\$50.00	\$40.00	\$100.00

\* Formerly known as Swire Pavilion

\*\* Formerly known as Xango Pavilion

- L. Community Centers.

South Salt Lake Community Center	Hourly Rate	Deposit	Setup Fee

	<b>Standard</b>	<b>Non-Profit</b>	<b>Resident</b>		
Patio	\$100.00	\$75.00	\$50.00	\$100.00	\$50.00
Green Space	\$75.00	\$50.00	\$25.00	\$100.00	N/A
Auditorium	\$150.00	\$100.00	\$75.00	\$500.00	\$50.00
Gymnasium	\$100.00	\$50.00	\$35.00	\$500.00	\$25.00
Meeting Rooms 101,110	\$50.00	\$35.00	\$25.00	\$200.00	\$10.00
Class Rooms 111, 112	\$75.00	\$35.00	\$25.00	\$100.00	\$10.00
Conference Rooms 113, 114	\$20.00	\$15.00	\$5.00	\$100.00	N/A
Conference Rooms 115, 116	\$30.00	\$20.00	\$10.00	\$100.00	N/A
Co-Op Community Lounge (non-exclusive use)	\$75.00	\$50.00	\$25.00	\$200.00	\$25.00
Co-Op Center (all rooms, exclusive use)	\$500.00	\$400.00	\$400.00	\$500.00	\$50.00
<b>Audiovisual equipment</b>	<b>Daily Rate</b>			<b>Deposit</b>	
Flat Screen TV Monitor (mobile)	\$25.00			\$200.00	
Projector	\$25.00			\$200.00	
Laptop	\$25.00			\$200.00	
Microphone & Speaker	\$25.00			\$200.00	
Podcast Equipment	\$50.00			\$200.00	
<b>Central Park Community Center</b>	<b>Hourly Rate</b>			<b>Deposit</b>	<b>Setup Fee</b>
	<b>Standard</b>	<b>Non-Profit</b>	<b>Resident</b>		
Gymnasium	\$100.00	\$50.00	\$25.00	\$200.00	\$25.00
Athletic field or court	\$100.00	\$75.00	\$50.00	\$200.00	N/A
<b>Historic Scott School</b>	<b>Hourly rate</b>			<b>Deposit</b>	
	<b>Standard</b>	<b>Non-Profit</b>	<b>Resident</b>		
Patio and Lawn	\$50.00	\$35.00	\$25.00	\$200.00	N/A
Glenn Beeley Room	\$50.00	\$35.00	\$25.00	\$200.00	\$10.00
Art Studio	\$50.00	\$35.00	\$25.00	\$200.00	N/A
<b>All Buildings:</b>	1. Security Service Fee - \$50.00/hr per staff 2. After Hours Fee - \$200.00 per hour for use of the facility, in addition to rental fee. 3. Set Up Fee: Includes setup and take down of tables and chairs. Renters may set up own furnishings at no cost.				

(Ord. No. 2020-02, § V(Exh. D), 1-8-2020; Ord. No. 2023-14, § 1(Exh. A), 6-7-2023)

(Supp. No. 64)

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### **3.11.120 Mayor Authority to Amend or Adjust Fees.**

- A. The Mayor shall have authority to recommend new fees, as the Mayor deems necessary.
- B. Any fee added by the Mayor to this fee schedule shall be effective as specified by the enacting ordinance or resolution. The consolidated fee schedule shall thereafter be presented to the City Council as soon as possible to address the new fees.
- C. Upon a recommendation from the City Attorney, the Mayor under Section 3.11.110 may approve the use of facilities by a non-profit entity for less than the approved fee schedule where: (1) such entity agrees to provide the City needed/requested in-kind services; (2) the in-kind services are of equivalent value to the reduction in fee; (3) the in-kind services measurably reduce the cost to the taxpayers of previously planned and budgeted government services; (4) the in-kind services are included in an agreement between the City and the non-profit entity; and (5) the fee reduction will not apply to any non-profit activity or event that includes fundraising or generates revenue for the non-profit entity.

(Ord. No. 2020-02, § V(Exh. D), 1-8-2020)

### **3.11.130 Other Fees.**

This consolidated fee schedule does not repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other resolutions, ordinances, or laws, except to effect modification of the fees reflected above. The fees listed in the consolidated fee schedule supersede present fees for the services specified, but all fees not listed remain in effect. Where this schedule imposes a higher fee than is imposed or required by existing provisions of resolutions, ordinances or laws, the provisions of this schedule shall control.

(Ord. No. 2020-02, § V(Exh. D), 1-8-2020)

RESOLUTION NO. R2025-\_\_\_\_\_

A RESOLUTION OF THE SOUTH SALT LAKE CITY COUNCIL AUTHORIZING A RENTAL RATE BELOW THE MARKET RATE FOR MOSAIC INTERFAITH MINISTRIES, A NONPROFIT CORPORATION, IN ACCORDANCE WITH UTAH CODE § 10-8-2.

WHEREAS, Utah Code § 10-8-2 states that a municipality may “authorize municipal services or other nonmonetary assistance to be provided or waive fees required to be paid by a nonprofit entity, whether or not the municipality receives consideration in return;” and

WHEREAS, prior to providing such authorization, the City must first hold a public hearing; and

WHEREAS, The City has leased space in the Historic Scott School to Mosaic Interfaith Industries (“Mosaic”) for the past several years; and

WHEREAS, Mosaic provides valuable support services to the community including: a food bank, adult education, senior assistance, English as a second language classes, and many other important resources; and

WHEREAS, over half of Mosaic’s clients live, work, worship, play, or do business in the City, many Mosaic volunteers are City residents, and Mosaic is a valuable partner of Promise SSL; and

WHEREAS, the City and Mosaic intend on entering a lease at a rate below market rate for the City owned property located at approximately 20 W 2700 S in South Salt Lake; and

WHEREAS, City staff recommend providing a below market rate rental agreement with Mosaic in order to assist Mosaic in the provision of the valuable services to the City, which promote the safety, health, prosperity, moral well-being, peace, order, comfort, and convenience of the City’s residents and visitors; and

WHEREAS, as required by state law, the South Salt Lake City Council held a properly noticed public hearing on May 14, 2025, where interested members of the public were able to appear and present comment regarding the viability and benefit of providing a reduced rate lease to Mosaic; and

WHEREAS, after holding that public hearing the Council determined that it was in the best interest of the City to authorize a reduction in the lease amount between the City and Mosaic at its new location;

Now, therefore, BE IT RESOLVED, by the City Council of the City of South Salt Lake that:

1. The Mayor is authorized to sign a lease agreement with Mosaic Interfaith Industries providing a below market rental rate for the reasons stated above.
2. This Resolution shall become effective immediately and shall be filed with the City Recorder as soon as practicable.

APPROVED AND ADOPTED by the City Council of the City of South Salt Lake, Utah, on this  
\_\_\_\_\_ day of \_\_\_\_\_, 2025.

BY THE CITY COUNCIL:

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Sharla Bynum, Council Chair

City Council Vote as Recorded:

Bynum	_____
deWolfe	_____
Huff	_____
Mitchell	_____
Sanchez	_____
Thomas	_____
Williams	_____

ATTEST:

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Ariel Andrus, City Recorder

ORDINANCE NO. 2025-\_\_\_\_

AN ORDINANCE OF THE CITY OF SOUTH SALT LAKE CITY COUNCIL  
TENTATIVELY ADOPTING THE TENTATIVE BUDGET FOR THE CITY OF SOUTH  
SALT LAKE FISCAL YEAR JULY 1, 2025, THROUGH JUNE 30, 2026

WHEREAS, Utah Code § 10-6-111 requires the Council to review, consider, and tentatively adopt each tentative budget in a regular public hearing on or before the first regularly scheduled City Council meeting in May; and

WHEREAS, Utah Code § 10-6-113 requires that at the meeting at which each tentative budget is adopted, the Council must establish the time and place of a public hearing to consider the adoption of the final budget;

WHEREAS, the South Salt Lake City Council (the “Council”) met in regular session on May 14, 2025, to consider, among other things, tentatively adopting each tentative budget for the fiscal year beginning July 1, 2025, and ending June 30, 2026; and

WHEREAS, on that same date the Budget Officer of the City of South Salt Lake (the “City”) submitted to the Council a tentative budget (the “Tentative Budget”), which is incorporated by this reference and attached as Exhibit A, and which was prepared and made available to the public in accordance with Utah Code § 10-6-111; and

WHEREAS, a duly noticed public hearing was held on May 14, 2025, as prescribed by Utah Code § 10-6-111(3)(a); and

WHEREAS, the City, has made the necessary findings and orders, has published the necessary notice, has held the required public hearing, has established the time and place of a public hearing to consider the adoption of a final budget for fiscal year 2025-2026, and has duly and fully received, reviewed, and considered the proposed Tentative Budget and all items therein.

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

**SECTION I: ADOPTION.** Each budget of the Tentative Budget attached hereto, as amended, and incorporated herein by this reference, is hereby tentatively adopted and appropriated for the corporate purposes and objects of the City for the fiscal year commencing July 1, 2025, and ending June 30, 2026, as required by Utah Code § 10-6-111.

**SECTION II: PUBLIC HEARING.** A public hearing shall be held on June 11, 2025, at 7:30 p.m. to consider the budgets, which by this ordinance were tentatively adopted and to adopt a final budget as required by The Uniform Fiscal Procedures Act for Utah Cities. As required by law the Council orders publication of the public hearing as provided and required by Utah Code § 10-6-113.

**SECTION III: PUBLICATION.** Pursuant to Utah Code § 10-6-112, each tentative budget adopted by the Council and all supporting schedules shall be public record in the office of the city recorder and available for public inspection for a period of at least 10 days prior to the adoption of a final budget.

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

BY THE CITY COUNCIL:

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Sharla Bynum, Council Chair

ATTEST:

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Ariel Andrus, City Recorder

City Council Vote as Recorded:

Bynum	_____
deWolfe	_____
Huff	_____
Mitchell	_____
Sanchez	_____
Thomas	_____
Williams	_____

Transmitted to the Mayor's office on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Ariel Andrus, City Recorder

MAYOR'S ACTION: \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Cherie Wood, Mayor

ATTEST:

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Ariel Andrus, City Recorder

## **EXHIBIT A**

Tentative Budget of the City of South Salt Lake City, Utah for the Fiscal Year 202-2026