



#### CITY COUNCIL

##### MEMBERS:

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

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

## South Salt Lake City Council REGULAR MEETING AGENDA

Public notice is hereby given that the South Salt Lake City Council will hold a Regular Meeting on **Wednesday, July 9, 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://www.youtube.com/@SouthSaltLakeCity)

Conducting  
Council Chair  
Sergeant at Arms

LeAnne Huff, District 1  
Sharla Bynum  
South Salt Lake PD

### Opening Ceremonies

1. Welcome/Introductions
2. Pledge of Allegiance

LeAnne Huff  
Ray deWolfe

### Approval of Minutes

- April 23<sup>rd</sup>, Work Meeting
- April 23<sup>rd</sup>, Regular Meeting

### 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
6. Information
  - a. Flash Vote Survey Results – Water Conservation

City Recorder

Joseph Dane

### Action Items

#### Unfinished Business

1. An Ordinance of the South Salt Lake City Council Enacting Section 17.03.185 of the South Salt Lake City Municipal Code to Create a New Housing and Transit (HT) Overlay District; Amending Section 17.03.010 to Add a New HT Overlay District Land Use Category; Amending Portions of Chapter 17.07; Amending Portions of Chapter 17.08; and Amending Portions of Chapter 17.10, Which Amendments Further Implement the New HT Overlay District
2. A Resolution of the South Salt Lake City Council Approving and Authorizing the Mayor to Execute a Development Agreement on Behalf of the City of South Salt Lake with SSL Market Center QOZB, LLC

Spencer Cawley

Spencer Cawley

See page two for continuation of Agenda

Providing for the Development of Property Located  
at 2280 State Street Known as the Market Center Project

3. An Ordinance of the South Salt Lake City Council  
to Amend the South Salt Lake Zoning Map from  
Downtown District to Housing and Transit Overlay District  
for the Property Located at 2280 South State Street,  
South Salt Lake City, Utah  
Spencer Cawley
4. A Resolution of the South Salt Lake City Council  
Authorizing the South Salt Lake City Police  
Department to Dispose of Unclaimed Property in the  
South Salt Lake Police Department Possession  
Tiffany Kalinowski

### **New Business**

1. An Ordinance Of The South Salt Lake City Council  
Amending Section 3.11.020 Of The South Salt Lake  
City Municipal Code To Modify General Fees.  
Ariel Andrus
2. An Ordinance Of The South Salt Lake City Council  
Amending Section 3.11.060 Of The South Salt Lake  
City Municipal Code To Modify City Recorder Fees.  
Ariel Andrus
3. An Ordinance Of The South Salt Lake City Council  
Amending Section 3.11.070 Of The South Salt Lake  
City Municipal Code To Modify Police Department Fees.  
Aretha Edwards

### **Motion for Closed Meeting**

### **Adjourn**

Posted July 3, 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)

CITY OF SOUTH SALT LAKE  
CITY COUNCIL MEETING

COUNCIL MEETING

Wednesday July 9, 2025  
7:00 p.m.

CITY OFFICES

220 East Morris Avenue  
South Salt Lake, Utah 84115

PRESIDING:

Council Chair Sharla Bynum

CONDUCTING:

LeAnne Huff

PLEDGE OF ALLEGIANCE:

Ray deWolfe

SERGEANT AT ARMS:

Spencer Redden

COUNCIL MEMBERS PRESENT:

LeAnne Huff, Corey Thomas, Sharla Bynum,  
Nick Mitchell, Clarissa Williams, and Ray deWolfe

COUNCIL MEMBERS EXCUSED:

Paul Sanchez

STAFF PRESENT:

Josh Collins, City Attorney  
Danielle Croyle, Police Chief  
Terry Addison, Fire Chief  
Eliza Ungricht, Community Development Deputy Director  
Tiffany Kalinowski, Police Evidence Technician  
Jared Christensen, Deputy Fire Chief  
Joseph Dane, Communications Manager  
Aretha Edwards, Police Records Supervisor  
Jonathan Weidenhamer, Community & Economic Development Director  
Spencer Redden, Police Officer  
Ariel Andrus, City Recorder

OTHERS PRESENT:

See list

**NO ACTION COMMENTS**

1. **SCHEDULING.** The City Recorder informed those at the meeting of upcoming events, meetings, activities, etc. **Next Council Meeting—July 23<sup>rd</sup> @ 7pm.**

July 14<sup>th</sup> – The next ‘Meet with the Mayor’ will be held at Fitts Park at 6 p.m.

2. **PUBLIC COMMENTS/QUESTIONS.**

South Salt Lake resident, Susan Bowlden, shared some comments regarding the ‘Moment of Reflection’ and concerns over immigration related issues in the City.

Granite Library branch manager, Kim Welch, shared some upcoming events and

activities at the Granite Library.

**3. MAYOR COMMENTS.**

None

**4. CITY ATTORNEY COMMENTS.**

None

**5. CITY COUNCIL COMMENTS.**

Council Member deWolfe expressed their regret for not being able to attend the 4<sup>th</sup> of July parade.

Council Member Williams expressed their regret for not being able to attend the 4<sup>th</sup> of July parade.

Council Member Thomas expressed their regret for not being able to attend the 4<sup>th</sup> of July parade.

Council Chair Bynum shared her gratitude for being able to participate in the parade.

Council Member Huff thanked the City staff who helped to organize the 4<sup>th</sup> of July events and activities.

**6. INFORMATION**

**a. Flash Vote Survey Results – Water Conservation**

Communications Manager, Joseph Dane, gave a presentation that went over the results of the Flash Vote survey on the City's efforts in water conservation.

192 residents participated and were asked how they feel about the current state of water, what actions they are taking in conservation efforts, and if they are participating in any water conservation opportunities and rebates that are available. The majority of participants said that they were extremely concerned about water conservation. They were also asked if they were aware of the newest Ordinance that the City passed recently restricting outdoor watering from 10 a.m. to 6 p.m. Other questions included asking which of the rebate programs participants have used, if at all, and gave an outline of the available options like landscape incentives, smart controllers, toilet replacement, etc.

A copy of the presentation is attached and incorporated by this reference.

**Unfinished Business**

1. **An Ordinance of the South Salt Lake City Council Enacting Section 17.03.185 of the South Salt Lake City Municipal Code to Create a New Housing and Transit (HT) Overlay District; Amending Section 17.03.010 to Add a New HT Overlay District Land Use Category; Amending Portions of Chapter 17.07; Amending Portions of Chapter 17.08; and Amending Portions of Chapter 17.10, Which Amendments Further Implement the New HT Overlay District.**

Senior Planner, Spencer Cawley, reviewed the item that was discussed in the preceding Work Meeting.

This proposed Ordinance would enact the Housing and Transit Overlay District which would assist in the redevelopment of the Downtown.

The key requirements of the overlay include:

- a. 5-acre minimum
- b. 50 units/acre minimum
- c. Average building height greater than 50 feet
- d. Setbacks governed by Chapter 17.07
- e. Requires a Development Agreement prior to a rezone

There were no further questions or comments by the Council Members.

A copy of the Ordinance is attached and incorporated by this reference.

Council Member deWolfe made a motion to approve the Ordinance.

MOTION: Ray deWolfe

SECOND: Clarissa Williams

**Roll Call Vote:**

Bynum:	Yes
Huff:	Yes
Mitchell:	Yes
deWolfe:	Yes
Thomas:	Yes
Williams:	Yes
Sanchez:	Absent

2. **A Resolution of the South Salt Lake City Council Approving and Authorizing the Mayor to Execute a Development Agreement on Behalf of the City of South Salt Lake with SSL Market Center QOZB, LLC Providing for the Development of Property Located at 2280 State Street Known as the Market Center Project.**

Senior Planner, Spencer Cawley, reviewed the item that was discussed in the preceding Work Meeting. He informed the Council that more time would be needed to finalize the Development Agreement.

A copy of the Resolution is attached and incorporated by this reference.

Council Member deWolfe made a motion to move the item as Unfinished Business to another meeting.

MOTION: Ray deWolfe  
SECOND: Sharla Bynum

Roll Call Vote:

Bynum:	Yes
Huff:	Yes
Mitchell:	Yes
deWolfe:	Yes
Thomas:	Yes
Williams:	Yes
Sanchez:	Absent

**3. An Ordinance of the South Salt Lake City Council to Amend the South Salt Lake Zoning Map from Downtown District to Housing and Transit Overlay District for the Property Located at 2280 South State Street, South Salt Lake City, Utah.**

Senior Planner, Spencer Cawley, reviewed the item that was discussed in the preceding Work Meeting. Final action will be taken on this item at another meeting.

A copy of the Ordinance is attached and incorporated by this reference.

Council Member deWolfe made a motion to move the item as Unfinished Business to another meeting.

MOTION: Ray deWolfe  
SECOND: Clarissa Williams

Roll Call Vote:

Bynum:	Yes
Huff:	Yes
Mitchell:	Yes
deWolfe:	Yes
Thomas:	Yes
Williams:	Yes
Sanchez:	Absent

**4. A Resolution of the South Salt Lake City Council Authorizing the South Salt Lake City Police Department to Dispose of Unclaimed Property in the South Salt Lake Police Department Possession.**

Police Evidence Technician, Tiffany Kalinowski, reviewed the item that was discussed in the preceding Work Meeting. This matter is a routine request from the Police Department to dispose of unclaimed property. The bicycles will be donated to local non-profit, Free Bikes 4 Kidz.

A copy of the Resolution is attached and incorporated by this reference.

Council Member Williams made a motion to approve the Resolution.

MOTION: Clarissa Williams

SECOND: Corey Thomas

**Roll Call Vote:**

Bynum:	Yes
Huff:	Yes
Mitchell:	Yes
deWolfe:	Yes
Thomas:	Yes
Williams:	Yes
Sanchez:	Absent

**New Business**

**1. An Ordinance Of The South Salt Lake City Council Amending Section 3.11.020 Of The South Salt Lake City Municipal Code To Modify General Fees.**

City Recorder, Ariel Andrus, explained that this Ordinance is part of an effort to clean up the consolidated fee schedule. The schedule didn't have a line item for a 'Flash Drive' or a 'USB Drive' listed. Both items will now be able to fall under the new 'Media Device' line item. This is typically used when the City is fulfilling GRAMA requests and the file size is bigger than what can be emailed or printed.

A copy of the Ordinance is attached and incorporated by this reference.

Council Member deWolfe made a motion to move the item as Unfinished Business to another meeting.

MOTION: Ray deWolfe

SECOND: Clarissa Williams

**Voice Vote:**

Bynum:	Yes
Huff:	Yes
Mitchell:	Yes
deWolfe:	Yes
Thomas:	Yes
Williams:	Yes
Sanchez:	Absent

**2. An Ordinance Of The South Salt Lake City Council Amending Section 3.11.060 Of The**

**South Salt Lake City Municipal Code To Modify City Recorder Fees.**

City Recorder, Ariel Andrus, explained that this Ordinance is to add a fee in the City Records office regarding the late filing of a Campaign Finance report from candidates during a municipal election. This is in alignment with State Code 10-3-208 (11)(a)(ii) where a \$50.00 fee was allowed in the event of late filings. There was also an increase in the cost of black and white copies of paper records from \$0.10 to \$0.25 per page.

A copy of the Ordinance is attached and incorporated by this reference.

Council Member deWolfe made a motion to move the item as Unfinished Business to another meeting.

MOTION: Ray deWolfe

SECOND: Clarissa Williams

**Voice Vote:**

Bynum:	Yes
Huff:	Yes
Mitchell:	Yes
deWolfe:	Yes
Thomas:	Yes
Williams:	Yes
Sanchez:	Absent

**3. An Ordinance Of The South Salt Lake City Council Amending Section 3.11.070 Of The South Salt Lake City Municipal Code To Modify Police Department Fees.**

Police Records Supervisor, Aretha Edwards, explained that this Ordinance updates the cost of reports, police reports, video, audio, and other types of media that their departments produces for GRAMA and court-related requests.

Council Member deWolfe asked when the last time the fee schedule was updated.

Ms. Franklin said that it's been several years.

She also explained that it takes their staff a lot of time to go through videos and make sure that the required parts or information are redacted before dispersing them to a verified requestor.

A copy of the Ordinance is attached and incorporated by this reference.

Council Member deWolfe made a motion to move the item as Unfinished Business to another meeting.

MOTION: Ray deWolfe

SECOND: Sharla Bynum



Voice Vote:

Bynum: Yes  
Huff: Yes  
Mitchell: Yes  
deWolfe: Yes  
Thomas: Yes  
Williams: Yes  
Sanchez: Absent

Council Member Williams made a motion to Adjourn.

MOTION: Clarissa Williams

SECOND: Corey Thomas

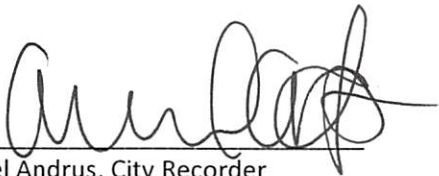
Voice Vote:

Bynum: Yes  
Huff: Yes  
Mitchell: Yes  
deWolfe: Yes  
Thomas: Yes  
Williams: Yes  
Sanchez: Absent

The meeting adjourned at 7:39 p.m.



Sharla Bynum, Council Chair



Ariel Andrus, City Recorder

9-Jul-25

**\*\*Please sign in for each meeting\*\***  
**CITY COUNCIL - REGULAR MEETING**  
**LIST OF ATTENDEES**

NAME

CITY/TOWN

**REPRESENTING**

[illegible]

**AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL ENACTING SECTION 17.03.185 OF THE SOUTH SALT LAKE CITY MUNICIPAL CODE TO CREATE A NEW HOUSING AND TRANSIT (HT) OVERLAY DISTRICT; AMENDING SECTION 17.03.010 TO ADD A NEW HT OVERLAY DISTRICT LAND USE CATEGORY; AMENDING PORTIONS OF CHAPTER 17.07; AMENDING PORTIONS OF CHAPTER 17.08; AND AMENDING PORTIONS OF CHAPTER 17.10, WHICH AMENDMENTS FURTHER IMPLEMENT THE NEW HT OVERLAY DISTRICT**

**WHEREAS**, the South Salt Lake City Council (the “City Council”) is authorized to enact and amend ordinances establishing land use regulations within the City of South Salt Lake (the “City”); and

**WHEREAS**, the City adopted comprehensive revisions to its land management code and its zoning map in January 2020; and

**WHEREAS**, throughout the State of Utah, including in the City, the availability of affordable housing has decreased; and

**WHEREAS**, the City has implemented various approaches to address the increased need for affordable housing, including a Housing and Transit Reinvestment Zone area to support transit-oriented development with a high density of affordable housing, mixed uses, and public gathering spaces, which will be accessible to a wide range of individuals from a diverse range of incomes; and

**WHEREAS**, the South Salt Lake General Plan envisions a vibrant, walkable, and transit-connected Downtown that provides a diverse range of housing and employment opportunities; and

**WHEREAS**, as the City continues to grow and evolve, there is a need to support redevelopment efforts that are compatible with regional transit investments and urban form goals (e.g., mixed-use, walkability, human-scale, transit-focused development, etc.); and

**WHEREAS**, the proposed HT Overlay is a response to these needs and seeks to facilitate large-scale, well-designed development near existing transit infrastructure; and

**WHEREAS**, the current Downtown District Zoning Ordinance & Design Standards do not always provide the flexibility or requirements necessary to implement the General Plan’s vision for the Downtown; and

**WHEREAS**, The HT Overlay is intended to fill this gap by creating a framework that emphasizes mixed-use development, pedestrian activity, public space, and high-quality housing options; and

**WHEREAS**, the Planning Commission held a public hearing regarding the proposed code amendments on June 19, 2025, and unanimously recommended approval of the following land use code amendments to the City Council; and

**WHEREAS**, the City Council hereby determines that amending certain land use code provisions in a manner that will encourage the type of mixed-use, transit and community-oriented development proposed in the project is in the best interest of the health, safety, and welfare of the residents of South Salt Lake City.

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

**SECTION 1. Enactment.** Section 17.03.185 is hereby enacted to the Municipal Code to create the Housing and Transit (HT) Overlay district as described in Exhibit A, which is attached hereto and incorporated herein by this reference;

**SECTION 2. Amendment.** Sections 17.03.010, 17.07, 17.08, and 17.10 are hereby amended to implement the new Housing and Transit Overlay District, which is also described in the attached Exhibit A;

**SECTION 3. Severability.** If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

**SECTION 4. Conflict with Existing Ordinances, Resolutions, or Policies.** Except as otherwise specifically provided herein, this Ordinance shall not repeal, modify or affect provision of the City Code or unless expressly referenced in this Ordinance and its attachments. To the extent that any ordinance, resolution, or policy of the City of South Salt Lake conflicts with the provisions of this ordinance, this ordinance shall prevail.

**SECTION 5. Effective Date.** This Ordinance shall take effect upon execution by the Mayor and publication as provided by state law.

[Signatures appear on next page; remainder of page intentionally left blank]

DATED this 9th day of July 2025.

BY THE CITY COUNCIL:

Sharla Bynum  
Sharla Bynum, Council Chair

ATTEST:

Ariel Andrus  
Ariel Andrus, City Recorder

City Council Vote as Recorded:

Huff	<u>Yes</u>
Thomas	<u>Yes</u>
Bynum	<u>Yes</u>
Mitchell	<u>Yes</u>
Sanchez	<u>Absent</u>
Williams	<u>Yes</u>
deWolfe	<u>Yes</u>

Transmitted to the Mayor's office on this 10th day of July 2025.

Ariel Andrus  
Ariel Andrus, City Recorder

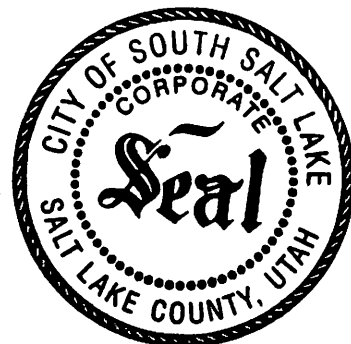
MAYOR'S ACTION: Approve

Dated this 14th day of July, 2025.

Cherie Wood  
Cherie Wood, Mayor

ATTEST:

Ariel Andrus  
Ariel Andrus, City Recorder



## **Exhibit A**

**Enactment.** 17.03.185 is enacted as follows:

### **17.03.185 Housing and Transit Overlay district.**

- A. Purpose. The purpose of the Housing and Transit Overlay district is to facilitate the redevelopment of the Downtown area in a manner compatible with the South Salt Lake City General Plan. Redevelopment in this area will be transit-oriented and will energize the commercial core of the City by reintroducing a vibrant population base.

Specifically, the Housing and Transit Overlay district will promote Development that will:

1. Encourage mixed-use development, emphasizing first floor, pedestrian and transit oriented commercial activity;
2. Utilize high-value transit opportunities by aggregating density near transit hubs;
3. Improve neighborhood safety and appeal through excellent design;
4. Revitalize or replace neglected properties;
5. Build high-quality new housing for a wide spectrum of residents;
6. Create a quality urban neighborhood that appeals to new residents;
7. Create a variety of Building Heights within each Development;
8. Create opportunities for publicly accessible parking and publicly accessible gathering spaces;
9. Foster public art and iconic structures;
9. Maximize the opportunity to locate housing and jobs adjacent to transit, bike, and pedestrian ways; and
9. Complement the City's redevelopment strategy supporting the Development of an urban core in South

- B Uses. No Building, Structure, Site, or land shall be used or Developed except in accordance with the adopted Land Use Matrix as found in Section 17.03.010 and the standards adopted throughout Title 17 and herein.

#### **C. Standards.**

##### **1. Minimum Development Area.**

- a. The minimum area of any Multi-Family Development in this district is five (5) acres.

##### **2. Minimum Average Building Height.** The average Building Height for each Development proposal in this district must exceed 50 feet.

##### **3. Required Setbacks.** See Chapter 17.07.

##### **4. Minimum Number of Units.** The minimum number of units for any Multi-Family Development shall be 50 units per acre.

5. Prior to rezoning to the HT Overlay district, the petitioner, owner, and the City shall negotiate and execute a mutually acceptable Development Agreement that fully describes the attributes of the proposed Development concept and design, and that binds the petitioner, the property owner, and the property owner's successors and assigns to a specific Development proposal and to its commitments to fulfill the purposes of the HT Overlay district.

**Amendment.** Relevant portions of Sections 17.03.010, 17.07, 17.08, and 17.10 are amended as shown below:



Land Use Categories	Comprehensive Land Use Classification Matrix																																						
	Commercial Corridor	Commercial Neighborhood	Commercial General	TOD and TOD-Core	Mixed-Use	Business Park	Flex	Medium and Low-Density	Medium-Density	School	City Center	Open Space	RI	Residential Multiple	Existing MHAU - Anchor - Transit	Existing MHAU - 2200 Square Feet	Existing MHAU - Transit District	Neighborhood MHAU - New Office	Neighborhood MHAU - Retail	Neighborhood MHAU - School	Neighborhood MHAU - RI	Special MHAU - Transitions	Special MHAU - Library	Special MHAU - Transitions	Other Planned Urban Use - Future Land Use	Special-PD	Development Station	Development Gateway	Development Mixed-Use	Development Legal	East Downtown - Mid-High Density Gateway	East Downtown - Mid-High Density Gateway	East Downtown - Mid-High Density Gateway	Transitway Gateway	RI/RI	RI/RI Gateway			
Adult Daycare	C		C	C	C																							P	P	P	P							P	
Alcoholic Beverage, Banquet and Catering	P	P	P	P	P		P																					P	P	P	P							P	
Alcoholic Beverage, Bar Establishment	C			C											C	C												C	C	C	C							C	
Alcoholic Beverage, Beer Recreational	P	P	P	P	P		P								P	P												P	P	P	P							P	
Alcoholic Beverage, Beer Wholesaler							C																																
Alcoholic Beverage, Hotel	P	P	P	P	P																							P	P	P	P							P	
Alcoholic Beverage, Liquor Warehouse							C																																
Alcoholic Beverage, Local Industry Representative	P	P	P	P	P	P	P	P							P	P	P	P										P	P	P	P							P	
Alcoholic Beverage, Manufacturer	C			C			C																					C	C	C	C								
Alcoholic Beverage, Off-Premises Beer	P	P	P	P	P		P								P	P												P	P	P	P							P	
Alcoholic Beverage, Package Agency	P		P	P	P		P								P	P												P	P	P	P							P	
Alcoholic Beverage, Reception Center																																							
Alcoholic Beverage, Restaurant (Beer Only)	P	P	P	P	P		P								P													P	P	P	P	P	P	P	P	P			P
Alcoholic Beverage, Restaurant (Limited Service)	P	P	P	P	P		P								P													P	P	P	P	P	P	P	P			P	
Alcoholic Beverage, Restaurant (Full Service)	P	P	P	P	P		P								P													P	P	P	P	P	P	P	P			P	
Alcoholic Beverage, Special Use (Educational)	P			P			P																					P	P	P	P	P	P	P	P			P	
Alcoholic Beverage, Special Use (Industrial/Manufacturing)			P				P											P										P	P	P	P								
Alcoholic Beverage, Special Use (Scientific)	P		P	P			P											P										P	P	P	P								
Alcoholic Beverage, Special Use (Religious)	P	P	P	P	P	P	P	P					P	P														P	P	P	P	P	P	P	P				
Alcoholic Beverage, Tavern	C			C											C	C												C	C	C	C								

[illegible]

[illegible]

Home Occupation, Category I	P	P	P	P	P							P	P		P	P	P	P	P	P	P	P			P	
Home Occupation, Category II	C	C		C	C							C	C		C	C	C		C	C	C	C	C			C
Homeless Shelter									C																	
Horticulture/Produce Sales		C	C				C	C	C		P										C	C	C	C	C	C
Hospital, Specialty	C			C																	C	C	C	C		C
Hotel	C	C	C	C	C																C	C	C	C	C	C
Hotel, Extended-Stay																										
Impound and Tow Lot																										
Jail																										
Juvenile Detention Facility																										
Library										P									P							
Maintenance Facility, Vehicle/Transit																										
Major Monopole exceeding mix district Height	C					C		C		C	C															
Major Monopole not exceeding max district Height	P					P		P		P	P															
Manufactured Home Park																										
Manufacturing, Major																										
Manufacturing, Minor			P			P								P												
Massage Therapy	C																									
Minor Monopole exceeding max district Height	C					C		C				C	C	C	C											
Minor Monopole not exceeding max district Height						P	P		P		P	P														
Monopole w/ Structure >15 ft. Wide																										
Motel																										
Movie Studio/Sound Stage										P																
Museum	P	P	P	P	P			P		P	C								P	P	P	P	P	P	P	
Nature Center																			P							
Non-Congregate Children/Family Interim Housing Facility																										C
Non-Depository Institution																										
Nursery, Commercial			P				P		P																	
Nursing Home		C		C	C							C								C	C	C	C	C	C	C
Office, Medical, Dental, Health Care	P	P	P	P	P	P	P			P			P	P	P					P	P	P	P	P	P	P
Office, Professional	P	P	P	P	P	P	P	P		P			P	P	P					P	P	P	P	P	P	P
Park and Ride	C			C																C						
Parking Lot										P																
Parking Structure	P	P	P	P	P		P			P		P								P	P	P	P	P	P	P
Pawn Shop																										

[illegible]



### 17.07.020 Building Form by Land Use District.

- A. Building Forms. Only Building forms designated by the letter A in the following matrix are allowed in each district. All other Building forms are prohibited. This section does not apply to the City Facility district.\*

	Single-Family	Townhome	Urban-Style Multi-Family	Single-Story Commercial	Civic	Office	Large Format Commercial	Flex	Indoor Climate Controlled Storage	Accessory Structure to Non-Res.	Per Development Agreement for Project-Specific Design
Commercial Corridor			A	A	A	A	A		A	A	
Commercial Neighborhood				A	A					A	
Commercial General				A	A	A				A	
TOD & TOD-Core			A	A	A	A	A	A		A	
Mixed-Use			A	A	A	A	A			A	
Townhome Overlay		A									
Business Park				A		A		A		A	
Flex				A	A	A	A	A		A	
Historic					A					A	
Jordan River	A										
Open Space											
R1	A				A					A	
Residential Multiple	A		A		A					A	
Riverfront Flex/Office								A		A	
Riverfront R1	A										
Riverfront RM1											
Riverfront School					A					A	
Crossing MPMU - Anchor Tenant							A			A	
Crossing MPMU - 2100 S/State St.			A	A						A	
Crossing MPMU - Transit District				A		A	A			A	
Downtown**			A	A	A	A	A		A	A	
East Streetcar***			A	A	A					A	
Granite Library					A					A	
Granite Townhome		A									
Granite Lofts		A									
HT Overlay											A

\*See 17.03.130

\*\*Excludes Station District

\*\*\*See East Streetcar MPMU

- B. Building Form Does Not Determine Land Use. Regardless of Building form, all Uses carried on within a Building shall be limited to the Permitted Uses in the land use district in which the Building is located.

### 17.07.030 Development Standards.

In addition to the Subdivision and platting requirements contained elsewhere in this Title, the following Development standards apply to all Structures\*:

- A. Yard Areas. All Development shall comply with the Setbacks, both for each Building and for the Project perimeter, designated for each district. All Yard areas shall be free of any Structure and shall not be used for parking, unless otherwise provided herein.

#### 1. Setbacks.

	Front Yard	Corner Side Frontage Yard	Side Yard	Side Yard Combined	Rear Yard	Project Perimeter	Building Separation
Commercial Corridor	10'	10'	0	0	0		
Commercial Neighborhood	10'	10'	5'	12'	0		
Commercial General	10'	10'	0	0	0		
TOD & TOD-Core	5'	5'	0	0	0		
Mixed-Use	5'	5'	5'	12'	20'		
Business Park	15'	10'	0	0	0		
Flex	10'	10'	0	0	0		
Historic and Landmark	15'	15'	15'	30'	15'		
Jordan River	30'	10'	20'	40'	20'		
School	25'	25'	25'	50'	25'		
R1	20'	12'	5'	12'	20'		
Townhome Overlay	10'	10'				10' to SF; 8' to non-SF	20' between abutting facades, 45' on street radius
Residential Multiple	20'	10'	5'	12'	20'		
Riverfront MPMU - Flex/Office	20'	5'	5'	10'	25'		
Riverfront MPMU - R1	20'	10'	5'	10'	20'		
Riverfront MPMU - RM1	10'	10'	10'	20'	20'		

Riverfront MPMU - School	20'	20'	20'	40'	20'		
Crossing MPMU - Anchor Tenant		**	**	**	**	**	
Crossing MPMU - 2100 S./State St.	**	**	**	**	**		
Crossing MPMU - Transit		**	**	**	**	**	
Downtown	5'	5'	0'	0'	0'		
East Streetcar		**	**	**	**	**	
Granite Lofts Townhome Units 1-5,8-11,14-15,20-23	8'	236ft2	0	0	12'		
Granite Lofts Townhome Units 6,7,12,13, 18,19,24,25	8'	236ft2	8'	20'	0		
Granite MPMU - Library	**	**	**	**	**		
Granite MPMU - Townhome		**	**	**	**	**	
HT Overlay	**	**	**	**	**	**	**

\* This section does not apply to the City Facility district. See 17.03.130.

\*\* See Approved MPMU, or Overlay District, or Development Agreement.

\*\*\* Double Frontage Lots shall have two (2) Front Yards and no Rear Yard.

## 2. Yard Requirements and Qualifications.

- a. Outdoor Storage is prohibited in all Yard areas, off-Street Parking Areas, maneuvering and loading areas, and site Landscaping.
- b. All Front and Corner Side Yard areas shall be landscaped according to the landscape standards established in this Title.
- c. Yard areas shall not be used for parking, except for driveways or garages as required by this Title.
- d. Fences, Courtyards, and patios are permitted in certain Yard areas in specific districts, provided they meet requirements established elsewhere in this Title.

## B. Build-to Standards. All Structures shall conform to the following Build-to Standards, as applicable\*:



Build-to Standard	Commercial Corridor	Commercial Neighborhood	Commercial General	TOD & TOD-Core	Mixed-Use	Business Park	Flex (Building footprint <85% of lot)	Jordan River	R1	Townhome Overlay	Residential Multiple	Riverfront Flex/Office	Riverfront R1	Riverfront RM1	Riverfront School	The Crossing Anchor Tenant	The Crossing 2100 S./State Street Frontage	The Crossing Transit	Downtown	East Streetcar	Granite Lofts Units 6' 7' 12' 13' 18' 19' 24' 25	Granite Library	SSLC-PD
Min—In Feet	10	10	10	5	5	15	10	20	20	****	20	20	20	10	20	**	**	**	0'	**	0	10	***
Max—In Feet	25	20	20	15	30	20	25	30	25	****	30	25	N/A	15	40	**	**	**	(25' to transit)	**	5	30	***

\* This section does not apply to the City Facility district. See 17.03.130

\*\* See Approved MPMU

\*\*\* See Approved SSLC-PD Accessory Structure siting regulations

\*\*\*\* Equal to required perimeter setback

A Structure may encroach into the Front Yard to comply with a Build-to Standard.

C. Architectural Elements and Mechanical Equipment Into Yard Areas.

1. All architectural elements and mechanical equipment must be confined within the Building Lot or designated Building pad.
2. Permitted projections of Architectural Elements and mechanical equipment into Yard areas shall comply with the Clear View requirements established in this Title.
3. Architectural elements and mechanical equipment, specified below, may project into required Yard areas according to the standards established in the following table.

Element	Front and Corner Side Yard	Side Yard	Rear Yard
Steps, Porches, landings, stoops, and porticos	6 feet	2 feet	4 feet
Decks > 1' above base elevation	6 feet	2 feet	4 feet
Eaves, cornices, and overhangs	3 feet		4 feet
Required overhead weather protection	6 feet		4 feet
Bay windows, cantilevered rooms, and awnings	6 feet	2 feet	4 feet
Balconies	Shall not project into Yard areas.		6 feet

Mechanical equipment and chimneys	Shall not project into Yard areas.	2 feet	4 feet
Exterior staircases as allowed	Shall not project into Yard areas.		4 feet
Hard Surface (at-grade level)	Shall not project into Yard areas, excluding the driveway.	2 feet	17 feet

#### **17.07.060 General Design Standards for Residential Buildings/Development.**

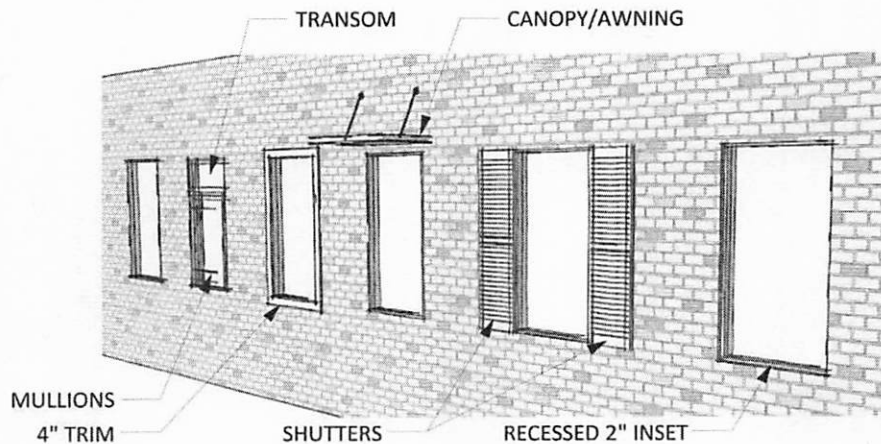
In addition to the general design standards contained in 17.07.050 the following design standards apply to all residential Building forms unless otherwise exempted in specific detail in a Development Agreement executed as a condition of approval of a rezone:

##### **A. Frontage and Orientation.**

1. **Single-Building Developments.** Single-Building Developments shall front on a Street.
2. **Multi-Building Developments (excluding Townhome Developments).** All multi-Building Developments shall be oriented so that the Primary Façade of each Building faces toward the following, listed in priority order:
  - a. public Street;
  - b. perimeter Street;
  - c. primary internal Street;
  - d. park or other Common Open Space; and
  - e. secondary internal Street.
3. **Townhome Developments.** All Townhome Developments shall be oriented so that the Primary Façade of each Building faces toward the following, listed in priority order:
  - a. Public Street;
  - b. perimeter Street;
  - c. primary internal Street; and
  - d. park or other approved Common Open Space.

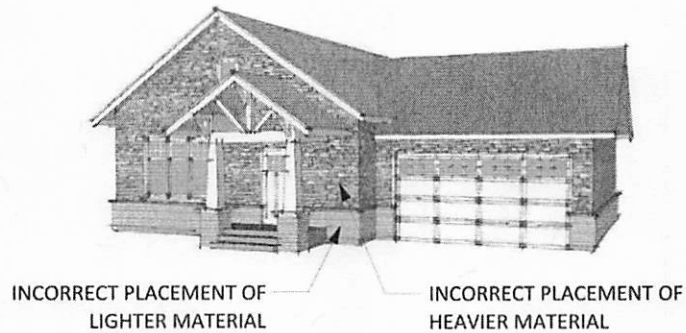
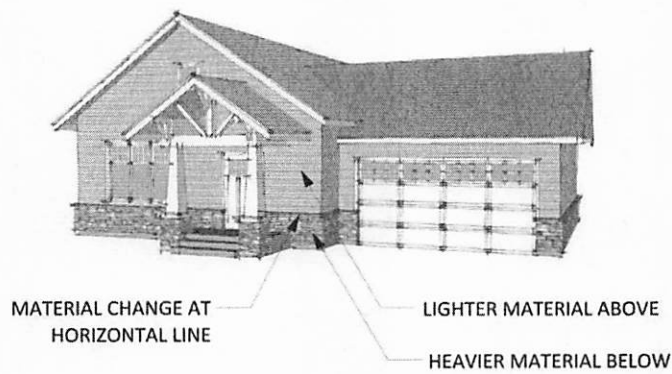
##### **B. Windows and Doors.**

1. **Windows are required on the Primary Façade of all Buildings.**
2. **Windows on the Primary Façade shall have a minimum transparency of 70%.**
3. **All windows on the Primary Façade shall incorporate at least two (2) of the following features:**
  - a. mullions and/or transoms;
  - b. trim or molding at least four inches (4") in width;
  - c. canopies, shutters, or awnings proportional to window size; or
  - d. recessed insets from the Primary Façade by at least two inches (2").

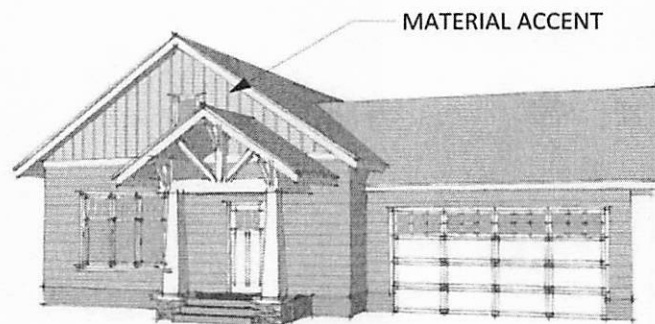


C. Materials.

1. Primary Materials. All Buildings shall use one of the following materials on at least 80% of each Façade:
  - a. Brick;
  - b. Wood;
  - c. Stone; or
  - d. Hardie-board or equivalent material.
2. Secondary Materials. No Building shall use the following materials on more than 20% of any Façade:
  - a. Stucco;
  - b. Corrugated metal siding;
  - c. Split-faced masonry block;
  - d. Exposed smooth-finish concrete block;
  - e. Architectural metal panels;
  - f. Cementous fiber board; or
  - g. EIFS.
3. Prohibited Materials. No Building shall use vinyl or aluminum siding on any Façade.
4. Roofs. All roofs shall be clad in asphalt shingles, wood shingles, standing seam metal, or a material of equivalent quality and durability.
5. Arrangement.
  - a. Where two or more materials are proposed to be combined on a Façade, the heavier and more massive material shall be located below the lighter material.



- b. All material changes shall occur along a horizontal line or where two forms meet; material changes may occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern.



- c. Primary Façade materials and/or colors shall not change within two feet (2') of Building corners and shall continue along any Façade visible from a Street or pedestrian Right-of-Way. Materials may change where side or rear wings meet the main body of a Building. Primary Façade materials used on Buildings on Corner Lots shall extend the full length of the sides visible from a Street or pedestrian Right-of-Way.

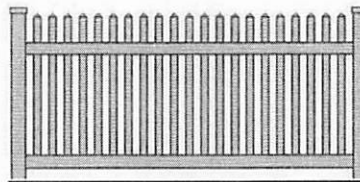


MATERIAL CHANGE AT OUTSIDE  
CORNER NOT ALLOWED

D. Compatibility. New Building forms shall be Compatible with the existing neighborhood.

E. Fencing.

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



6. Other Vinyl fences are prohibited.
7. Chain link fences are prohibited in any new multi-family or townhome development.

#### 17.07.100 Required Amenities for multi-Family and Townhome Building Forms.

A. Unless otherwise specifically substituted in a Development Agreement executed as a condition precedent to a rezone, at a minimum, all Buildings shall include the following amenities:

1. Full size washer and dryer;
2. Nine-foot (9') ceilings;
3. Enhanced soundproofing;
4. Upgraded countertops in kitchen and bathrooms (granite, marble, quartz, or equivalent);
5. Stainless steel appliances.

B. Unless otherwise specifically substituted in a Development Agreement executed as a condition precedent to a rezone, all Multi-Family Buildings shall provide the following additional amenities according to the table below:

Table of Required Amenities-Multi-Family

Unit Features	General Amenities	Recreation Amenities	Energy Efficiency Enhancements
Each Development shall include 3 of the following	Each Development shall include 5 of the following	Each Development shall include 4 of the following	Each Development shall include 2 of the following

amenities for the first 50 units; 6 for 51-100 units; 9 for 101-150; units etc.:	amenities for the first 50 units; 6 for 51-100 units; 9 for 101-150; units etc.:	amenities for the first 50 units; 6 for 51-100 units; 9 for 101-150; units etc.:	amenities for the first 50 units; 6 for 51-100 units; 9 for 101-150; units etc.:
Individual garages for at least fifty percent (50%) of all units	Exterior Social Area—at least 1000 square feet	Pool—at least 400 square feet	Compliance with ENERGY STAR New Homes Standard for Buildings three stories or fewer
Private Porches, patio, or balconies for every unit—at least 60 square feet each	Project Security—automated gate or guard	Internal Fitness Facilities at least 1000 square feet in size	Compliance with ENERGY STAR Multi-Family High-Rise Program for Buildings four stories or greater
Upgraded floor coverings (hardwood, tile, concrete, or similar)	Enclosed Parking Garage	Secured, programmed, children's playground (at least 1,000 sq/ft)	Installation of photovoltaic panels, wind turbines, or other electric generating renewable energy source to provide at least 20 percent of the project's estimated electricity demand.
Solid Doors throughout unit	Secured, Enclosed Storage Units, at least 80 sq/ft in size, for each Dwelling Unit	Hot Tub	Electric Vehicle Charging Stations
Smart Building Capabilities	Public Transit Passes provided to each Dwelling Unit	Community Garden	Participation in a recycling program as part of a rental agreement or HOA
Trash Valet	Permanent On-Site Social Activities	Perimeter Trail—a minimum ten-foot wide (10') sidewalk that extends along at least two sides of the Lot and connects to a public trail or Public Open Space	Installation of tankless hot water systems.
Walk-In Closets—minimum of 6ft x 6ft	Library, Office, or Meeting Facilities	Sport Court/Field	Demonstrated compliance with any of the criteria listed in the Site Improvements, Water Conservation, or Energy Efficiency sections of the 2011 Enterprise Green Communities Criteria
Dishwasher	Secure Package Room/Package Lockers	Bike Storage, Repair and Washing Area	
	Freight elevator or loading area	Outdoor Dog Park—at least 1000 square feet in size	
	Polished concrete in Building hallways	Grilling Stations and Outdoor Pavilions	
	Rooftop patio/garden	Bike Share/Green Bike program	

C. All Townhome Developments shall provide the following additional amenities according to the table below:

**Table of Required Amenities-Townhomes**

Unit Features	Common Amenities		Energy Efficiency Enhancements
Each Development shall include 3 of the following amenities for the first 50 units; 6 for 51-100 units; 9 for 101-150; units etc.	Each Development shall include 6 of the following amenities for the first 50 units; 8 for 51-100 units; 10 for 101-150; units etc.:	Each Development shall include 2 of the following amenities for the first 50 units; 6 for 51-100 units; 9 for 101-150; units etc.:	
Upgraded floor coverings (hardwood, tile, concrete, or similar)	Secured, Enclosed Storage Units, at least 80 sq/ft in size, for each Dwelling Unit	Pool—at least 400 square feet	Compliance with ENERGY STAR New Homes Standard for Buildings three stories or fewer
Solid Doors throughout unit	Clubhouse, Library, Office, or Meeting Facilities (min 1,000 square feet)	Internal Fitness Facilities at least 1000 square feet in size	Compliance with ENERGY STAR Program for Buildings four stories or greater
Smart Building Capabilities	Secure Package Room/Package Lockers	Secured, programmed, children's playground (at least 1,000 sq/ft)	Installation of photovoltaic panels, wind turbines, or other electric generating renewable energy source to provide at least
Walk-In Closets—minimum of 6ft x 6ft	Rooftop patio/garden	Community Garden	
Dishwasher		Sport Court/Field	

220 Volt garage power for EV charging Hot Tub  Fully amenitized rooftop garden/deck comprising at least 50% of the roof area  Installation of tankless hot water systems  Balcony on each unit (minimum 6 feet in depth, 70 square feet in area)		Bike Storage, Repair, and Washing Area  Outdoor Dog Park- at least 1000 square feet in size  Grilling Stations and Outdoor Pavilions  Bike Share/Green Bike program	20 percent of the project's estimated electricity demand.  Electric Vehicle Charging Stations  Participation in a recycling program as part of a rental agreement or HOA  Demonstrated compliance with any of the criteria listed in the Site Improvements, Water Conservation, or Energy Efficiency sections of the 2011 Enterprise Green Communities Criteria
---	--	---	---

### 17.07.110 General Design for Non-Residential Development.

Unless otherwise specifically substituted in a Development Agreement executed as a condition precedent to a rezone, in addition to the design standards contained in 17.07.050, the following design standards apply to all non-residential Development:

- A. Frontage. The Primary Façade of all Buildings shall front onto a Public Street or a Common Open Space area.
- B. Orientation.
  1. Single-Building Development. All single-Building Development shall be oriented so that the Primary Façade is parallel to the Public Street it fronts.
  2. Multi-Building Development. Multi-Building Development shall be configured to:
    - a. Break up the site into a series of smaller Blocks defined by on-site Streets, Drive Aisles and internal Streets, pedestrian walkways, or other circulation routes;
    - b. Frame the corner of an adjacent Street intersection or entry point into the Development;
    - c. Frame and enclose a main pedestrian or vehicle access corridor within the Development site;
    - d. Frame and enclose at least three (3) sides of Parking Areas, public spaces, or other site amenities; or
    - e. Frame and enclose outdoor dining or gathering spaces for pedestrians between Buildings.
  3. Outparcel Development.
    - a. Outparcel Developments shall be clustered to define Street edges, entry points, and outdoor seating and gathering areas.
    - b. Spaces between Buildings and outparcels shall be improved to provide small scale pedestrian amenities such as plazas, seating areas, pedestrian connections, gathering spaces, or landscaped Parking Areas.
- C. Building Height. The maximum Building Height shall be the lesser of the maximum district height (See 17.03 for Land Use Districts) or the maximum Building form height as provided below:

Building Form	Minimum Height	Maximum Height
---------------	----------------	----------------

Single-Story Small Format Commercial	20 feet	36 feet
Civic	28 feet	65 feet
Office	26 feet	65 feet
Large Format Commercial	26 feet	36 feet
Flex	30 feet	65 feet
Indoor Storage Climate Controlled	30 feet	Unlimited*

\*Unlimited height applies to the Downtown District only, in the Commercial Corridor the maximum height is 65 feet.

**D. Materials.**

**1. Primary Materials.**

**a. The following shall be additional permitted Primary Materials:**

- i. Cast concrete;
- ii. Brick; or
- iii. Stone.

**b. All Buildings shall use low-reflectance, subtle, and neutral colored Primary Materials.**

**2. Secondary Materials.**

**a. The following shall be additional permitted Secondary Materials:**

- i. Cementitious fiber board; or
- ii. Architectural metal paneling.

**b. Secondary Materials may feature brighter colors and need not be neutral in color.**

**3. Prohibited Materials. No Building shall use the following materials on any Façade:**

- a. Stucco;
- b. Vinyl siding; or
- c. Aluminum siding.

**4. All Buildings shall use at least two (2) materials on each Façade.**

**5. Identifiable Transition. All Buildings shall provide an identifiable transition between the lower third (1/3) of the Building and the upper two-thirds (2/3). An identifiable transition shall consist of:**

- a. A change in material, with the heavier or more massive material on the lower floor(s); or
- b. A change in Façade articulation.

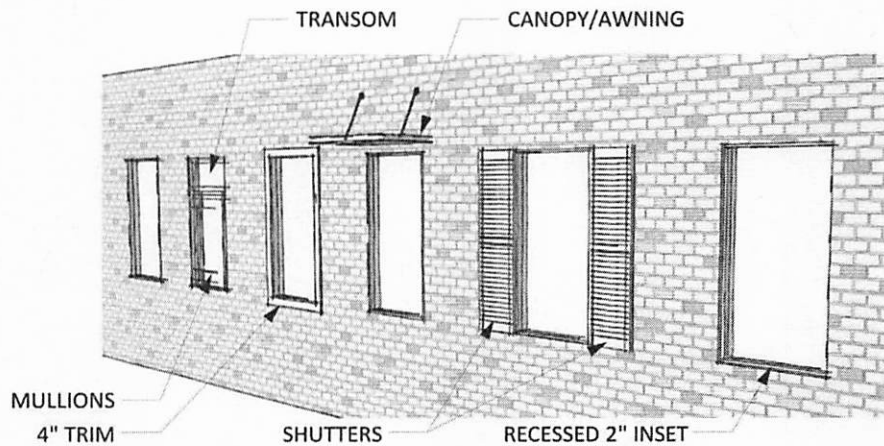
**6. Building materials shall continue to the Grade on any Façade.**

**7. Exceptional Architectural Merit. The Community Development Director may, with a written explanation of such findings, accept Building designs that deviate from these materials standards for designs exhibiting exceptional architectural merit.**

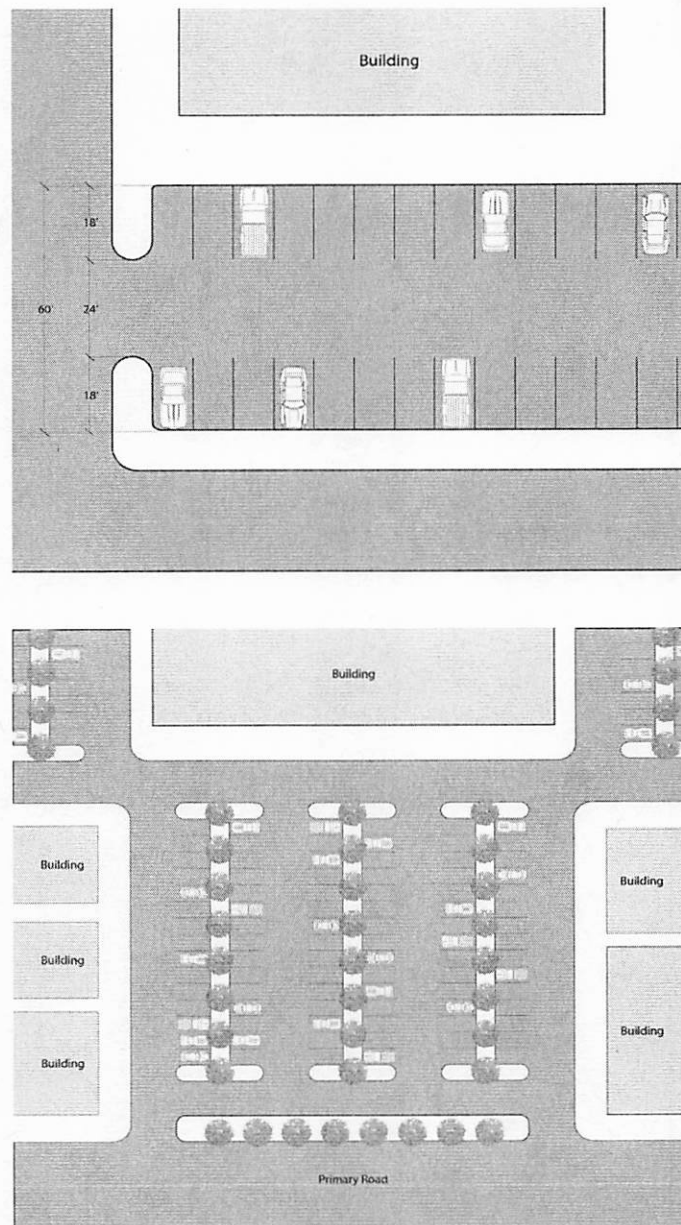
**E. Windows.**



1. The total Building Façade area shall comprise at least 50% windows.
2. Each Façade that fronts on a Street shall have a minimum of 40% windows.
3. All Façades shall have a minimum of 20% windows.
4. All ground floor windows shall extend from two-feet (2') above Grade a minimum of six-feet (6'), to achieve at least eight-feet (8') above Grade.
5. All ground floor windows shall have a minimum transparency of 60%.
6. All windows above the ground floor shall have a minimum transparency of 25%.
7. All windows shall be recessed from the exterior surface by at least two inches (2").
8. In addition, all Buildings shall incorporate at least two of the following window design elements:
  - a. Mullions and/or transoms;
  - b. Trim or molding at least four inches (4") wide; or
  - c. Canopies, shutters, or awnings, proportional to window size.



- F. Off-Street Parking Areas. In addition to the parking and Landscaping requirements found elsewhere in this Title, the following requirements apply to all non-residential Buildings:
1. Multiple-Building Development. Buildings shall be arranged to frame and enclose at least three (3) sides of all Parking Areas.
  2. Surface Parking Lots containing 100 or more stalls shall be organized into a series of parking bays surrounded by Buildings, Landscaping, pedestrian walkways, or Drive Aisles designed to function as Streets.



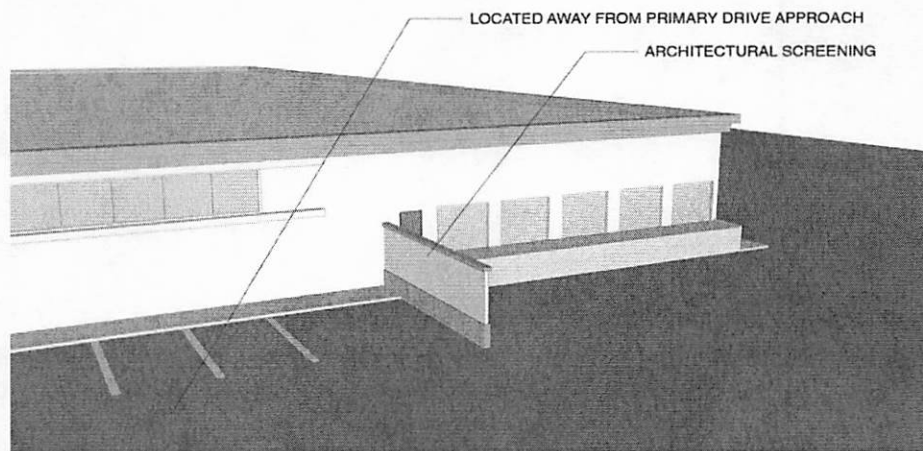
G. Roofs.

1. All Buildings shall have roofs clad in asphalt shingles, wood shingles, standing seam metal, a material of similar quality and durability, or a combination thereof.
2. Buildings with flat roofs shall incorporate a two-foot (2') parapet wall along the entire roofline.

H. Primary Entrance. Every Building shall provide a primary entrance along the Primary Façade.

1. Buildings with multiple tenants shall feature multiple primary entrances.
2. All Primary Façades shall incorporate a Building canopy, awning, or similar weather protection, projecting at least four feet (4') from the Façade, along the Building's primary entrances.

3. Primary Façades shall incorporate visually prominent Building entrances through the use of at least one of the following features:
  - a. Secondary roof structures or a parapet roof with transitions used to accent the principal public entrance;
  - b. Outdoor pedestrian features such as seat walls and Landscaping, or permanent landscaped planters with integrated benches; or
  - c. Architectural details such as tile, metal, stone, precast or cement board work and moldings integrated into the Building.
- I. Loading and Service Areas. Loading, service, and equipment areas shall be located at the rear or side of the Building, behind the Primary Façade, in a manner that minimizes their visibility from drive approaches, Parking Lots, and Streets. Loading, service, and equipment areas shall be screened through the use of Architectural Elements, materials, and Landscaping that reduce their visibility. All loading and service areas must comply with the parking and loading area standards in Chapter 17.06.



- J. Screening Requirements.
  1. Ground-level, wall-mounted, or roof-top mechanical equipment shall be screened from Streets and off-site view.
  2. All roof vents, pipes, Antennae, satellite dishes, and other roof penetrations and equipment, except for chimneys, shall be located on the rear elevation, shall be screened from view, and shall match the roof color.
- K. Fencing. All Buildings shall comply with the following additional fencing requirements:
  1. All fences shall meet the Clear View Area requirements set out in this Title.
  2. Front Yard. The maximum height for any fence in the Front Yard of any Building shall be four feet (4').
  3. Rear or Side Yard. The maximum height for any fence in the Rear or Side Yard of any Building shall be eight feet (8').
  4. Solid Fencing. Solid fencing within a Development or along required Buffers shall be constructed of brick, ceramic tile, stone, precast concrete panel, concrete block, composite, or similar masonry material.
  5. Semi-Transparent Fencing. Semi-Transparent fencing is permitted where solid fencing is not required. Acceptable materials for semi-transparent fencing visible from drive approaches, Parking Lots, or Streets shall be metal or composite picket fencing.

6. Prohibited Materials.
  - a. Vinyl fencing is prohibited. Existing vinyl fence may be extended as part of a permitted Building addition or site expansion.
7. Exceptions. Regardless of the exceptions contained in this Section, minimum Clear View Area requirements shall not be violated under any circumstance. Public schools or private schools approved by applicable state agencies may use a decorative fence up to six feet (6') high in Front Yards and up to ten feet (10') high in Side or Rear Yards for school playgrounds or school-related recreation areas only.
- L. Buffering Requirements. All new Development that abuts a Residential Use shall provide a landscape Buffer, containing a solid eight-foot (8') fence, on each Property Line or portion thereof that abuts the Residential Use.
  1. A Single-Family Use shall have a 10-foot (10') Buffer.
  2. A non-Single-Family Use shall have an 8-foot (8') Buffer.
- M. Waste Container Enclosures. Waste container enclosures are required to be constructed for existing non-residential Buildings when any of the following occur:
  1. An existing Building is expanded or remodeled;
  2. Garbage, junk, solid waste, debris, or refuse are piled or stacked next to or outside the container on a regular basis;
  3. The container is regularly overfilled to the point that garbage or refuse from the waste container litters the property on which the container is located or litters that of adjoining properties; or
  4. The container has been damaged or dilapidated to the extent that it has become unsightly, or the property Owner has allowed graffiti defacement of the container to remain on the container for more than seven (7) days after the vandalism occurred, and this has occurred at least two (2) other times.
- N. Unity.
  1. The architectural design within a multi-Building Development shall be organized around a consistent theme in terms of the Architectural Elements, character, materials, texture, color, and Scale of Buildings.
  2. Themed Restaurants, Retail chains, and other franchise-style Buildings shall conform to the Development's Architectural Elements and character.
- O. Drive-Through Window.
  1. Canopy or Roof. Drive-through windows shall include a canopy or roof that is architecturally integrated with the Building and mirrors the roof form of the Primary Building.
  2. Location. Except when a 10 ft. landscape Buffer that fully screens the drive-through from view is provided, drive-through windows shall be prohibited on any Façade that faces a Right-of-Way.

#### **17.07.120 ~~Single-Story~~ Small Format Commercial Building Form.**

Unless otherwise specifically substituted in a Development Agreement executed as a condition precedent to a rezone, the ~~single-story~~ small format commercial Building form is intended to be used for small and moderate scale commercial or Retail Uses. In addition to the design standards contained in 17.07.050 and 17.07.120, the following design standards apply to all ~~single-story~~ small format commercial Buildings.



- A. Façade. All Buildings shall comply with the following Façade requirements:
1. The Primary Façade shall contain at least one primary entrance and one entrance for every seventy-five feet (75') of Frontage.
  2. The Primary Façade shall contain Façade depth variations every 40 feet (40') of Façade. Façade depth variations shall be at least one-foot (1') deep and ten (10') feet wide.
  3. Primary Façade. Primary Façades shall incorporate at least four (4) of the following design elements:
    - a. Variation in roof form and parapet height;
    - b. Wall recesses or projections of a minimum depth of two feet (2') at least every forty feet (40');
    - c. A ground-level arcade along the full length of the Primary Façade;
    - d. Architectural metal awnings above all entrances and windows;
    - e. Secondary roof structures or a parapet roof with transitions used to accent the primary entrance;
    - f. Outdoor pedestrian features such as seat walls and Landscaping or permanent landscaped planters with integrated benches; or
    - g. Architectural details such as tile, metal, stone, precast or cement board work and moldings integrated into the Building.
- B. Windows and Doors.
1. Each Façade shall have a minimum of 40% windows.
  2. All Buildings shall have doors at least every 30 feet (30') along the ground floor.
- C. Materials.
1. Primary Materials. Additional permitted Primary Materials shall include:
    - a. Marble;
    - b. Split-faced masonry block; or
    - c. Other materials comparable in appearance, quality, and durability.
  2. Secondary Materials. Additional Permitted Secondary Materials shall include:

- a. EIFS; or
  - b. Architectural metal panels.
- D. Roofs. All roofs shall comply with the following standards:
  - 1. Roofs shall correspond with and denote Architectural Elements and Building functions, including primary entrances and arcades.
  - 2. Flat Roofs. Flat roofs shall incorporate a minimum two-foot (2') parapet wall along the entire roofline. The following additional standards apply:
    - a. The parapet shall have a distinct cornice treatment;
    - b. The parapet shall extend along all Façades of the Building; and
    - c. Additional two-foot (2') projections or recesses shall be required in the Façade plane at least every 40 feet (40').
- E. Overhead Doors. Buildings may incorporate overhead doors, subject to the following standards:
  - 1. Overhead doors may not exceed 22 feet in width.
  - 2. Transparency. Each overhead door visible from a public Right-of-Way shall be at least 80% transparent.
  - 3. Materials. Overhead doors visible from a public Right-of-Way shall use materials and colors consistent with Building design standards in this Title.
  - 4. Façades containing overhead doors shall incorporate:
    - a. A canopy or awning over the door; and
    - b. Sconces or other decorative lighting.

#### **17.08.070 Exempt Signs and Sign-Related Activities.**

- A. For Signs or activities listed in this Section, permits are not required, nor is the area of such Signs to be included in any computation of the total allowed Sign Area permitted for a particular Parcel or use. All such Signs must still meet the maintenance, removal and safety standards of this Title as well as the size, location, height and other standards of this Title to the extent possible as determined by the Community Development Department.
- B. Exempt Signs shall not be located on property in a manner that constitutes a safety or visibility problem.
- C. The Signs listed in this Section may be limited or restricted by the Community Development Department as deemed appropriate to meet the intent of this Chapter and the City's General or Master Plans. The Community Development Department may limit the placement, location, size, height, number, lighting and other factors of Signs usage.
- D. Any exempt Sign which becomes a nuisance, as determined by the Community Development Department, may be required by the Community Development Department to be removed, relocated, modified in size or height or other requirements designed to eliminate the nuisance.
- E. The following Signs and Sign-related activities shall be exempt from the provisions of this Chapter to the extent indicated herein:
  - 1. Directional or Instructional Signs. Signs which provide direction or instruction and are located entirely on the property to which they pertain and exceed neither four square feet in area nor four feet in height. These Signs include, without limitation, Signs which identify rest rooms, public telephones or

walkways or may provide direction such as Parking Lot entrance and exit Signs and those of a similar nature.

2. **Memorial Signs or Tablets.** Memorial Signs or tablets, names of Buildings and dates of Building erection when embedded or cut into the surface or Façade of a Building.
3. **Public Notices.** Official notices posted by public officers or employees in the performance of their duties.
4. **Governmental Signs.** Governmental Signs for control of traffic and other regulatory purposes, Street Signs, danger Signs, railroad crossing Signs, and Signs of public service companies indicating danger and aids to service or safety.
5. **Real Estate Signs.** Real estate Signs that are temporary in nature and have no visible connection to a Sign, light pole, tree or other items and are not placed on roofs. Such Signs shall not be allowed on road pavement, sidewalk, gutter areas or Park Strips.
6. **Flags.** The flags, emblems or insignias of any nation or political subdivision subject to the restrictions as found herein, those of this Chapter and as allowed by special exception. Flags shall be restricted in size, except when allowed as a special exception, to a maximum of seventy-two (72) square feet in size.
7. **Symbols or Insignias.** Religious symbols, commemorative plaques of recognized historical agencies or identification emblems of religious orders or historical agencies, provided that no such symbol, plaque or identification emblem may exceed four square feet in area, and provided further that all such symbols, plaques and identification emblems shall be placed flat against a Building or on low profile Signs.
8. **Interior Signs.** Signs located within the interior of any Building or stadium, or within an enclosed lobby or court of any Building, and Signs for and located within the inner or outer lobby, court or entrance of any theater.
9. **Temporary Event Signs.** Temporary Signs not exceeding sixty-four (64) square feet in area pertaining to drives or events of civic, philanthropic, educational or religious organizations, provided that said Signs are posted only during said drive and are removed within fifteen (15) days after said event.
10. **House Numbers and Name Plates.** A Building or house numbers Sign shall be limited to one per Street address. A Building numbers Sign shall not be greater in size than two percent of the Building Façade on which located.
11. **Political and Campaign Signs.** Political or campaign Signs on behalf of candidates for public office or measures on election ballots are allowed, provided that the Signs are not be erected in such a manner as to constitute a Roof Sign, are not located on property in a way that constitutes a safety or visibility problem and are not erected on utility poles, Street Signs or in public Rights-of-Way.
12. **Holiday Decorations.** Signs of a decorative nature, clearly incidental and customary and commonly associated with any national, local or religious holidays are permitted. Such Signs may be of any type, number, area or illumination and shall be placed so as to avoid confusion with authorized traffic lights and signals and shall conform to traffic safety standards.
13. **Building Plaque Sign.** A Building plaque Sign shall be limited to one per address and shall not exceed four square feet in area.
14. **Building Security Sign.** A Building security Sign whose Sign face is limited to no more than one square foot in area. Building security Signs shall be limited to no more than four Signs per Lot.
15. **Gas pump Signs,** provided the Sign is an integral part of the pump.
16. **Public Event Signs and Banners.** A public event Sign or banner authorized by the City for a specific event.

17. Routine Maintenance of Sign. Routine Sign maintenance or changing of lettering or parts of Signs designed to be regularly changed.
18. Warning Signs. Private warning Signs shall be no more than six square feet in area and shall be limited to one such Sign per Parcel unless a special exception is obtained from the Community Development Department.
19. Incidental Signs.
20. Signs specifically authorized by a Development Agreement executed as a condition precedent to a rezone.

#### **17.08.080 Prohibited Signs.**

Unless specifically allowed otherwise in this Title, no person may erect, alter or relocate any Sign of the type or nature specified in this Section.

- A. Animated and intensely lighted Signs.
  1. Animated Signs are not permitted, except as allowed as an electronic display Sign and excluding public service Signs.
  2. No Sign is permitted which, because of its intensity of light, size, configuration, elevation or location, constitutes a nuisance or hazard to vehicular traffic, pedestrians or adjacent properties.
- B. Moving Signs. No moving Sign or any portion thereof may rotate or repeat a pattern of motion more than eight complete repetitions every sixty seconds.
- C. Roof Signs of any type, except where allowed as a special exception under the provisions of this Title, or as specifically authorized by a Development Agreement executed as a condition precedent to a rezone, and except location Signs or numbers designed to be visible from the airways only and intended for public safety purposes.
- D. Miscellaneous Signs and Posters. Except where expressly allowed by this Chapter, the tacking, painting, pasting or otherwise affixing of Signs or posters of a miscellaneous character, visible from a public way, located on the walls of Buildings, barns, sheds, on trees, poles, posts, fences or other structures is prohibited.
- E. Snipe Signs of any type are prohibited except as posted by a government agency.
- F. A-frame, pedestal and other portable Signs of any nature, except as allowed as a special exception by the Community Development Department for limited temporary usage.
- G. Portable trailer or flashing Signs.
- H. Flashing or scintillating lights.
- I. Spot lights, except as allowed as a special exception by the Community Development Department.
- J. Parking of advertising vehicles.
  1. No person shall park, on any property in the City, any vehicle or trailer which has attached thereto or located thereon any Sign or advertising device for the basic purpose of providing advertisement of products or directing people to a business or other activity.
  2. It is the intent of this Section to restrict advertising in residential areas of the City and to standard Signs in business areas. This Section is not intended to apply to standard advertising or identification practices where such Signs or advertising devices are painted on or permanently attached to a business or commercial vehicle used to deliver or pick up merchandise or materials for such business.



- a. Such a vehicle may not be parked, except for brief visiting or delivery purposes, on residential district Streets or at a residential property not resided in by the operator of said vehicle and must meet all other requirements of City ordinances.
  - b. Such a vehicle at the residence of the operator may not be parked on the Street and must be parked on private Parking Areas, to the fullest extent such area allows, so that the vehicle is the least visible from the Street.
- K. Sound, Odor, or Visible Matter. No advertising Sign or device shall be permitted which emits audible sound, odor or visible substance.
- L. Painted Wall Signs. Except as allowed as a special exception, no Sign may be painted directly on any Building, wall, fence or pole.

### **17.08.330 Commercial and Industrial Districts.**

In commercial and industrial districts, Signs indicating the business, commodities, service, industry or other activity sold, offered or conducted on the premises may be allowed as found herein.

- A. All Signs allowed in residential districts may be allowed.
- B. There may be any number of attached or Detached Signs provided their total does not exceed the maximum square footage of Sign Area allowed for the type of Sign and the location unless a special exception is granted for unusual circumstances. Except as otherwise specified, the Community Development Department may determine special exceptions in this Section.
- C. Detached on-premise Signs may be allowed as follows:
  - 1. Detached Signs may be located, subject to the standards of this Chapter, anywhere on the Parcel. However, the total square footage allowed is based solely on Lot Frontage.
  - 2. Size. One and one-half square foot of Sign Area for each lineal foot of Street Frontage. Except for Freeway oriented Signs (see Subsection D below), those Signs subject to "adjacent to residential" requirements of this Chapter, and where granted a special exception for unusual circumstances, no Sign may exceed two hundred (200) square feet of total Sign Area. When more than one Use or business occupies a Lot, the Lot Frontage is to be used to calculate the Sign sizes for a combined total of all Detached Signs, not for each Use. The total may then be divided between the Uses.
  - 3. Billboard Signs shall not count toward the total Sign Area allowed on a Parcel for Detached Signs.
- D. Freeway-Oriented Detached Sign. Businesses may request on-premise Freeway-oriented Detached Signs as a Conditional Use and subject to the requirements as found herein.
  - 1. Must be located on property which is within three hundred (300) feet of the Freeway.
  - 2. Sign Area. The area of the Sign shall be subject to the size limitation based on Lot Frontage whether located in front or another location except such Signs may, if the Planning Commission finds conditions that warrant such sizes, be up to three hundred (300) square feet maximum.
  - 3. All such Signs shall be subject to "adjacent to residential" regulations found elsewhere in this Chapter.
  - 4. Such Signs shall not be allowed on any Parcel of property east of those Parcels with Frontage on State Street.
- E. Attached on-premise Signs may be allowed as follows:
  - 1. Signs may be placed, subject to the standards of this Chapter, on any side of a Building. However, the total Sign Area allowed will be based solely on the Building front.

2. Size. On-premise Attached Signs may not exceed a total of three square feet of Sign Area for each lineal foot of Building Frontage, unless, for unusual circumstances, a special exception is granted. The area of any one Sign shall not exceed one hundred fifty (150) square feet, unless, for unusual circumstances, a special exception is granted.
  3. When more than one Use or business occupies a Building, the lineal footage of the Building is to be used to calculate the Sign sizes for a combined total of all Attached Signs, not for each Use. The total may then be divided between the Uses.
- F. Businesses in free standing Buildings containing more than one non-Residential Use and businesses located on Lots containing more than one nonresidential Building and more than one non-Residential Use, may request a special exception for additional Signs or Sign Area.
- G. Off-Premise Directional Signs may be allowed as found elsewhere in this Chapter. Other than Off-Premise Directional Signs, off-premise Signs may be allowed only as found in this Chapter.
- H. Billboards may be allowed only as found elsewhere in this Chapter and are prohibited or restricted in certain locations.
- I. Low-profile Signs as defined in this Chapter may be allowed in conformity with the following provisions:
1. Low-profile Signs must not violate the clear view ordinance of this Title;
  2. Low-profile Signs must not cross the Property Line;
  3. Low-profile Signs must be incorporated into a Landscaped Area, which area is subject to design review standards;
  4. Low-profile Signs shall be limited to a maximum of six feet in height from Grade; and
  5. Low-profile Signs shall contain no animation unless granted a Conditional Use by the Planning Commission.
- J. Unless specifically authorized by a Development Agreement executed as a condition precedent to a rezone, Roof Signs shall not be allowed except as a special exception under the provisions of this Chapter and, if allowed as a special exception, must conform to the following standards:
1. The height of the Sign face of Roof Signs shall not exceed twenty (20) percent of the height of the Building or ten feet, whichever is less;
  2. Roof Signs shall not be animated;
  3. No visible guy wires, braces or secondary supports shall be used;
  4. Roof Signs shall be designed to appear as extensions of the exterior Building wall;
  5. Roof Signs shall not exceed the maximum permitted height for the zoning district in which located;
  6. Detached Signs may not overhang any portion of the roof of a Building. Attached Signs may not overhang any portion of the same or any other Building; and
  7. Height Regulations for Signs on Parapet Walls, Sloping and Shed Roofs. The following regulations apply to the location and height of Signs on parapet walls and various roof structures:
    - a. Parapet Wall. A Sign attached to a parapet wall may project above the top of the parapet wall no more than one fourth of the Sign height, except that the maximum projection allowed is four feet.
    - b. Sloping Roof. A Sign attached to the fascia or located on the sloping roof of a structure, may not extend more than four feet above the lower edge or the fascia of the sloping roof.

- c. Shed Roof. A Sign attached to the fascia of a shed roof may not be located so as to extend more than four feet above the lower edge of the fascia.
- K. Menu boards for drive-in Restaurants may be allowed as detached or Attached Signs provided there are no more than two free-standing or wall-mounted menu boards per business and such are located not less than twenty (20) feet from the Street Property Line.

### 17.10.190 Utilities

A. Location. Utility facilities including, but not limited to, gas, fiber, electric power, fiber, telephone, and cable TV, shall be located underground in new Subdivisions wherever underground location does not violate safety standards of the particular utility. Underground service connections for water and sewer shall be installed to the Street Property Line of each plated Lot at the expense of the Applicant, as shall adequate casings or conduits for fiber and all other underground utilities. This section does not apply to the City Facility district.\*

B. Easements.

1. Easements shall be provided for private and municipal utilities, such Easements shall be at least 10-feet wide along the front, side, and rear lot lines, when it does not negatively affect the location of the Development. The Easements shall not include those spaces occupied by an existing Building.
2. The width may be reduced when new Development occurs. The provided Easements shall comply with the location and width and as shown on the table below. The Easements shall not include those spaces occupied by an existing Building.

	Front	Side	Rear	Project Perimeter
Commercial Corridor	10'	0'	0'	
Commercial Neighborhood	10'	5'	0'	
Commercial General	10'	0'	0'	
TOD & TOD-Core	5'	0'	0'	
Mixed-Use	5'	5'	20'	
Business Park	10'	0'	0'	
Flex	10'	0'	0'	
Historic and Landmark	10'	10'	10'	
Jordan River	10'	10'	10'	
School	10'	10'	10'	
R1	10'	5'	10'	
Townhome Overlay	10'	0'	0'	8'
Residential Multiple	10'	5'	10'	
Riverfront MPMU - Flex/Office	10'	5'	10'	
Riverfront MPMU - R1	10'	5'	10'	

Riverfront MPMU - RM1	10'	10'	10'	
Riverfront MPMU - School	10'	10'	10'	
Crossing MPMU - Anchor Tenant	**	**	**	
Crossing MPMU - 2100 S./State St.	**	**	**	
Crossing MPMU - Transit	**	**	**	
Downtown	5'	0'	0'	
East Streetcar	5'	0'	0'	
Granite Lofts Townhome Units 1-5,8-11,14-15,20-23	8'	0	10'	
Granite Lofts Townhome Units 6,7,12,13,18,19,24,25	8'	8'	0	
Granite MPMU - Library	**	**	**	
Granite MPMU - Townhome	**	**	**	
HT Overlay	**	**	**	

\*See 17.03.130

\*\*See Approved MPMU, ~~or~~ Overlay District, or Development Agreement.

3. All easements shall be indicated on the Plat. Proper coordination shall be established by the Applicant between the applicable utility companies for the establishment of utility facilities and easements to adjoining Properties.
4. Where necessary to ensure proper Access and maintenance, easement widths shall be increased as required by the City Engineer for the type of Development proposed. Easements for water lines shall be a minimum of thirty feet (30') wide.

RESOLUTION NO. R2025-

14

A RESOLUTION OF THE SOUTH SALT LAKE CITY COUNCIL AUTHORIZING THE SOUTH SALT LAKE CITY POLICE DEPARTMENT TO DISPOSE OF UNCLAIMED PROPERTY IN THE SOUTH SALT LAKE POLICE DEPARTMENT POSSESSION.

WHEREAS, the South Salt Lake City Police Department (SSLCDP) has acquired possession of lost, stolen or abandoned bicycles, the description of which, is attached hereto as Exhibit A, hereinafter referred to as "Property";

WHEREAS, the SSLCPD is authorized, pursuant to Utah Code. Ann. § 77-11d-105 to dispose of unclaimed property if designated as lost or unclaimed, after reasonable steps have been taken to determine the identity and location of the owner and reasonable steps have been taken to notify the owner that the Property is in the possession of the SSLCPD;

WHEREAS, the SSLCPD has made reasonable efforts to identify and notify owners of the property, and has either been unsuccessful in determining ownership over the Property, or has notified the apparent owner and has not received a timely response;

WHEREAS, the SSLCPD has published notice of its intent to dispose of the unclaimed Property pursuant to Utah Code. Ann. § 77-11d-105(1)(a) on the Utah's Public Legal Notice Website; on the City's public website; and in a location designated for notice in the SSLCPD station, and has waited the statutorily required time prior to disposition;

WHEREAS, the Property described in Exhibit A has not been claimed;

WHEREAS, the SSLCPD is authorized, pursuant to Utah Code. Ann. § 77-11d-105(4)(b) to apply the Property to a public interest use upon approval of the City Council;

WHEREAS, Free Bikes 4 Kidz is a nonprofit charity registered with the State that will accept the bicycles for donation; and

WHEREAS, the City Council approves the application of the unclaimed Property to a public interest use by donating the Property to Free Bikes 4 Kidz.

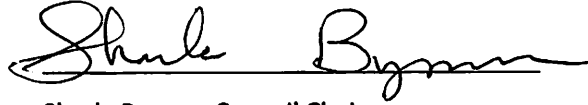
NOW THEREFORE, BE IT RESOLVED, by the City Council of South Salt Lake City that, pursuant to Utah Code §77-11d-105, the property identified and attached hereto as Exhibit A, may be appropriated for public interest use by donation to Free Bikes 4 Kidz, a nonprofit Charity registered with the State of Utah.

(SIGNATURES APPEAR ON NEXT PAGE)

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

APPROVED AND ADOPTED by the City Council of the City of South Salt Lake, Utah on this day 9th  
of July 2025.

BY THE CITY COUNCIL:



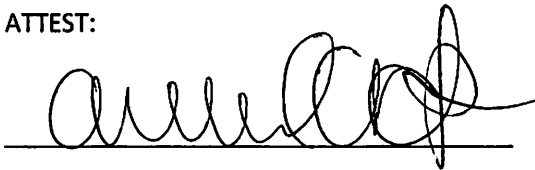
Sharla Bynum, Council Chair

City Council Vote as Recorded:

Huff: Yes  
Thomas: Yes  
Bynum: Yes  
Mitchell: Yes  
Sanchez: Absent  
Williams: Yes  
deWolfe: Yes



ATTEST:



Ariel Andrus, City Recorder

# Exhibit A

Case #	Type	Tag #	Location	Shelf Location	Date received	Date for Disposal	Item Synopsis	Item Description	Item Status
GO LK 2024-11479	BI	LK12976-1	SHOPS	SHED	04/10/2024	07/10/24	Men's BLK/GRN Speed SCOTT Mountain	SCOTT ASPECT MOUNTAIN BIKE	PERS/SAF
GO LK 2024-15203	BI	LK13412-1	SHOPS	SHED	05/12/2024	08/12/2024	Unisex BLK/WHI Speed SPECIALIZED 10 Spe	SPECIALIZED PITCH SPORT BICYCLE	PERS/SAF
GO LK 2024-21664	BI	LK14200-1	SHOPS	SHED	07/02/2024	10/02/2024	Unisex GRY/ Speed Mountain	MOUNTAIN BIKE	PERS/SAF
GO LK 2024-25324	BI	LK14658-16	SHOPS	SHED	07/30/2024	10/30/2024	Men's BLK/ Speed GARY FISHER Mountain		SEIZED
GO LK 2024-25324	BI	LK14658-8	SHOPS	SHED	07/30/2024	10/30/2024	Men's RED/ Speed SPECIALIZED Mountain		SEIZED
GO LK 2025-619	BI	LK17229-25	SHOPS	SHED	01/07/2025	04/07/2025	Men's GRN/ Speed COOP Mountain		FOUND
GO LK 2025-619	BI	LK17229-17	SHOPS	SHED	01/07/2025	04/07/2025	Women's BLU/ Speed RALLYE Mountain		FOUND
GO LK 2025-619	BI	LK17229-15	SHOPS	SHED	01/07/2025	04/07/2025	Men's GRN/ Speed SCHWINN Mountain		FOUND
GO LK 2025-619	BI	LK17229-1	SHOPS	SHED	01/07/2025	04/07/2025	Men's GRY/ Speed GT Mountain		FOUND
GO LK 2025-619	BI	LK17229-20	SHOPS	SHED	01/07/2025	04/07/2025	Men's SIL/ Speed NEXT Mountain		FOUND

## **South Salt Lake Police Department**

2835 South Main Street, South Salt Lake  
City, UT 84115

### **Notice of Unclaimed Property:**

The South Salt Lake Police Department currently holds various unclaimed properties in our evidence room. They include bicycles, cash, guns, computer equipment, cell phones, jewelry, tools, and other misc. items.

If you believe we currently have property belonging to you, please contact us in person or at #801-412-3665. Ownership must be proven in the form of receipts and/or detailed description.

Unclaimed property will be auctioned or destroyed on July 10, 2025.

Published: Wednesday June 25, 2025



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

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING SECTION 3.11.020 OF THE SOUTH SALT LAKE CITY MUNICIPAL CODE TO MODIFY GENERAL FEES.

**WHEREAS**, The South Salt Lake City Council (the “City Council”) is authorized to enact and amend ordinances establishing regulations related to the health, safety, and welfare of the residents of the City of South Salt Lake (the “City”); and

**WHEREAS**, the City Council finds that, after a review and assessment of the City’s costs and needs, the City’s consolidated fee schedule, codified in South Salt Lake Municipal Code 3.11.020, should be updated to reflect the current economic status of the City’s services and costs in maintenance and administration of the services provided by the City Recorder’s Office; and

**WHEREAS**, the City Council hereby determines that amending section 3.11.020 of the South Salt Lake Municipal Code to modify fees as shown in “Exhibit A,” which is attached hereto and incorporated by this reference, is in the best interest of the health, safety, and welfare of the residents of South Salt Lake City.

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

**SECTION 1. Enactment.** Section 3.11.020 is hereby amended, as attached hereto and incorporated by reference in “Exhibit A.”

**SECTION 2. Severability.** If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

**SECTION 3. Conflict with Existing Ordinances, Resolutions, or Policies.** To the extent that any ordinances, resolutions, or policies of the City of South Salt Lake conflict with the provisions of this ordinance, this ordinance shall prevail.

**SECTION 4. Effective Date.** This ordinance shall become effective upon Mayor’s signature and publication, or after fifteen days of transmission to the office of the Mayor if neither approved nor disapproved by the Mayor, and thereafter, publication.

[signatures appear on next page; remainder of page intentionally left blank]

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

BY THE CITY COUNCIL:

\_\_\_\_\_  
Sharla Bynum, Council Chair

ATTEST:

\_\_\_\_\_  
Ariel Andrus, City Recorder

City Council Vote as Recorded:

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

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

\_\_\_\_\_  
Ariel Andrus, City Recorder

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

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

\_\_\_\_\_  
Cherie Wood, Mayor

ATTEST:

\_\_\_\_\_  
Ariel Andrus, City Recorder

**Exhibit A:****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>	
<del>CD/DVD production</del>	<del>\$10.00/disc</del>
<del>Video cassette production</del>	<del>\$20.00/tape</del>
<del>Audio cassette production</del>	<del>\$10.00/tape</del>
<del>Facsimile transmission</del>	<del>\$2.00 for 10 pages, additional pages \$0.50/page</del>
<del>E-mail transmission (files of less than 10 MB)</del>	<del>No additional charge</del>
<del>Media device</del>	<del>\$15.00/per device</del>

**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	

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

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

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING SECTION 3.11.060 OF THE SOUTH SALT LAKE CITY MUNICIPAL CODE TO MODIFY CITY RECORDER FEES.

**WHEREAS**, The South Salt Lake City Council (the “City Council”) is authorized to enact and amend ordinances establishing regulations related to the health, safety, and welfare of the residents of the City of South Salt Lake (the “City”); and

**WHEREAS**, Utah Code § 10-3-208(12)(a)(ii) authorizes the City to impose a fine on a candidate who fails to timely file a campaign finance statement; and

**WHEREAS**, in the interest of transparency the City Recorder has recommended amending the City’s Consolidated Fee Schedule to include the fine amount as authorized by State law; and

**WHEREAS**, the City Council finds that, after a review and assessment of the City’s costs and needs, the City’s consolidated fee schedule, codified in South Salt Lake Municipal Code 3.11.060, should be updated to reflect the current economic status of the City’s services and costs in maintenance and administration of the services provided by the City Recorder’s Office; and

**WHEREAS**, the City Council hereby determines that amending section 3.11.060 of the South Salt Lake Municipal Code to modify fees as shown in “Exhibit A,” which is attached hereto and incorporated by this reference, is in the best interest of the health, safety, and welfare of the residents of South Salt Lake City.

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

**SECTION 1. Enactment.** Section 3.11.060 is hereby amended, as attached hereto and incorporated by reference in “Exhibit A.”

**SECTION 2. Severability.** If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

**SECTION 3. Conflict with Existing Ordinances, Resolutions, or Policies.** To the extent that any ordinances, resolutions, or policies of the City of South Salt Lake conflict with the provisions of this ordinance, this ordinance shall prevail.

**SECTION 4. Effective Date.** This ordinance shall become effective upon Mayor’s signature and publication, or after fifteen days of transmission to the office of the Mayor if neither approved nor disapproved by the Mayor, and thereafter, publication.

[signatures appear on next page; remainder of page intentionally left blank]

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

BY THE CITY COUNCIL:

\_\_\_\_\_  
Sharla Bynum, Council Chair

ATTEST:

\_\_\_\_\_  
Ariel Andrus, City Recorder

City Council Vote as Recorded:

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

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

\_\_\_\_\_  
Ariel Andrus, City Recorder

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

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

\_\_\_\_\_  
Cherie Wood, Mayor

ATTEST:

\_\_\_\_\_  
Ariel Andrus, City Recorder

**Exhibit A:****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
24 hour late filing of Campaign Finance report, per Utah Code § 10-3-208 (11)(a)(ii), or successor provision.	\$50.00
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	<del>\$0.10</del> \$0.25 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



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

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING SECTION 3.11.070 OF THE SOUTH SALT LAKE CITY MUNICIPAL CODE TO MODIFY POLICE DEPARTMENT FEES.

**WHEREAS**, The South Salt Lake City Council (the “City Council”) is authorized to enact and amend ordinances establishing regulations related to the health, safety, and welfare of the residents of the City of South Salt Lake (the “City”); and

**WHEREAS**, the City Council finds that, after a review and assessment of the City’s costs and needs, the City’s consolidated fee schedule, codified in South Salt Lake Municipal Code 3.11.070, should be updated to reflect the current economic status of the City’s services and costs in maintenance and administration of the services provided by the police department; and

**WHEREAS**, the City Council hereby determines that amending section 3.11.070 of the South Salt Lake Municipal Code to modify fees as shown in “Exhibit A,” which is attached hereto and incorporated by this reference, is in the best interest of the health, safety, and welfare of the residents of South Salt Lake City.

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

**SECTION 1. Enactment.** Section 3.11.070 is hereby amended, as attached hereto and incorporated by reference in “Exhibit A.”

**SECTION 2. Severability.** If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

**SECTION 3. Conflict with Existing Ordinances, Resolutions, or Policies.** To the extent that any ordinances, resolutions, or policies of the City of South Salt Lake conflict with the provisions of this ordinance, this ordinance shall prevail.

**SECTION 4. Effective Date.** This ordinance shall become effective upon Mayor’s signature and publication, or after fifteen days of transmission to the office of the Mayor if neither approved nor disapproved by the Mayor, and thereafter, publication.

[signatures appear on next page; remainder of page intentionally left blank]

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

BY THE CITY COUNCIL:

\_\_\_\_\_  
Sharla Bynum, Council Chair

ATTEST:

\_\_\_\_\_  
Ariel Andrus, City Recorder

City Council Vote as Recorded:

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

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

\_\_\_\_\_  
Ariel Andrus, City Recorder

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

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

\_\_\_\_\_  
Cherie Wood, Mayor

ATTEST:

\_\_\_\_\_  
Ariel Andrus, City Recorder

**Exhibit A:****3.11.070 Police Department.****A. Reports and Documents.**

DI-9 (crash) reports	\$15.00 (provided at station)
Crash reports <del>available at <a href="https://crashreport.utah.gov">https://crashreport.utah.gov</a></del>	<del>\$9.50 (provided online)</del> \$15.00
Police reports (includes research/redaction costs)	
<50 pages	<del>\$1015.00</del> \$0.25 for each additional page
<del>50-100 pages</del>	<del>\$20.00</del>
<del>101-200 pages</del>	<del>\$30.00</del>
<del>201+ pages</del>	<del>As quoted</del>
Dashboard/body/security/other video/audio recording (including disc, research/redaction, staff time)	<del>\$45.00 per recording device</del>
30 minutes or less	\$45.00
30-60 minutes	\$55.00
	\$10 for each additional 30 minutes
Photographs	
<50 photos	\$20.00
50-100 photos	\$30.00
101-200	\$40.00
201 +	As Quoted

**B. Work Cards.**

Work/ID card (sexually oriented businesses)	<del>\$25.00-\$60.00</del>
Duplicate work/ID cards	\$10.00

**C. Sex Offender Registration.**

Sex offender registration fee	\$25.00
-------------------------------	---------

DNA collection fee	<del>\$125.00</del> -\$150.00
--------------------	-------------------------------

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
---	---------