

ORDINANCE 2026-04

**AN ORDINANCE OF THE CITY OF NORTH SALT LAKE
AMENDING TITLES 4, 8, 9, 10, AND 13 OF THE CITY CODE FOR
THE PURPOSE OF UPDATING CITATION NUMBERS FOR
CERTAIN REFERENCES TO UTAH CODE**

WHEREAS, the City of North Salt Lake is an incorporated city in Davis County Utah; and

WHEREAS, the City Code has citations to State Code that are not correct due to codification of State Code.

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

Section 1. Pursuant to Utah Code 10-20-502, Titles 4, 8, 9, 10 & 13 of the City Code is hereby amended as attached in Exhibit A.

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective upon publication or posting.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah on this 19th day of May 2026.



CITY OF NORTH SALT LAKE

By:

BRIAN J. HORROCKS

Mayor

ATTEST:

WENDY PAGE

City Recorder

City Council Vote as Recorded:

Council Member Clayton

aye

Council Member Jackson

aye

Council Member Knowlton

excused

Council Member Smoot

aye

Council Member Van Langeveld

excused

Certificate of Posting Ordinance:

I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing Ordinance 2026-04 was passed by the governing body on the date shown above, and that copies were posted as required by Utah Code 10-3-713 within the municipality.

Recorded this 20th day of May, 2026.

Wendy Page
Wendy Page, City Recorder

[Seal]



7-8-1: DEFINITIONS:

HISTORIC DISTRICT:

B. In a historic district or area created under State Code section ~~10-9a-503~~10-20-503.

8-2-1: TITLE, APPLICABILITY, AUTHORITY:

C. Authority: The city has authority to adopt this chapter in order to facilitate compliance with the drinking water source protection regulations promulgated pursuant to Utah administrative code section R309-113, and pursuant to authority set forth in the municipal land use, development and management act, Utah Code Annotated section ~~10-9a-102~~10-20-101, as amended, and other applicable statutory and common laws of the United States. (Ord. 99-16, 12-7-1999; amd. 2012 Code)

9-8-5: RESIDENTIAL AUTOMATIC FIRE SPRINKLER SYSTEM REQUIREMENTS:

A. Residential Automatic Fire Sprinkler Ordinance: As described in Utah Code Title 15A-5-203, the city adopts by ordinance the requirements of an automatic residential fire sprinkler system if any of the following conditions exist:

1. The structure:
 - a. is located in an urban-wildland interface area as provided in the Utah Wildland Urban Interface Code adopted as a construction code under the State Construction Code; and
 - b. does not meet the requirements described in Utah Code, Subsection ~~65A-8-203(4)(af)~~ and Utah Administrative Code, R652-122-1300, Minimum Standards for County Wildfire Fire Ordinance;
2. the structure is in an area where a public water distribution system with fire hydrants does not exist as required in Utah Administrative Code, R309-550-5, Water Main Design;
3. the only fire apparatus access road has a grade greater than 10% for more than 500 continual feet;
4. the total floor area of all floor levels within the exterior walls of the dwelling unit exceeds 10,000 square feet; or
5. the total floor area of all floor levels within the exterior walls of the dwelling unit is double the average of the total floor area of all floor levels of unsprinkled homes in the subdivision that are no larger than 10,000 square feet.
6. Exception: A single family dwelling does not require a fire sprinkler system if the dwelling:
 - a. is located outside the wildland urban interface;
 - b. is built in a one-lot subdivision; and
 - c. has 50 feet of defensible space on all sides that limits the propensity of fire spreading from the dwelling to another property. (Ord. 2020-07, 2-4-2020)

10-1-5: CONFLICT:

A. This code shall not nullify the more restrictive provisions of covenants, agreements or other ordinances or laws, but shall prevail notwithstanding such provisions which are less restrictive.

B. Whenever other restrictions or provisions are adopted under state law, the most restrictive requirement shall govern. However, the city may not impose stricter requirements than are required in Utah Code Annotated sections ~~10-9a-305~~10-20-304, ~~10-9a-514~~10-21-302, ~~10-9a-516~~10-20-610 and ~~10-9a-520~~ (incorporated with 10-20-610). (Ord. 93-5, 7-6-1993, eff. 7-15-1993; amd. 2012 Code)

10-1-39: DEFINITIONS:

***RESIDENTIAL FACILITY FOR ELDERLY PERSONS:**

A. A single-family or multiple-family dwelling unit that meets the requirements of chapter 8 of this title and any ordinance adopted under authority of chapter 8 of this title, and Utah Code Annotated sections ~~10-9a-516~~10-20-610, ~~10-9a-517~~, ~~10-9a-518~~ and ~~10-9a-519~~.

B. "Residential facility for elderly persons" does not include a healthcare facility.

***RESIDENTIAL FACILITY FOR PERSONS WITH A DISABILITY: A residence:**

A. In which more than one person with a disability resides; and

B. 1. Is licensed or certified by the Department of Human Services under Utah Code Annotated title ~~62A~~26B, chapter 2, licensure of programs and facilities; or

2. Is licensed or certified by the Department of Health under Utah Code Annotated title ~~26~~B, chapter ~~21~~2, Healthcare Facility Licensing and Inspection Act.

VARIANCE: An official permit to use property in a manner that departs from the way in which other property in the same locality can be used; as regulated by Utah State Code section ~~10-9a-702~~10-20-1102.

10-2-2: HEARING OFFICER:

A. Created And Appointment:

1. Pursuant to Utah Code ~~10-9a-701~~10-20-1101 the City hereby establishes an Appeal Authority consisting of a Hearing Officer to:

a. Hear and decide requests for variances from the terms of the land use ordinance;

b. Hear and decide appeals from decisions applying the land use ordinance;

c. Hear and decide appeals from a fee charged in accordance with State Code section ~~10-9a-510~~10-20-904.

2. The Hearing Officer shall be appointed or removed by the Mayor with the advice and consent of the City Council.

10-3-1: AUTHORITY OF THE CITY COUNCIL:

In accordance with Utah Code Annotated, **Title 10, Chapter 9a20, Part 5**, as amended, the City Council may amend any provisions of this Title or the Official Zoning Map of the City in accordance with the procedures set forth herein, including amendments to the number, shape, boundaries, or area of any zoning district; any land use regulation of or within a zoning district; or any other provision of this title. (Ord. 93-5, 7-6-1993, eff. 7-15-1993; amd. 2012 Code; Ord. 2024-01, 1-16-2024)

10-3-2: PROCEDURES FOR PROPOSED AMENDMENTS AND REZONINGS:

D. Notice; Public Hearings And Public Meetings:

1. Public Hearings: The City shall prepare and give notice at least 10 calendar days before a public hearing to consider such amendment by mail to affected entities and for the area directly affected by the proposed land use regulation or zoning map amendment as a class B notice as provided by Utah Code Annotated sections **10-9a-20510-20-205, 10-9a-50210-20-502**, and 63G-30-102, as amended.

2. Public Meetings: The City shall provide notice of public meetings as a class A notice, as provided by Utah Code Annotated sections **10-9a-20510-20-205, 10-9a-50210-20-502**, and 63G-30-102, as amended.

10-13-3: STEP 1 - GENERAL DEVELOPMENT PLAN AND P-DISTRICT APPLICATION:

A. An application for General Development Plan (GDP) and P-District rezone review shall be submitted by the property owner or an authorized representative. All plans shall be prepared by a licensed/certified professional, such as an architect, landscape architect, planner, engineer, surveyor, etc. The requirements for a complete site plan review application are:

1. Conceptual Site Plan, including a current survey and legal description, vehicular and pedestrian circulation, proposed building placement, setbacks, streetscape, parking, fire protection, fencing, and signage locations, plus any other information required for conceptual site plan review;
2. Conceptual Landscape Plan, including open space, recreation equipment, and other proposed community amenities; and
3. Conceptual Building Plan(s), including elevations, height, materials, and proposed colors.

B. Upon receipt of a complete application to the Community Development Department, the application shall be reviewed by the Development Review Committee (DRC). The DRC shall provide written comments to the applicant regarding the proposed General Development Plan within fourteen (14) days of receipt. The applicant may request a meeting with the DRC or staff to discuss the comments. Upon receipt of a written response to the comments and any revised submittal, the DRC shall review the resubmittal and make a recommendation on the application to the Planning Commission. Once a recommendation has been made by the DRC, the Community Development Department shall schedule a public hearing before the Planning Commission and provide written notice to property owners within three hundred feet (300') of the boundary of the proposed project, as required by Utah State Code **10-9a-50210-20-502**.

10-19-17: RESIDENTIAL:

A. Accessory Dwelling Units:

15. Building Code: All construction and remodeling shall comply with building codes and ordinance requirements in effect at the time of construction or remodeling, in accordance with Utah state code section [10-9a-511-510-20-606](#), changes to dwellings - egress windows.

10-21-3: PUBLIC HEARING:

A. Once the application is complete it shall be noticed and scheduled for a public hearing before the City Planning Commission at its next regularly scheduled meeting. The Planning Commission shall process that application as it would a request to amend the City zoning map. The City Planning Commission shall make a recommendation to the City Council as to whether or not the City Council should apply the overlay zone to the property pursuant to the submitted application.

B. The City Planning Commission shall recommend positively that the City Council grant the application for the overlay zone designation on the property if it appears from the application that the described existing use of the property is a legal nonconforming use as defined in Utah Code [10-9a-103\(32\)](#)[10-20-102](#) and section [10-1-4710-1-39](#) of this title. (Ord. 2012-09, 6-19-2012)

10-21-4: CITY COUNCIL CONSIDERATION:

Upon a recommendation from the City Planning Commission, the City Council shall, at its next regularly scheduled meeting, if practical, consider the application of the overlay zone to the property applied for as it would any application for a zone change within the City. The City Council shall approve the application for the overlay zone designation on the property if it appears from the application that the described use of the property is a legal nonconforming use as defined in Utah Code [10-9a-103\(32\)](#)[10-20-102](#) and section [10-1-4710-1-39](#) of this title, unless findings to the contrary deem such a zone change, in the opinion of the City Council, contrary to the best interest of the City. (Ord. 2012-09, 6-19-2012)

13-2-2: REQUIRED PLAT APPROVAL:

A. Content: If any land is laid out and platted, the owner of the land shall cause an accurate plat to be made of them that sets forth and describes:

1. Any parcel of ground laid out and platted, by boundaries, course and extent, and if they are intended for streets or other public uses, together with any area that is reserved for public purposes; and

2. Any block or lot intended for sale or otherwise reserved for private purposes and all parcels offered for dedication for any purpose, with all dimensions, boundaries, and courses clearly shown and defined.

B. Acknowledgment Required:

1. The owner of the land shall acknowledge the plat and owner's dedication before an officer authorized by law to take acknowledgment of conveyances of real estate.

2. The surveyor of the plat shall certify that the surveyor:

a. Holds a license in accordance with Utah, Code Annotated, Title 58, Chapter 22 (as amended), Professional Engineers and Professional Land Surveyors Licensing Act;

b. Has completed a survey of the property described on the plat in accordance with Utah Code section ~~17-23-17~~17-73-54 (as amended) and has verified all measurements; and

c. Has placed monuments as represented on the plat.

13-2-4: TRANSFER OF LAND; VOIDABLE:

No person shall offer to sell, contract to sell, sell, deed or convey any property contrary to the provisions of this title. A subdivision plat recorded without the signatures required by Utah Code Annotated, section ~~10-9a-604~~10-20-804 (as amended) is void. A transfer of land pursuant to a void plat is voidable by the land use authority. (Ord. 2024-01, 1-16-2024)

13-2-6: BUILDING PERMITS:

A. Requirements:

1. No building permit shall be issued for any structure within a subdivision until the subdivision plat is recorded in the County Recorder's Office, a bond is provided acceptable to the City ensuring the adequate installation of required essential infrastructure improvements and utilities, and the required improvements and utilities have been installed and are operable as provided herein and as deemed essential infrastructure (defined by Utah Code Annotated ~~10-9a-802~~10-20-1001, as amended) which is necessary to meet the requirements of the building code and fire code.

13-5-9: FINAL PLAT; PURPOSE:

The purpose of the final plat is to require final review and approval of all documents before a subdivision plat is recorded. The final plat and all information and procedures relating thereto shall in all respects be in compliance with the provisions of this title. The final plat and improvement plans submitted shall conform in all respects to those regulations and requirements specified during the preliminary plat approval. Pursuant to Utah Code Annotated section ~~10-9a-604~~10-20-805, as amended, the Community Development Director is designated as the Administrative Land Use Authority for final plat approval with the advice and consent of the City Engineer and City Attorney. (Ord. 2024-01, 1-16-2024)

13-5-13: ADMINISTRATIVE LAND USE AUTHORITY ACTION; FINAL PLAT:

A. The Community Development Director, acting as the Administrative Land Use Authority shall review the final plat application for conformance to City Ordinance and any conditions of preliminary plat approval and shall verify the approvals from the City Engineer, City Attorney, applicable development review staff and affected entities. Upon verification of final plat approvals, the director shall send notice of approval to the applicant in writing and authorize the final plat mylar to be printed. The City shall provide the applicant a signed and dated copy of the approved Subdivision Improvement Plans.

B. The applicant shall submit an executed final plat mylar complete with the surveyor's certification and signed owner's dedication accompanied by the following:

1. Final title report updated within the previous thirty (30) days;

2. Any executed documents required for recordation with the plat, such as easements, owner's association incorporation bylaws or protective covenants;

3. Stormwater Management Agreement;

4. Subdivision Improvement Agreement;

5. Acceptable assurance document in accordance with section [13-5-15](#) for the installation of essential improvements:

- a. The developer may elect to install any required public landscaping improvements or infrastructure improvement prior to recordation of the plat in accordance with Utah State Code [10-9a-604.5](#)[10-20-807](#), as amended; or

13-6-1: PLANNED UNIT DEVELOPMENTS; SPECIAL REQUIREMENTS:

E. Deviation From Design And Improvement Standards: Requests for design deviations, other than those outlined in this section or as approved by development agreement in conjunction with a P-District rezone, may only be approved as a legislative decision by the City Council. Where, in the opinion of the City Council, the literal enforcement of the design and improvement standards in this Title would result in an unreasonable utilization of land and water or undue hardship due to unique circumstances compliance with one or more of the design and improvement standards may be waived, according to the following procedure:

1. Application: Application for a modification of design standards shall be made on a form provided by the City and shall include:

- a. A description of the land to be developed;
- b. An identification of the title provision from which the modification is requested;
- c. A description of the peculiar physical conditions pertaining to the land in question and which do not pertain to other lands in the general area;
- d. A description of the hardships which will accrue to the detriment of the property owner if the requested modification is not granted;
- e. A nonrefundable modification review fee, where established and payable to the City, in accordance with the Comprehensive Fee Schedule as adopted by resolution of the City Council.

2. Public Hearing; Notice: The Planning Commission shall hold a public hearing before making a recommendation on the requested modification. Notice of said public hearing shall be given in accordance with [USC 10-9a-205](#)[10-20-205](#) as a class B notice.

13-7-1: PLAT AMENDMENTS:

B. Review Process:

1. Applicability:

a. Residential, commercial, industrial or agricultural subdivision amendments that cannot be processed as routine and uncontested lot line adjustments, shall be processed pursuant to this subsection.

b. Plat amendments that create one (1) or more additional lots to the subdivision, shall not be processed as a plat amendment, but shall be processed as new subdivision.

2. City Internal Review:

a. The Community Development Department shall obtain comments regarding the amendment petition from all the development review staff.

b. If the development review staff determines that the proposed amendment petition may have an adverse material impact on traffic, it may require the applicant to submit a professionally prepared traffic impact study.

c. The development review staff comments shall be transmitted to the applicant for revisions as applicable.

3. Planning Commission Review:

a. Plat amendments which vacate or amend a public right of way, public trail, or public utility easement shall be noticed for public hearing before the City Council as a class A notice in accordance with ~~USC 10-9a-208~~10-20-208, as amended.

13-7-2: EXEMPTION FROM PLAT REQUIREMENT:

A subdivision plat amendment is not required for a lot line or boundary adjustment as defined in Utah Code Section ~~10-9a-523~~10-20-906, as amended, but shall be processed as outlined in the following section. (Ord. 2024-01, 1-16-2024)