

ORDINANCE NO. 2025-10

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING CHAPTERS 17.01, 17.03, 17.07, AND 17.10 OF THE SOUTH SALT LAKE MUNICIPAL CODE TO AMEND AND UPDATE LAND USE, DESIGN STANDARDS, AND PLATTING AND SUBDIVISION REQUIREMENTS FOR THE CITY FACILITY LAND USE DISTRICT.

WHEREAS, the South Salt Lake City Council (the “Council”) is authorized to enact and amend ordinances governing the City of South Salt Lake (the “City”); and

WHEREAS, on April 3, 2025, the Planning Commission held a properly noticed public hearing, where the public had the opportunity to be heard on amending the South Salt Lake Municipal Code Title 17, to amend and update the land use, design standards, and platting and subdivision standards requirements for the City Facility land use district; and

WHEREAS, the Planning Commission after careful review of the proposed changes and consideration of staff comments and public comments submitted, determined the changes were in the best interest of the City and voted to forward a recommendation of approval of the proposed changes to the Council; and

WHEREAS, on March 12, 2025, the Council in a work meeting received a presentation from City staff on the proposed amendments to the South Salt Lake Municipal Code Title 17, to amend and update the land use, design standards, and platting and subdivision standards requirements for the City Facility land use district; and

WHEREAS, on April 23, 2025, the Council again reviewed the recommendation of the proposed changes, reviewed the record and recommendation from the Planning Commission and considered the input submitted from the public as well as the general plan and goals established by the City for the development of the City, and determined the changes were in the best interest of the City;

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

SECTION I: The proposed amendments attached hereto as Exhibit A, and incorporated herein by this reference, are hereby adopted and incorporated into Title 17 of the South Salt Lake City Municipal Code.

SECTION II: 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 III. This ordinance shall become effective upon Mayor’s signature and publication, or after fifteen (15) days of transmission to the office of the Mayor if neither approved nor disapproved by the Mayor, and thereafter, publication.

(Signatures on following page; remainder of page intentionally left blank)

Dated this 23rd day of April 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>
deWolfe	<u>YES</u>
Thomas	<u>YES</u>
Bynum	<u>YES</u>
Mitchell	<u>YES</u>
Sanchez	<u>YES</u>
Williams	<u>YES</u>



Transmitted to the Mayor's office on this 24 day of April 2025.

Ariel Andrus
Ariel Andrus, City Recorder

MAYOR'S ACTION: Approve

Dated this 28th day of April, 2025.

Cherie Wood
Cherie Wood, Mayor

ATTEST:

Ariel Andrus
Ariel Andrus, City Recorder

EXHIBIT A

Title 17 Land Use and Development

Chapter 17.01 DEFINITIONS

Sections:

17.01.010 Definitions.

...

"City ~~Building~~ Facility" means any Lot, Parcel, ~~Building or space within a Building~~, or Structure that is owned or operated by the City and that is located in the City Facility district.

...

"Storage, Outdoor" means the keeping of any components, products, debris, materials, merchandise, equipment, vehicles, or trailers in any unenclosed area outside of a Structure on a subject parcel. ~~Outdoor Storage must be screened from public view.~~

....

Chapter 17.03 LAND-USE DISTRICTS AND MATRIX

Sections:

17.03.010 Land Use Matrix.

- A. Any Use not specifically permitted or conditionally permitted in this Land Use Matrix is prohibited. Only the following Uses are allowed:
 - 1. Uses indicated by the letter "P" below are Permitted Uses only where designated.
 - 2. Uses indicated by the letter "C" are Conditional Uses only where designated.
- B. All Permitted Uses are subject to the general and specific standards, as applicable, contained in Section 17.04, as well as the regulations of each particular zoning district where permitted.
- C. All Conditional Uses are subject to the general and specific standards, as applicable, contained in Section 17.05, as well as the regulations of each particular zoning district.

Land Use Categories	Commercial Corridor	Commercial Neighborhood	Commercial General	TOD and TOD-Core	Mixed Use	Business Park	Flex	Historic and Landmark	Jordan River	School	City Facility	Open Space	R1	Residential Multiple	Crossing MPMU - Anchor Tenant	Crossing MPMU - 2100 S/State St.	Crossing MPMU- Transit District	Riverfront MPMU - Flex/Office	Riverfront MPMU - RM1	Riverfront MPMU - School	Riverfront MPMU - R1	Granite MPMU - Townhome	Granite MPMU - Library	Granite Lofts Townhome	Tracy Aviarys Jordan River Nature Center	SSLC-PD	Downtown - Station	Downtown - Greenway	Downtown - Mixed-Use	Downtown - Retail	East Streetcar Nbrhd. - State Street Gateway	East Streetcar Nbrhd. - North Haven	East Streetcar Nbrhd. - 500 East Gateway	Townhome Overlay	
Adult Daycare	C		C	C	C																														
Alcoholic Beverage, Banquet and Catering	P	P	P	P	P		P																				P	P	P	P					
Alcoholic Beverage, Bar Establishment	C			C											C	C											C	C	C	C					
Alcoholic Beverage, Beer Recreational	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				
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					
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					
Alcoholic Beverage, Package Agency	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		
Alcoholic Beverage, Restaurant (Limited Service)	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		
Alcoholic Beverage, Special Use (Educational)	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		
Alcoholic Beverage, Tavern	C			C											C	C											C	C	C	C					
Alcoholic Beverage, State Liquor Store	C			C			C									C											C	C	C	C	C	C	C		
All-Terrain Vehicle (ATV), Motorcycle, Personal Watercraft	P		P				P																						P	P					

17.03.130 City Facility (CF) district.

A. Purpose. ~~The purpose of the City Facility district is to regulate the Development of City Uses in a manner that is harmonious with surrounding Uses. Such Uses are intended to be Compatible with the existing Scale and intensity of the neighborhood and to enhance the character of the neighborhood.~~ The purpose of the City Facility (CF) district is to provide for locations and appropriate standards for a range of public uses conducted by governmental and specified agencies. These uses are operated for the benefit of the community and provide basic services and essential support services for the community.

B. Uses. No ~~Building~~, Structure, ~~SiteLot~~, or ~~land Parcel~~ shall be used or Developed except in accordance with the adopted Land Use Matrix as found in this Chapter.

C. Scope. The City Facility district includes all property designated as CF on the official zoning map, as well as all dedicated public streets and Rights-of-Way.

D. Regulations. ~~The Development Standards, Design Standards and Building Forms in Title 17 do not apply to City Facilities. All City Facilities shall meet the following criteria.~~ The Community Development Director or designee shall determine, in writing, that the project has demonstrated the following: ~~Regulations for the district are as follows:~~

~~1. Maximum Building Height. The maximum Building Height for any Structure is based on the Building Form as more completely detailed in Chapter 17.07.~~

~~2. Required Setbacks/Build To Standards are detailed in Chapter 17.07.~~

1. There is a demonstrated need for the City Facility within the community at large and it is not contrary to the public interest.
2. The City Facility is consistent with the goals and policies of the general plan, and applicable ordinances of the city where feasible.
3. The City Facility is located, planned, and developed in a manner that is not inconsistent with the health, safety, or general welfare of persons residing or working in the city. Including, but not limited to, the following:
 - a. The generation of noise, noxious or offensive emissions, or other nuisances which may be injurious or detrimental to the surrounding area.
 - b. The availability of public services to support the City Facility, including utilities, vehicular, pedestrian and public transit systems, police, fire, education, and social and health services.
 - c. The adequacy of landscaping, screening and buffering, building setbacks, parking, open space, or other development characteristics necessary to mitigate the impact of the City Facility on neighboring properties.

E. Standards.

1. Outdoor Storage. Outdoor Storage regulations are as follows:
 - a. Screening. Outdoor storage and storage yards must be screened from public view. Solid fencing shall be installed to screen outdoor storage areas. All fencing must be at least six feet in height and may not exceed the maximum height of 8 feet. Chain link and vinyl fences are prohibited.
 - b. All fences shall meet the Clear View Area requirements.
 - c. Barbed Wire. Fences containing strands of barbed wire, including all forms of security wire, shall be prohibited.
 - d. Electrified Fences. Electrified fences shall be prohibited. This provision does not prohibit an "invisible" fence (wired or wireless) to contain canines with a collar receiver.

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 Building	Accessory Structure to Non-Res. Building
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									
City Facility					A					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								

*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'		
City Facility	15'	10'	0	0	0		
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		**	**	**	**	**	

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

** See Approved MPMU or Overlay District

*** 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 <85K s.f.)	Jordan River	City Facility	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	15	20	****	20	20	20	10	20	**	**	**	0'	**	0	10	***
Max—In Feet	25	20	20	15	30	20	25	30	20	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.

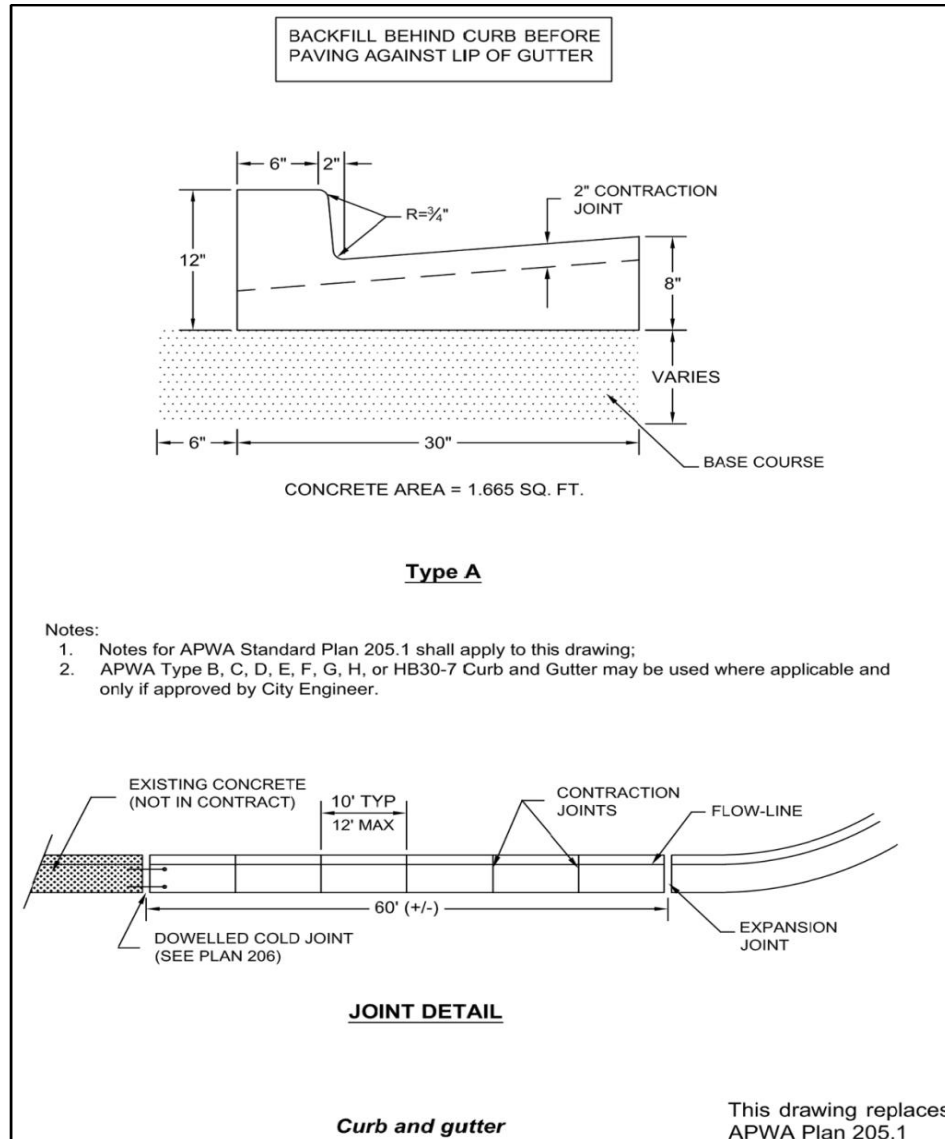
1. All architectural elements and mechanical equipment must be confined within the Building Lot or designated Building pad.
2. Permitted projections of Architectural Elements and mechanical equipment into Yard areas shall comply with the Clear View requirements established in this Title.
3. Architectural 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

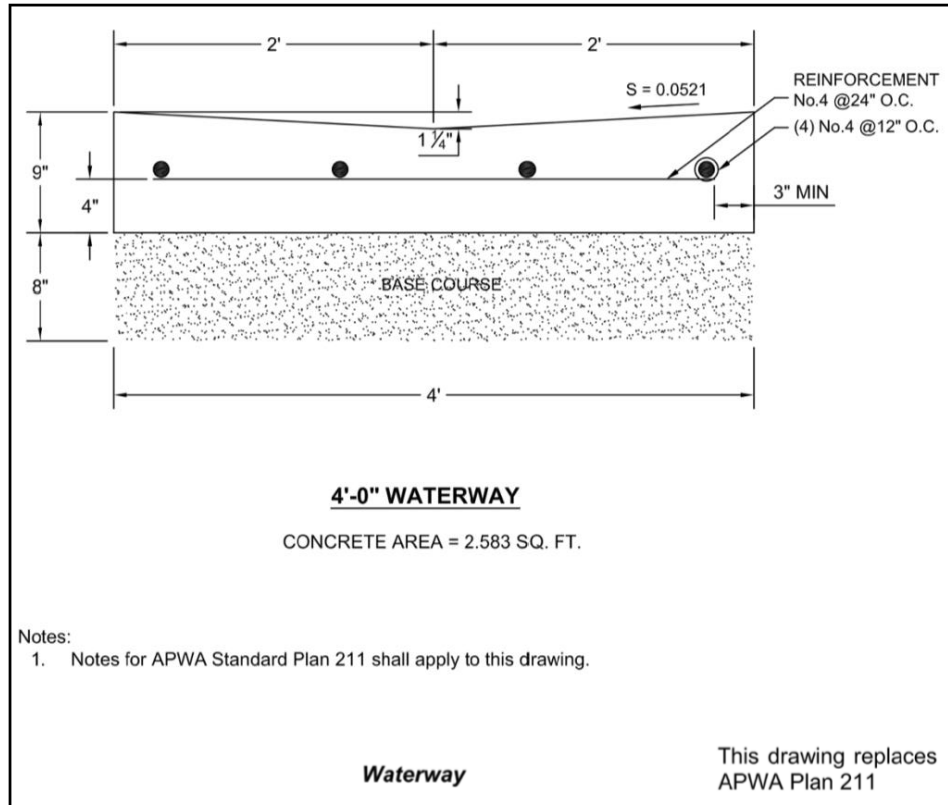
Mechanical equipment and chimneys	Shall not project into Yard areas.	2 feet	4 feet
Exterior staircases as allowed	Shall not project into Yard areas.		4 feet
Hard Surface (at-grade level)	Shall not project into Yard areas, excluding the driveway.	2 feet	17 feet

17.10.120 Requirements for Improvements and Design.

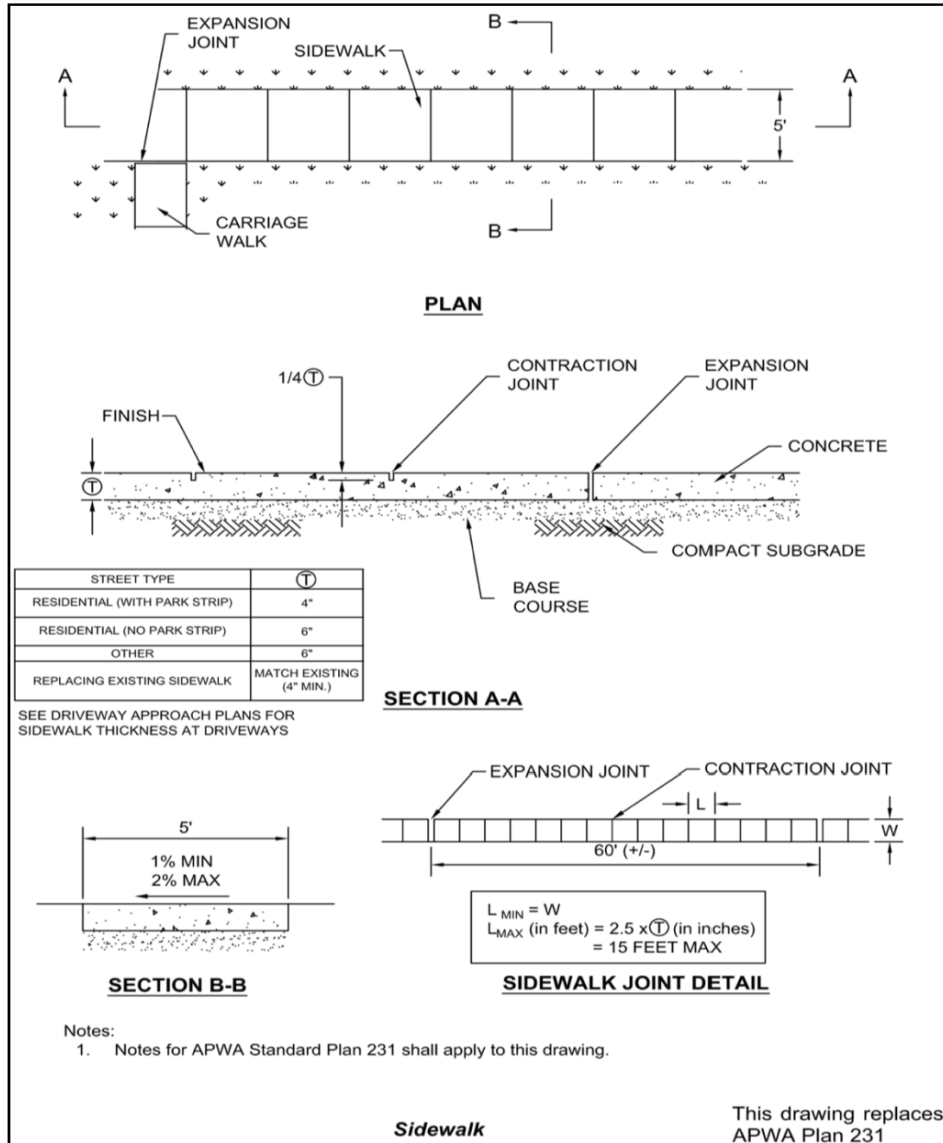
- A. Compliance. In addition to the requirements established herein, all Subdivision Plats shall comply with the following law, rules, and regulations:
 1. All applicable statutory provisions.
 2. The Municipal Code.
 3. The Roadways and Functional Classifications in the General Plan, Official Land Use Map, public utilities plans and regulations, and Capital Improvements Programs, including all Streets, trails, drainage systems, and parks shown on the Official Map or Master Plan adopted or amended for the Subdivision.
 4. The rules of the Utah Department of Transportation if the Subdivision or any Lot contained therein abuts a state highway or Street.
- B. The South Salt Lake City Construction Specifications and Standard Drawings. All improvements in areas that will become public Rights-of-Ways and/or easements, or that will become the responsibility of a home owners' association shall meet the following requirements.
 1. Current MS-4 permit standards and South Salt Lake City Storm Drain Standards.
 2. The Utah Chapter, American Public Works Association (APWA) Manual of Standard Plans, current edition with all approved supplements is the City's general construction standard.
 3. The City has adopted refinements to the APWA standards that supersede the APWA Manual as provided below.
 4. Any variation, substitution, or exception from the standards in this policy must be authorized by the City Engineer or his/her designee. Any item of construction not covered by the provided standards must have plans and specifications must be approved by the City Engineer or his/her designee.
 5. City refinements to the APWA standards are as follows:
 - a. Roadway, curb, gutter, driveway, and sidewalk standards.
 - i. Plan 205.1: Curb and gutter. The City's standard plan is depicted below and replaces APWA Plan 205.1.



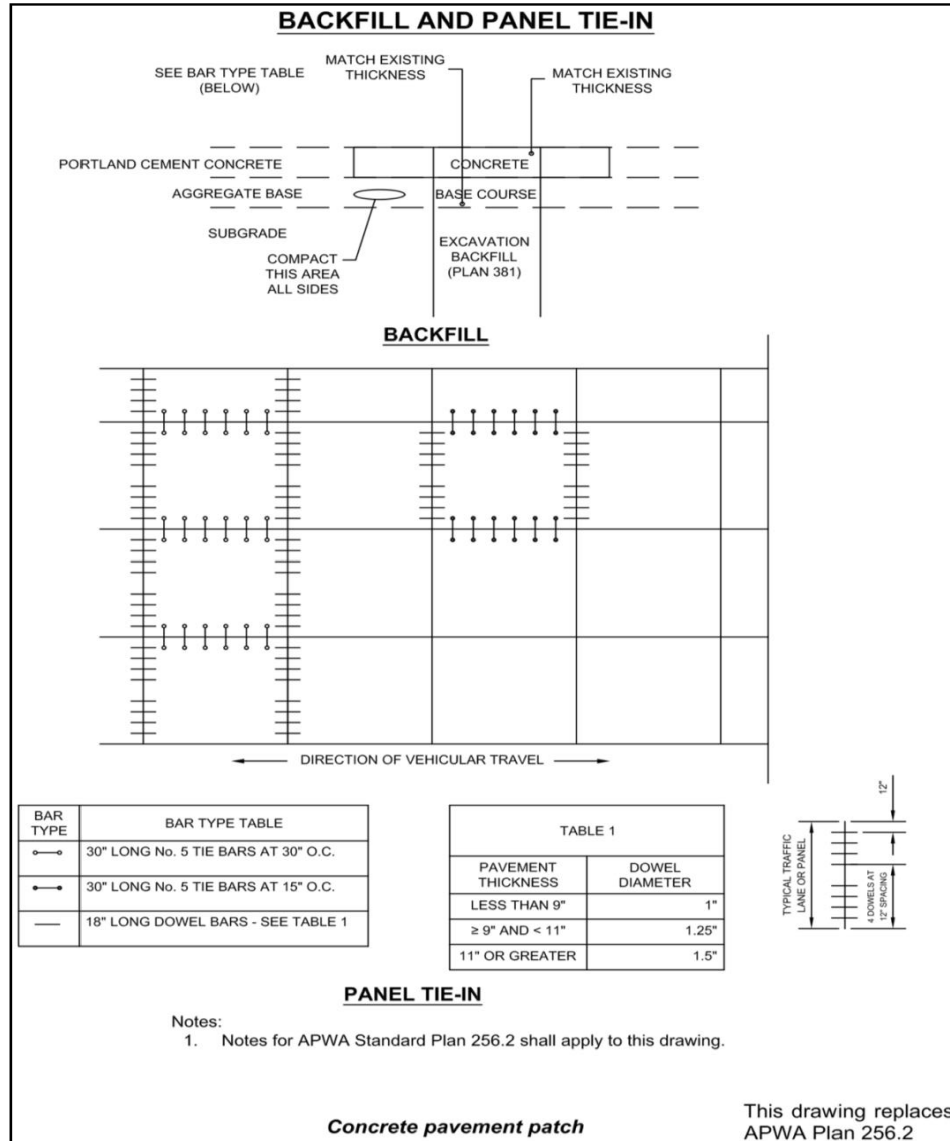
- ii. Plan 209: Curbs. No details from plan 209 are acceptable. The City of South Salt Lake standard is Type A, from plan 205.1.
- iii. Plan 211: Waterway. The City's standard plan is depicted below and replaces APWA Plan 211. The City of South Salt Lake standard shall be a four-foot (4') waterway. No other details are acceptable.



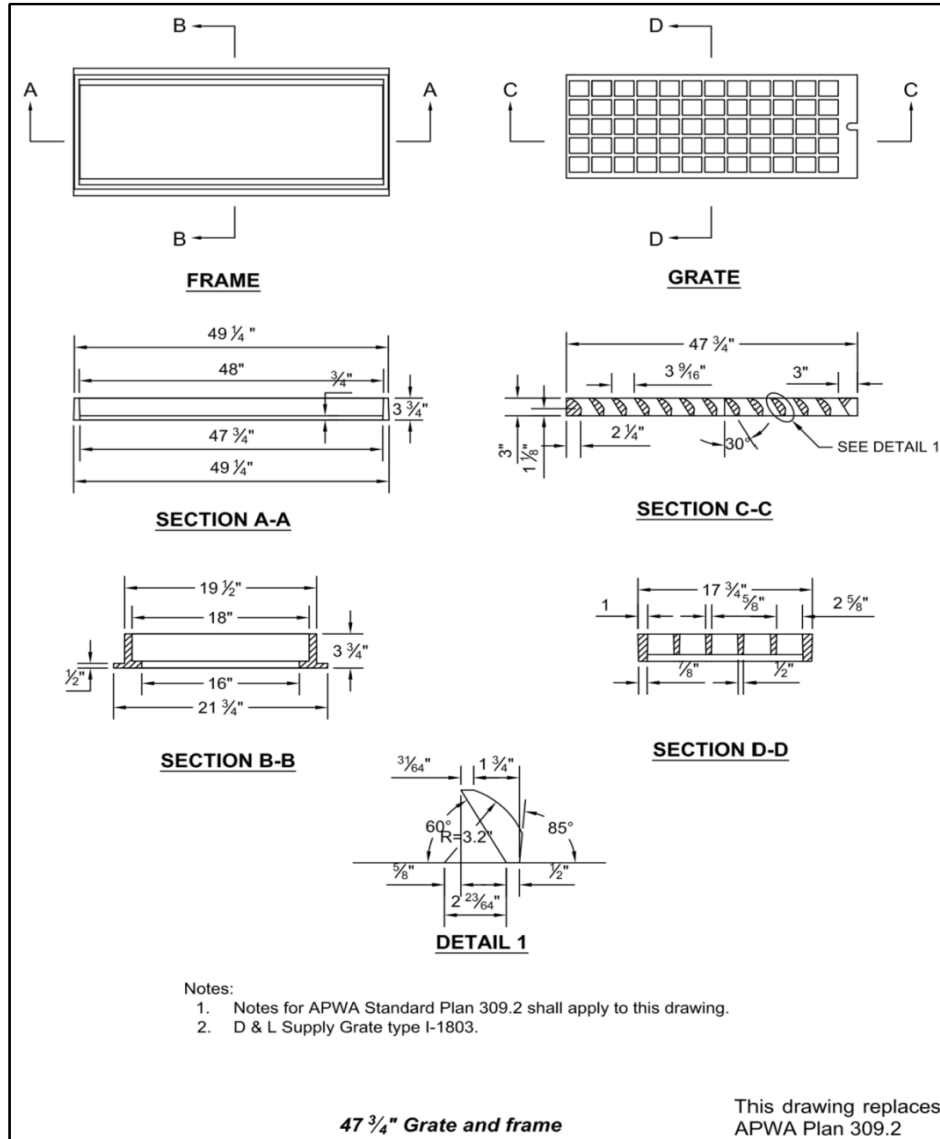
- iv. Plan 225: Open driveway approach. This plan is not acceptable and is deleted.
- v. Plan 229.1: Bridge driveway approach. This plan is not acceptable and is deleted.
- vi. Plan 229.2: Bridge driveway approach. This plan is not acceptable and is deleted.
- vii. Plan 231: Sidewalk. The City's standard plan is depicted below and replaces APWA Plan 231. The City of South Salt Lake only accepts sidewalk widths of five feet (5').



- viii. Plan 235.1: Corner curb cut assembly. The City of South Salt Lake standard is Example B. Example A may be acceptable, at the City Engineer's sole discretion, if Example B is not feasible for the particular project.
- ix. Plan 235.2: Corner curb cut assembly. This plan is not acceptable and is deleted.
- x. Plan 235.3: Corner curb cut assembly. This plan is not acceptable and is deleted.
- xi. Plan 235.4: Corner curb cut assembly. This plan is not acceptable and is deleted.
- xii. Plan 256.1: Concrete pavement patch. This plan is not acceptable and is deleted.
- xiii. Plan 256.2: Concrete pavement patch. The City's standard plan is depicted below and replaces APWA Plan 256.2.

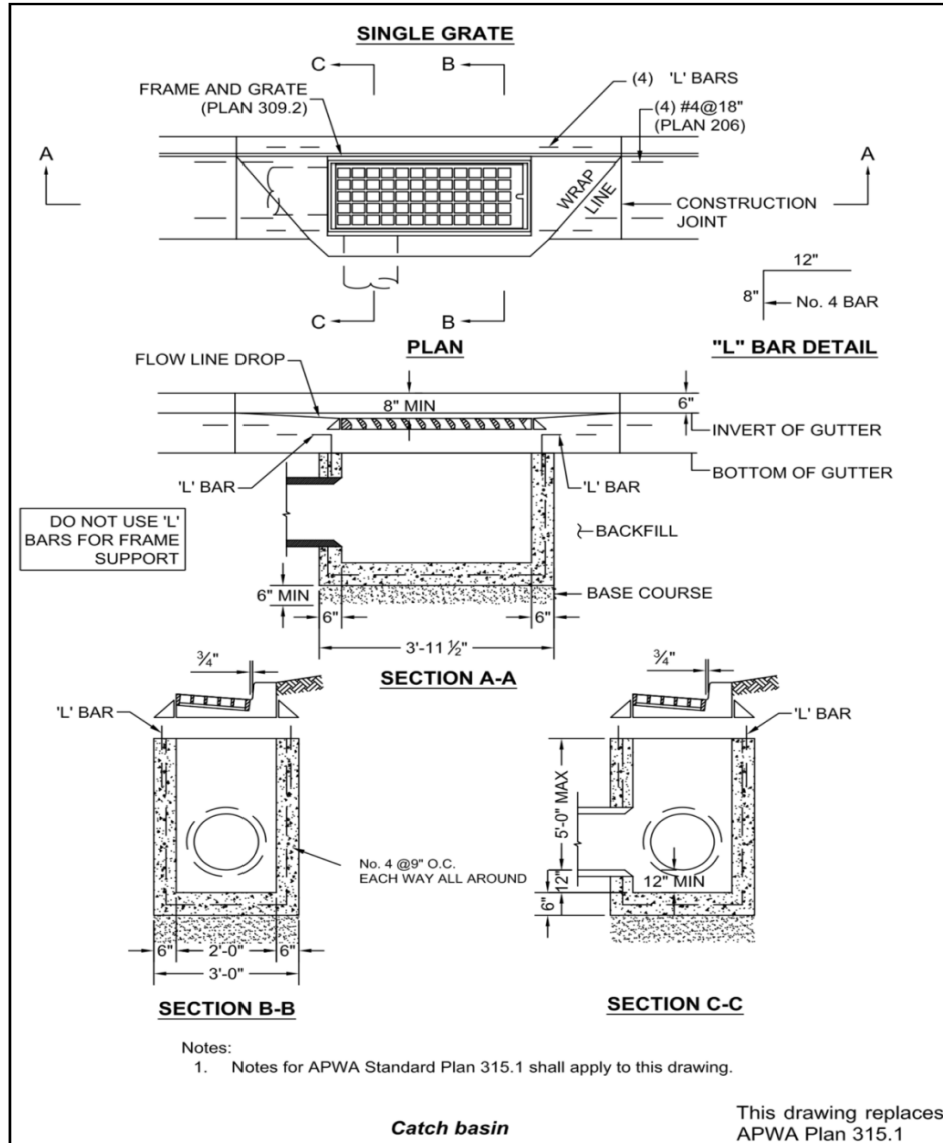


- b. Drainage catch basins, inlets, outlets, and hardware standards.
- i. Plan 303: 44" Frame and cover. This plan is not acceptable and is deleted.
 - ii. Plan 304: 48" Cover and frame. This plan is not acceptable and is deleted.
 - iii. Plan 305.1: 51" Cover and frame. This plan is not acceptable and is deleted.
 - iv. Plan 305.2: 51" Cover and frame. This plan is not acceptable and is deleted.
 - v. Plan 305.3: 51" Cover and frame. This plan is not acceptable and is deleted.
 - vi. Plan 308: 35 ½" Grate and frame. Curb hoods are not allowed.
 - vii. Plan 309: 47 ¾" Grate and frame. The City's standard plan is depicted below and replaces APWA Plan 309.

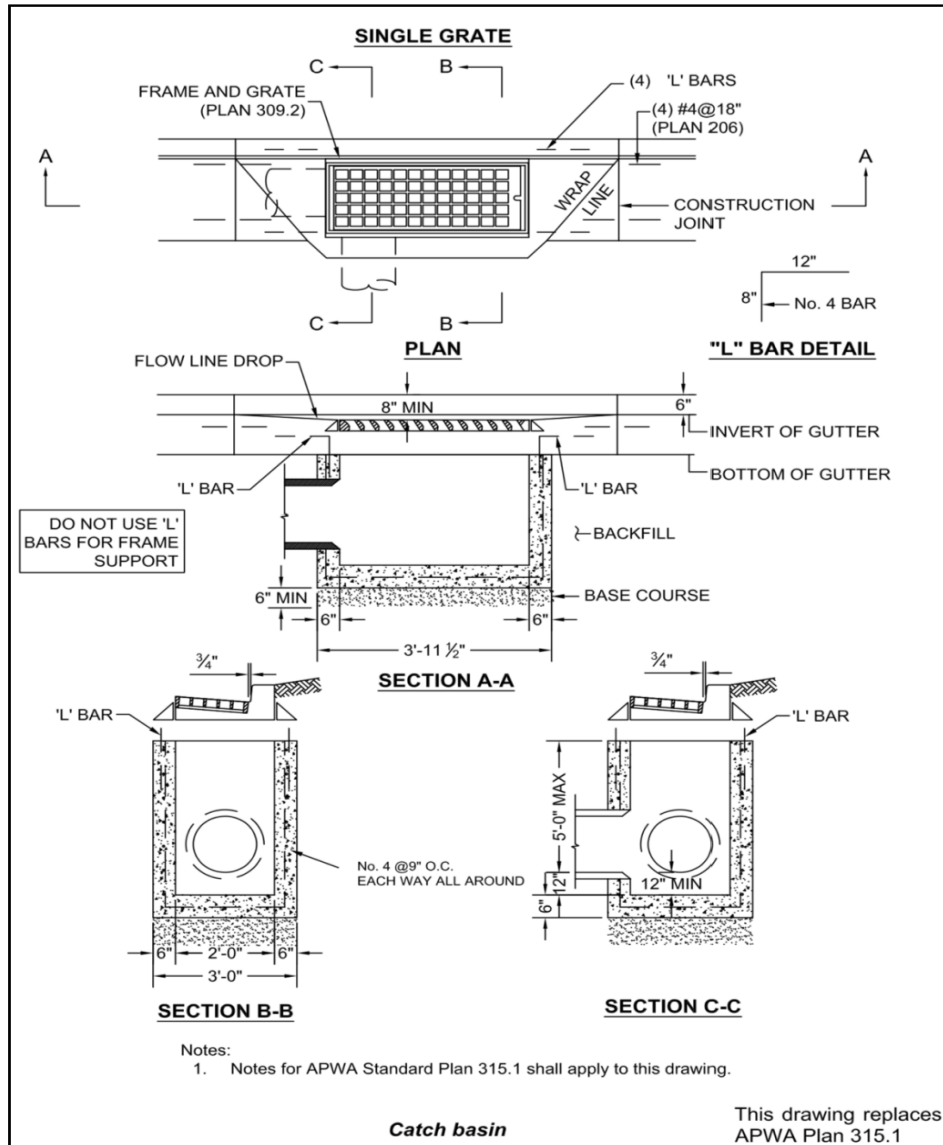


viii. Plan 310: 48" Grate and frame. This plan is not acceptable and is deleted.

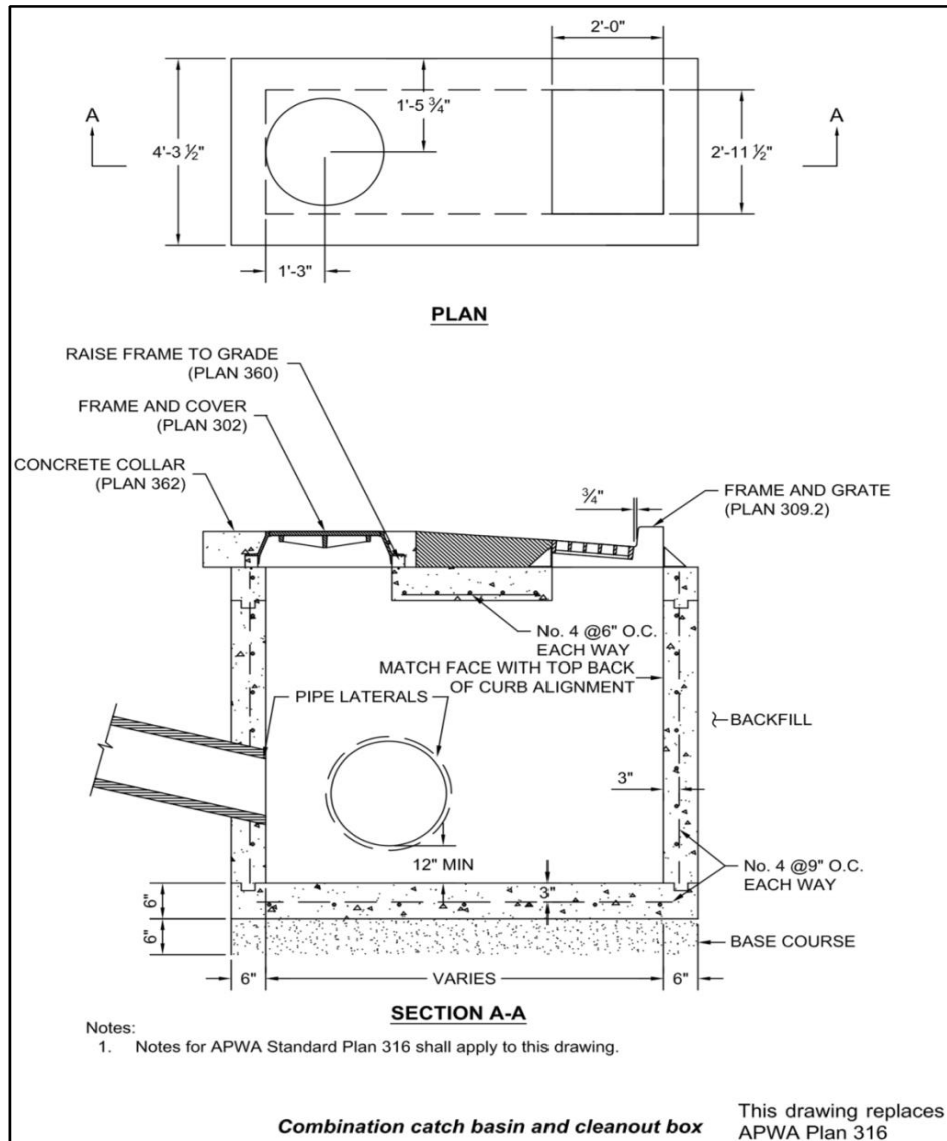
ix. Plan 315.1: Catch basin. The City's standard plan is depicted below and replaces APWA Plan 315.1. Curb hoods are not allowed.



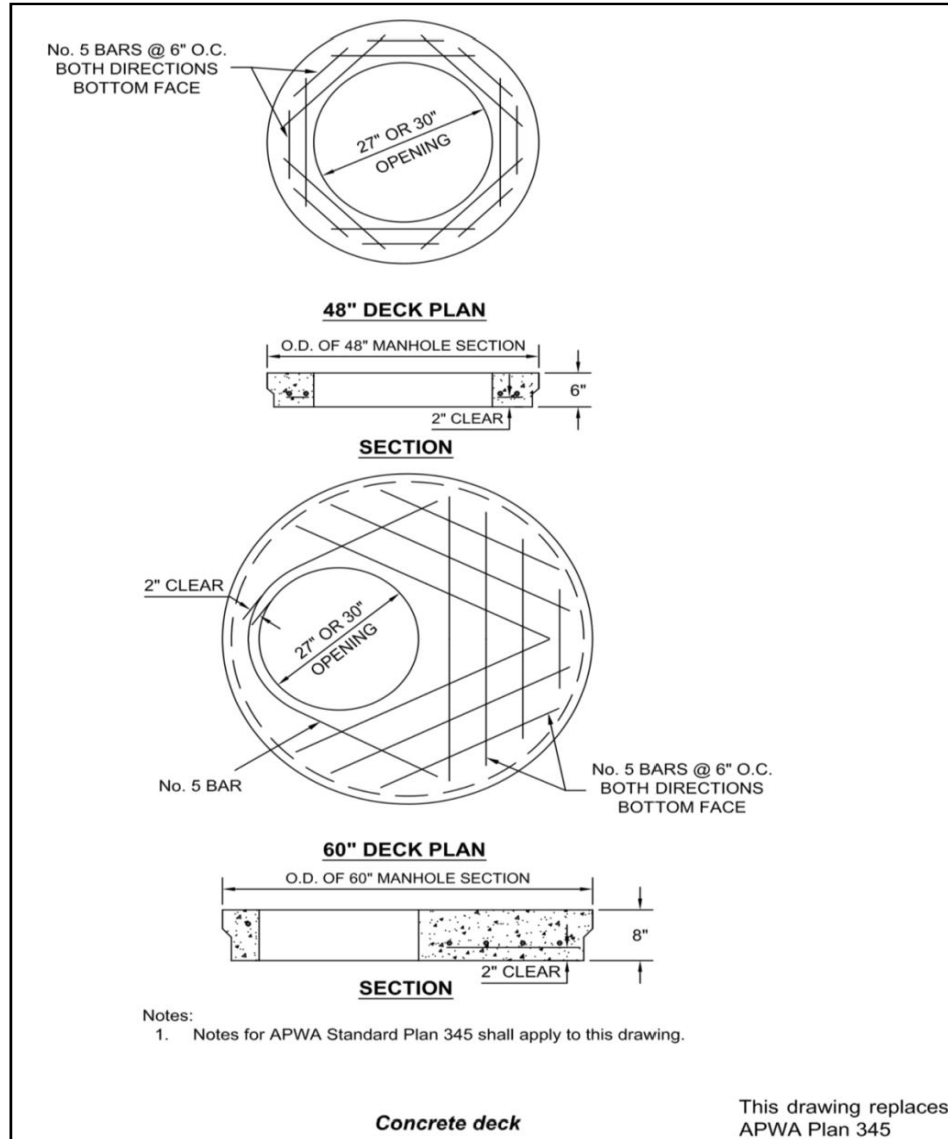
- x. Plan 315.2: Catch basin. The City's standard plan is depicted below and replaces APWA Plan 315.2. Curb hoods are not allowed.



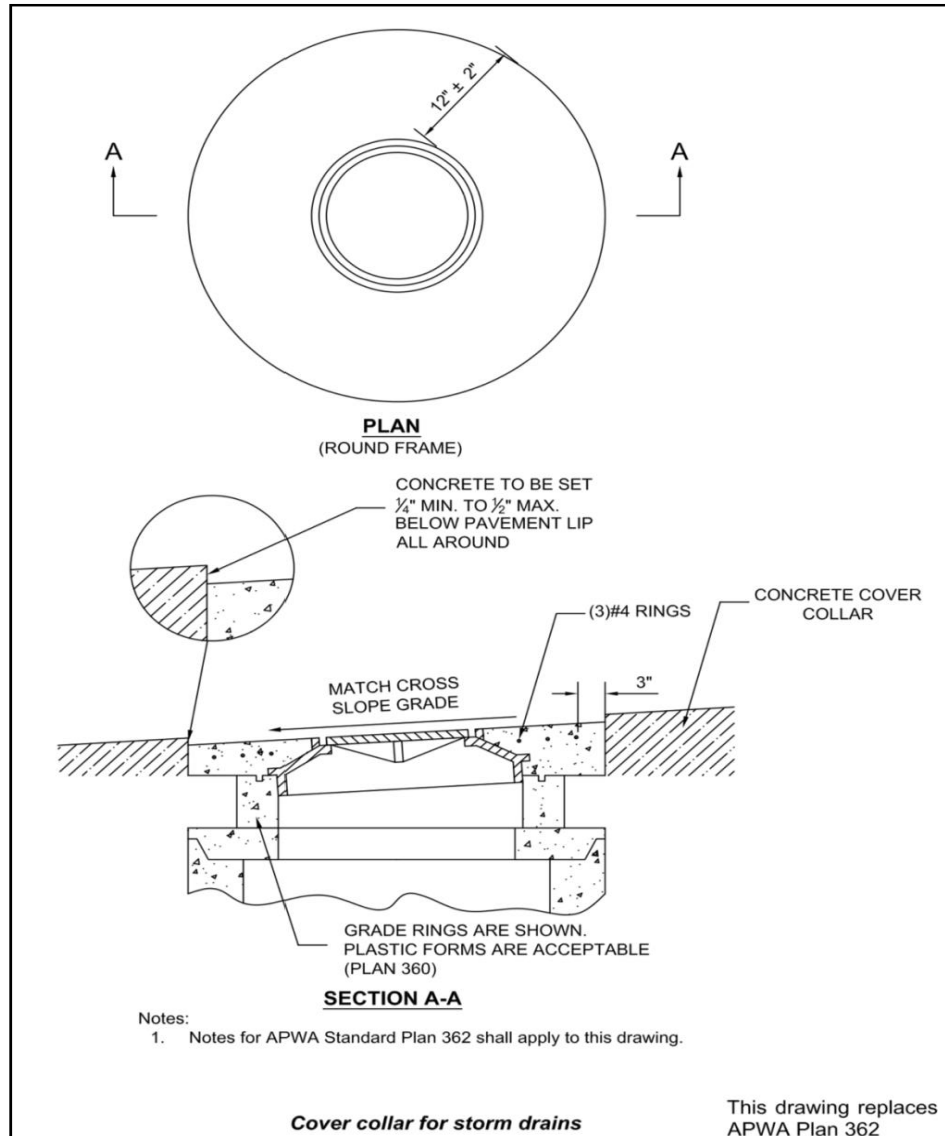
- xi. Plan 316: Combination catch basin and cleanout box. The City's standard plan is depicted below and replaces APWA Plan 316. Curb hoods are not allowed.



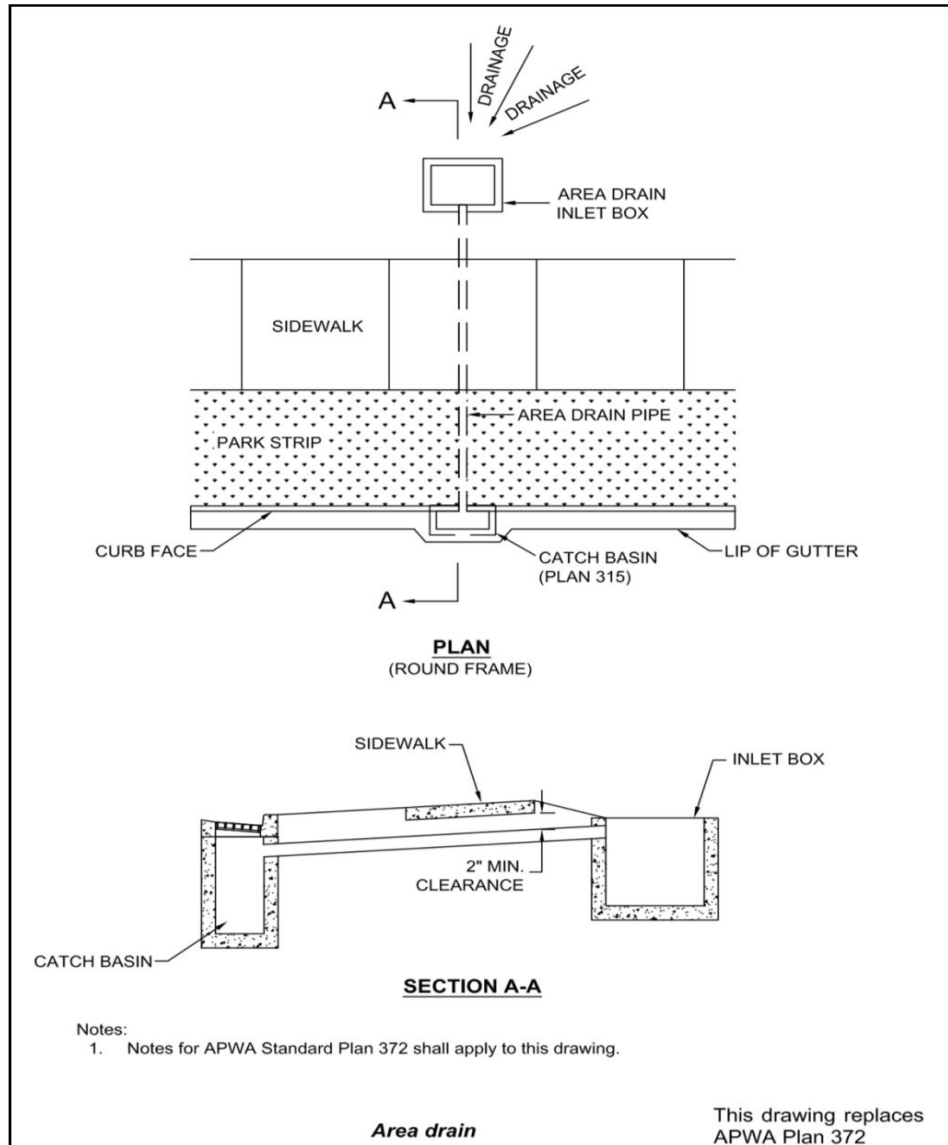
- xii. Plan 317: Curb face and inlet box. This plan is not acceptable and is deleted.
- xiii. Plan 322: Curb face outlet box. This plan is not acceptable and is deleted.
- xiv. Plan 331.1: Cleanout box. This plan is not acceptable and is deleted.
- xv. Plan 331.3: Cleanout box. This plan is not acceptable and is deleted.
- xvi. Plan 345: Concrete deck. The standard requires a 30" opening. The City's standard plan is depicted below and replaces APWA Plan 345. The City prohibits a 60" deck plan with a 38"—40" opening.



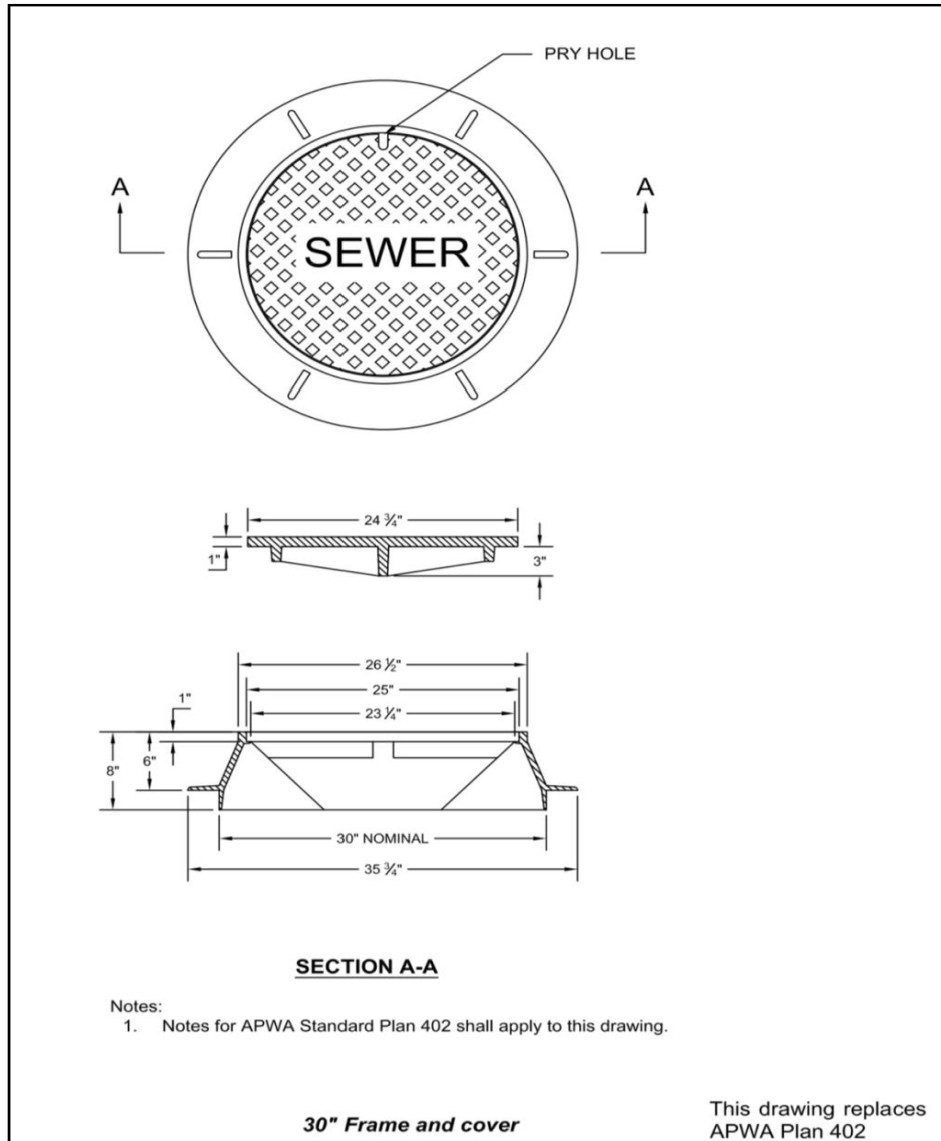
- xvii. Plan 362: Cover collar for storm drains. The City's standard plan is depicted below and replaces APWA Plan 362. The only acceptable detail is in Section A-A.



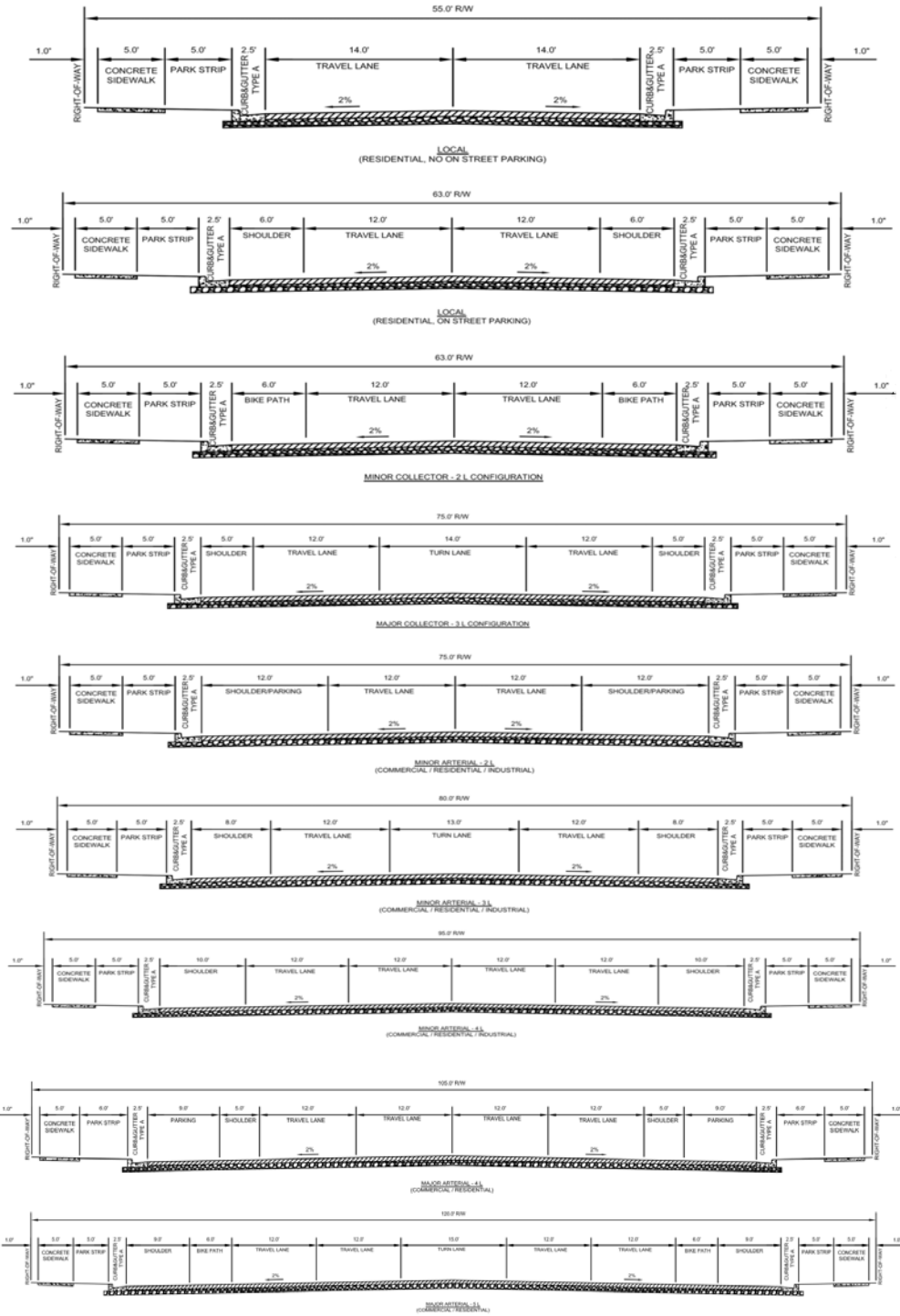
xviii. Plan 372: Area drain. The City's standard plan is depicted below and replaces APWA Plan 372. Curb hoods are not allowed.

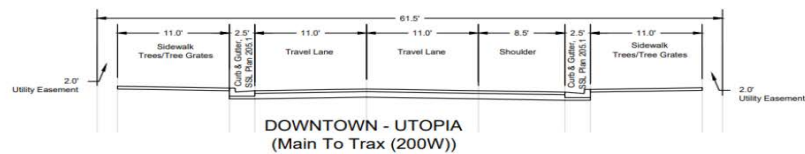
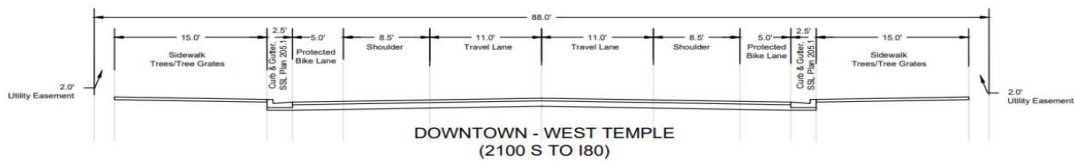
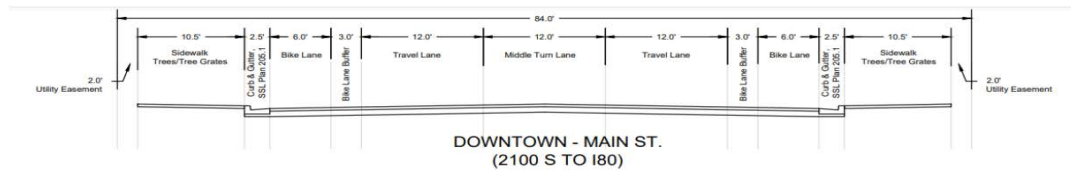
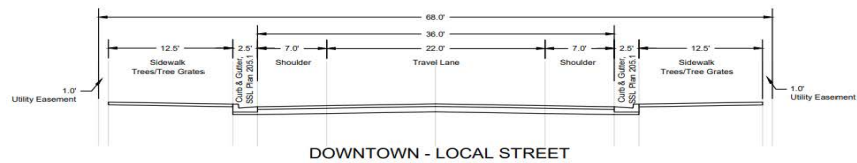
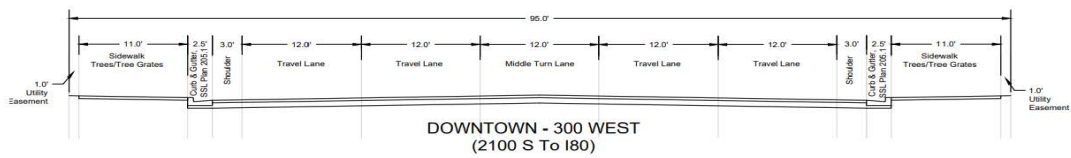
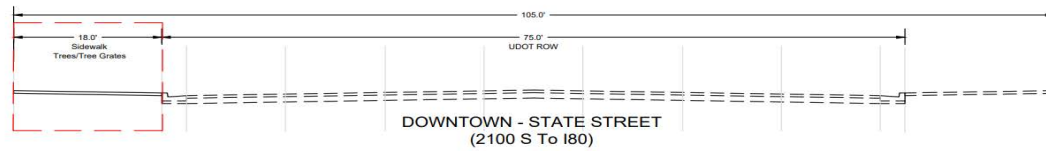
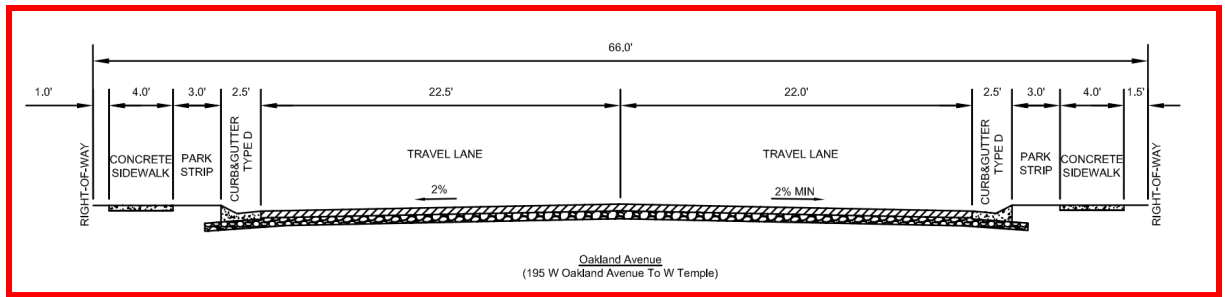


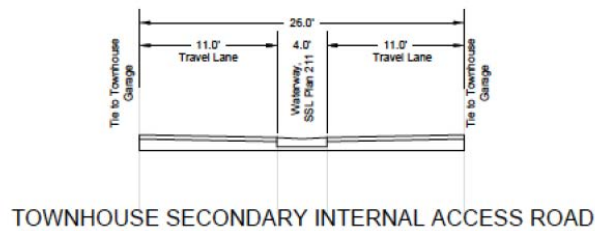
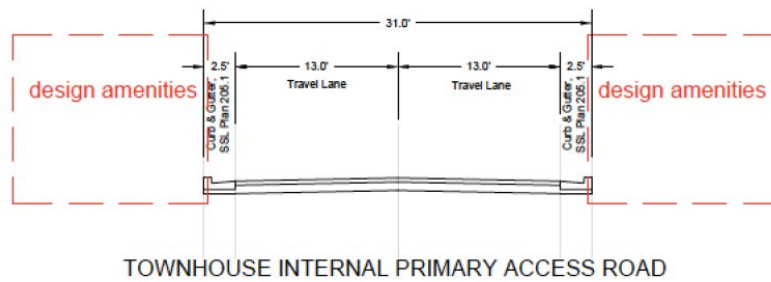
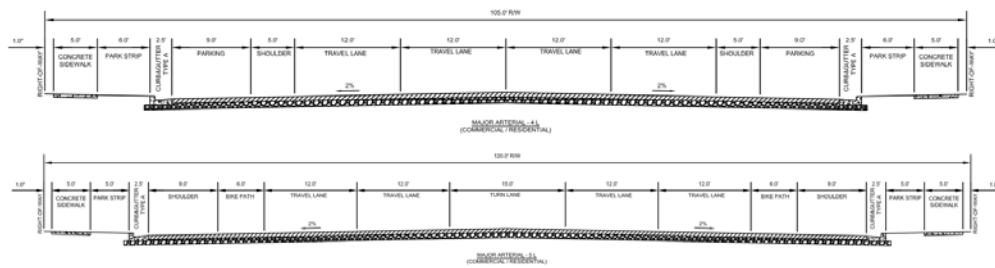
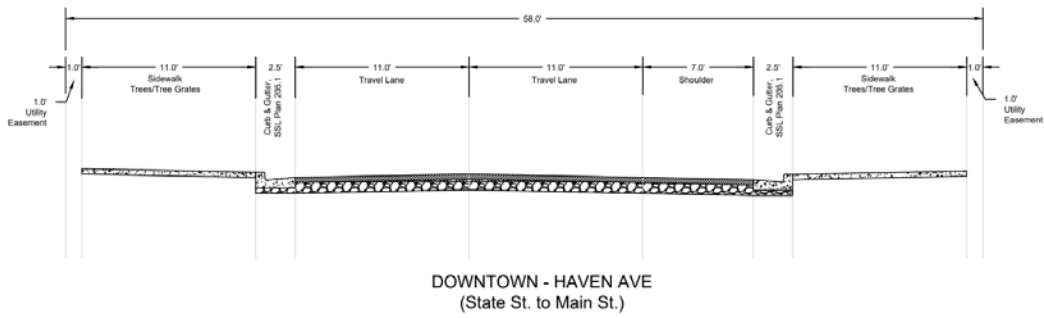
- xix. Plan 402: 30" Frame and cover. The City's standard plan is depicted below and replaces APWA Plan 402. The standard requires solid sewer covers. Sewer covers with holes are not acceptable.



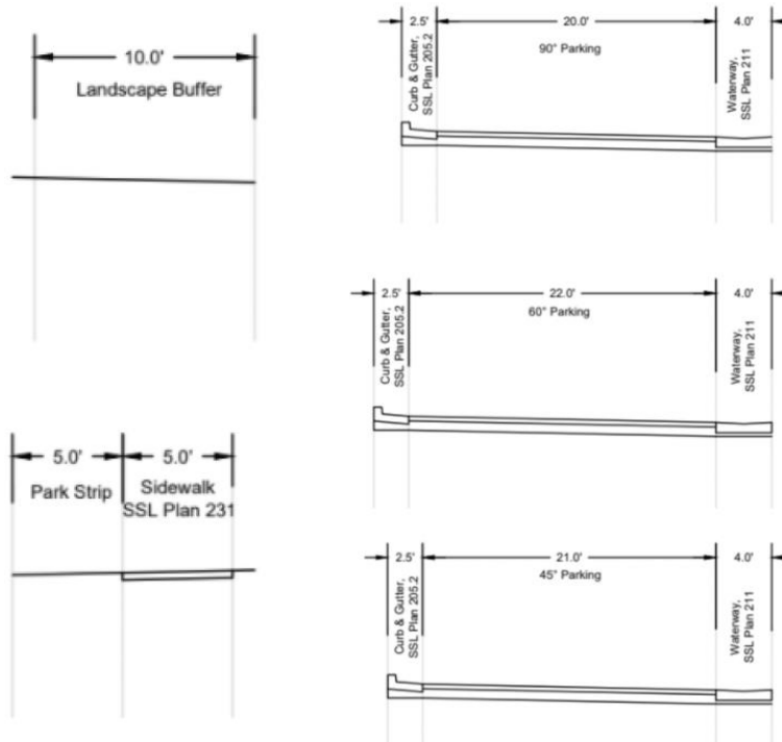
6. Standard Road Profiles. Each Subdivision or Condominium Plat shall Dedicate Public Streets according to the Roadways and Functional Classifications in the General Plan that meet the following applicable minimum road profiles:



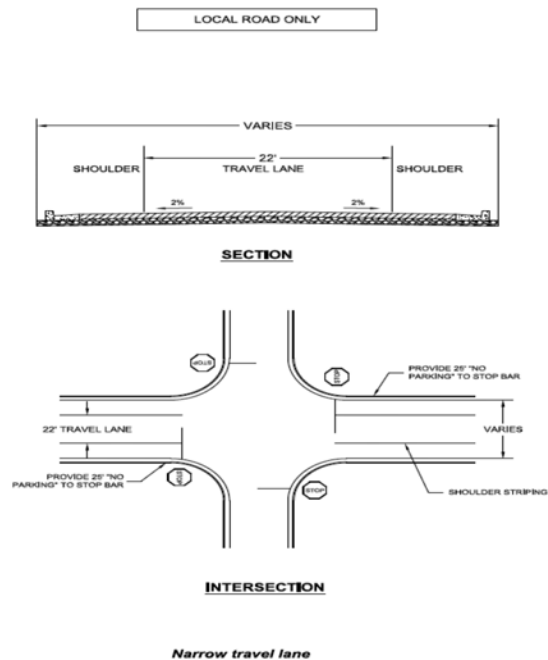




7. Required Townhome Internal Primary Access Road Right-of-Way Amenities. From public Street to public Street, each Townhome Development shall include provide one or more of the following design amenities on each side of the internal primary access road:

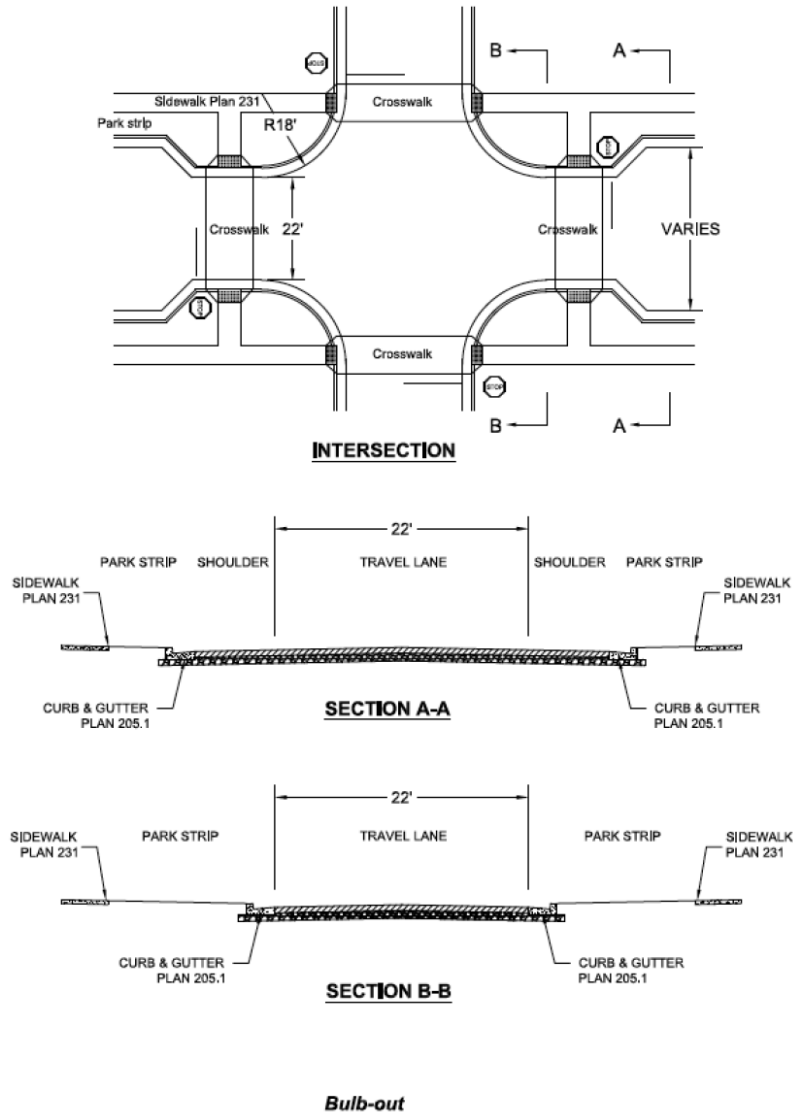


8. Standard Local Road Intersection Profile. The intersection of local roads in each Subdivision or Condominium Plat shall be configured as follows:

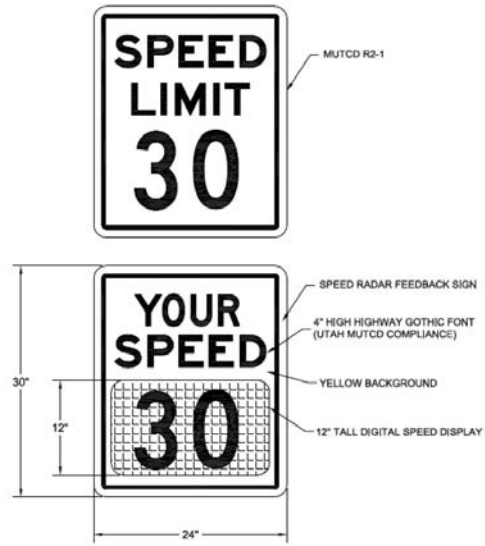


1. GENERAL
 - A. The drawing is a typical arrangement. Construction varies according to the architectural and engineering design.
2. PRODUCTS
 - A. Pavement Markings: Paint. APWA Section 32 17 23.
3. EXECUTION
 - A. Pavement Markings: Follow APWA Section 32 17 23.

9. Standard Intersection Profile with Bulb-out. Each Subdivision or Condominium Plat shall incorporate the following traffic calming design at intersections as required by the City Engineer:



10. Each new subdivision shall incorporate the following solar powered, speed radar feedback signs within the Subdivision in locations designated by the City Engineer:
- For Collector Roads:



COLLECTOR

Notes:

1. This sign shall be used on roads classified as "Collector".
2. Standard static speed limit sign Utah MUTCD Sign R2-1. Solar powered feedback sign is preferred.
3. Speed feedback sign shall be mounted below speed limit sign.
4. Mounting Height: 7 ft minimum, measured vertically from the bottom of the sign to the near edge of the traveled way, or the top of the curb. Unless approved by City Engineer.

Speed radar feedback sign

1. GENERAL
 - A. The drawing is a typical arrangement. Construction varies according to the architectural and engineering design.
2. PRODUCTS
 - A. Speed Limit Sign: Manual on Uniform Traffic Control Devices (MUTCD) R2-1 sign.
 - B. Speed Feedback Sign: Dimensions match MUTCD R2-1 sign.
3. EXECUTION
 - A. Location: Collector roads only. Consult ENGINEER for location and spacing.

b. For Local Roads:



LOCAL ROAD

Notes:

1. This sign shall be used on local road only.
2. Standard Utah MUTCD Sign R2-1. Solar powered flashing is preferred.
3. Mounting Height: 7 ft minimum, measured vertically from the bottom of the sign to the near edge of the traveled way, or the top of the curb. Unless approved by City Engineer.

Speed radar feedback sign

1. GENERAL
 - A. The drawing is a typical arrangement. Construction varies according to the architectural and engineering design.
2. PRODUCTS
 - A. Speed Limit Sign: Manual on Uniform Traffic Control Devices (MUTCD) R2-1 sign, 25 mph.
 - B. Feedback flashing strip.
3. EXECUTION
 - A. Location: Residential area only. Consult ENGINEER for location and spacing.

- C. Self-Imposed Restrictions. If the Owner places restrictions on any of the land contained in the Subdivision greater than those required by these regulations, such restrictions or reference thereto may be required to be indicated on the Subdivision Plat, or within restrictive covenants be recorded with the County Recorder simultaneously with the Plat in a form and substance approved by the City Attorney, the material terms of which may not be altered without prior Planning Commission approval.
- D. Restrictions Due to Character of The Land. Land that is unsuitable for Subdivision or Development due to flooding, improper drainage, potentially toxic wastes, wetlands, geologic hazards, utility easements, or other features that reasonably will be harmful to the safety, health, and general welfare of the present or future inhabitants of the Subdivision and/or its surrounding Areas, shall not be subdivided or Developed unless adequate methods are formulated by the Applicant and approved by the Planning Commission, upon recommendation of the City Engineer, to solve the problems created by the unsuitable land conditions. The burden of the proof shall lie with the Applicant. Without adequate remediation, such land shall be set aside or reserved for Uses that do not involve such a danger.

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'	
City Facility	10'	0'	0'	
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	**	**	**	

*See 17.03.130

**See Approved MPMU or Overlay District

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.