

Title 20
SUBDIVISIONS

Table of Contents

Chapters:

- 20.04 General Provisions
- 20.08 Definitions
- 20.12 ~~Preliminary Design Maps~~ Design Standards and Requirements
- 20.16 Preliminary Plats
- 20.20 ~~Minor Subdivisions~~ Final Plats
- 20.24 ~~Final Plats~~ Lot Line Adjustments
- 20.28 ~~Improvements and Flood Control~~ Subdivision Amendments
 - Article I. General Provisions
 - Article II. Subdivision Amendments Not Involving Streets
 - Article III. Subdivision Amendments Involving Streets
 - ~~Article IV. Appeals and Enforcement~~
- 20.32 ~~Modifications and Appeals~~ Consolidation of Parcels
- 20.36 ~~Enforcement~~ Noticing Requirements
- 20.40 Improvements and Flood Control
- 20.44 Modifications of Standards and Requirements
- 20.48 Appeals
- 20.52 Enforcement

Legend of edits:

~~deleted (strikethrough)~~

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

2

Chapter 20.04

3

GENERAL PROVISIONS

4

20.04.010: TITLE FOR CITATION:

5 This title shall be known and cited as *TITLE 20, SUBDIVISION ORDINANCE OF SALT LAKE CITY,*
6 *UTAH.* (Prior code § 42-1-1)

7

20.04.020: STATUTORY AUTHORITY:

8 This title is enacted pursuant to title 10, Utah Code Annotated Municipal Code, ~~1953~~1977, or its
9 successor. This title is further enacted as an implementation element of the adopted Salt Lake
10 City master plan. (Ord. 7-99 § 1, 1999: prior code § 42-1-2)

11

20.04.030: PURPOSE OF PROVISIONS:

12 The purpose of this title, and any rules, regulations and specifications hereafter adopted, is to
13 regulate and control the ~~design~~ subdivision of land ~~and improvement of land for all purposes~~
14 within Salt Lake City in order to preserve and enhance the health, safety, welfare and amenities
15 of the community. (Prior code § 42-1-3)

16

20.04.040: MASTER PLAN STANDARDS:

17 The master plan for Salt Lake City shall guide the use of all land within the corporate boundaries
18 of the city. ~~When planned community plans have been adopted for certain areas, they shall~~
19 ~~provide more detailed guidance.~~ The size and design of lots, the nature of utilities, the design
20 and improvement of streets, the type and intensity of land use, and the provisions for any
21 special facilities in any subdivision shall conform to the land uses shown and the standards
22 established in the master plan, and the zoning ordinance of the city, ~~and any planned~~
23 ~~community plans designed for the area.~~ (Prior code § 42-1-4(1))

24

20.04.050: SUBDIVIDER'S RESPONSIBILITIES:

25 The subdivider shall prepare ~~maps~~ plats, improvement plans, and related documents, consistent
26 with the standards contained in this title ~~and, where applicable, to the standards contained in~~
27 ~~title 18, chapter 18.28 of this code,~~ and will pay for the design review and inspection of public
28 improvements by the city officers as required. The subdivider shall process said ~~maps~~ plats,
29 improvement plans, and related documents in accordance with the regulations set forth in this
30 title. The subdivider shall not alter the terrain or remove any vegetation from the proposed
31 subdivision site, or engage in any site development until ~~he has obtained~~ a site development
32 permit has been obtained as specified in title 18, chapter 18.28 of this code, or its successor.
33 (Prior code § 42-1-5(1))

34

20.04.060: PLANNING DIRECTOR POWERS AND DUTIES:

35 The planning director shall review the plats and other instruments for design, for conformity
36 with community master plans, ~~for any planned community plans~~ and the zoning ordinances of
37

38

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

42 the city, and as well as for the environmental quality of the subdivision design, and shall
43 process the subdivision ~~maps~~ plats and reports and other actions as provided for in this title.
44 (Prior code § 42-1-5(2))
45

46 **20.04.070: CITY ENGINEER RESPONSIBILITIES OF CERTAIN CITY DEPARTMENTS:**

47 ~~The city engineer shall be responsible for reporting to the planning and zoning commission and~~
48 ~~the mayor as to engineering requirements including street widths, grades and alignments, and~~
49 ~~whether the proposed public improvements are consistent with the regulations contained in~~
50 ~~this title, and for the inspection and approval of all such public improvements. (Prior code § 42-~~
51 ~~1-5(3))~~ The City Engineering, Public Utilities Department, Fire Department, and City
52 Transportation Engineer Divisions shall make comments and provide direction as to the
53 engineering requirements for: street widths, grades, alignments; drainage, flood control,
54 sanitary sewer and culinary water systems; street layout and overall circulation; and whether
55 the proposed public improvements are consistent with this title and other applicable
56 ordinances and shall be responsible for inspection and approval of all construction or public
57 improvements.
58

59 **20.04.075: CITY COUNCIL AUTHORITY:**

60 The City Council shall have final decision authority for subdivision amendments involving ~~streets~~
61 closure, vacation (in whole or in part), or dedication of public right-of-way or public
62 easements, as found in Chapter 20.28, Article III.
63

64 **20.04.080: PLANNING AND ZONING COMMISSION AUTHORITY:**

65 Except as may be specified elsewhere, the city planning ~~and zoning~~ commission, or its designee
66 when applicable, shall:

- 67
- 68 A. Act as an advisory agency to the mayor;
 - 69 B. Make investigations, and reports ~~and recommendations~~ on proposed subdivisions and in
70 cases of subdivision amendments involving streets per Section 20.28, Article III make
71 recommendations to the City Council ~~or amendments~~ as to their conformance to the master
72 plan, ~~site development ordinance,~~ zoning ordinances of the city, and other pertinent
73 documents;
 - 74 C. Approve preliminary plats and, when requested by the mayor, report its actions and
75 recommendations concerning the subdivision to the mayor. (Ord. 71-94 § 1, 1994: prior
76 code § 42-1-5(4))
77

78 **20.04.090: CITY ATTORNEY POWERS AND DUTIES:**

79 The city attorney shall be responsible for reporting to the mayor as to the form of the final plat
80 or other recordable instruments evidencing any action under this title. The city attorney shall
81 certify that any lands dedicated to the public are dedicated in fee simple and that the person or
82 persons dedicating the land are the owners of record. (Ord. 71-94 § 1, 1994: prior code § 42-1-
83 5(5))
84

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

85 **20.04.100: MAYOR'S POWERS AND DUTIES:**

86 The mayor, or the mayor's designee, shall have final approval of final subdivision plats or other
87 recordable instruments evidencing any action under this title, the establishment of
88 requirements for and standards of design of public improvements, and the acceptance of lands
89 and public improvements that may be proposed for dedication. (Ord. 71-94 § 1, 1994: prior
90 code § 42-1-5(6))

91
92 ~~**20.04.110: MAPS REFERRED FOR COMMENT:**~~

93 ~~Maps of proposed subdivisions shall be referred for information and comment to all special
94 districts, governmental boards, bureaus, utility companies, and other agencies which will
95 provide public and private facilities and services to the subdivision, and to such other agencies
96 which the planning director determines may be affected. (Prior code § 42-1-5(7))~~

97
98 ~~**20.04.120: PRESERVATION OF NATURAL FEATURES; RELATION TO OLDER**~~
99 ~~**SUBDIVISIONS:**~~

- 100 ~~A. Trees, native land cover, natural watercourses, and topography shall be preserved when
101 possible, and the subdivision shall be so designed as to prevent excessive grading and
102 scarring of the landscape in conformance with title 18, chapter 18.28 of this code.
103 B. The design of new subdivisions shall consider and relate to present street widths, alignments
104 and names. (Prior code § 42-1-4(2))~~

105
106 **20.04.110: COMMUNITY FACILITIES AND UTILITIES:**

107 Community facilities such as schools, parks, recreation areas, etc., shall be provided in the
108 subdivision in accordance with master plan standards ~~and, where applicable, planned~~
109 ~~community plan standards.~~ This title establishes procedures for the referral of proposed
110 subdivision data to interested boards, bureaus and other governmental agencies, and utility
111 companies, both private and public, so that the extension of community facilities and utilities
112 may be accomplished in an orderly manner, coordinated with the development of the
113 subdivision. In order to facilitate the acquisition of land areas required to implement this policy,
114 the Planning Commission or its designee may require that the subdivider dedicate, grant
115 easements over or otherwise reserve land for schools, parks, playgrounds, thoroughfares, utility
116 easements, and other public purposes as specified. ~~(Prior code § 42-1-4(3))~~

117
118 **20.04.120: FEE SCHEDULE:**

119
120 City fees associated with review, processing, and site development of subdivisions, subdivision
121 amendments, lot line adjustments, consolidations and appeals shall be those listed on the Salt
122 Lake City Consolidated Fee Schedule.

123 The following fees shall be charged, and the city treasurer shall collect the following fees
124 associated with subdivision review:

- 125
126 A. Engineering Fees: The engineer shall charge and the city treasurer shall collect the following
127 fees:

Legend of edits:
deleted (strikethrough)
new language (dark red, bold underline)
language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

- 128 1. ~~Preliminary subdivision review fee (shall be based upon the number of lots in the~~
129 ~~original preliminary plat, whichever is higher): Five dollars (\$5.00) per lot; minimum~~
130 ~~charge, fifty dollars (\$50.00).~~
131 2. ~~Final subdivision engineering design review and inspection fee: Five percent (5%) of the~~
132 ~~estimated cost of public improvements.~~
133 3. ~~Main line sewer extension, engineering design, field surveying and inspection fee: Eight~~
134 ~~percent (8%) of the estimated cost of public improvements.~~
135
136 B. ~~Planning Director Fees: The planning director shall charge, and the city treasurer shall collect~~
137 ~~the following fees:~~
138 1. ~~A fee for review of preliminary plans, which fee shall be based upon the number of lots~~
139 ~~in the original preliminary or the approved preliminary plat, whichever is higher, upon~~
140 ~~submission of the preliminary plat, as specified in the zoning ordinance fee schedule;~~
141 2. ~~Final approval fees for against approved preliminary plat shall be amounts designated in~~
142 ~~the zoning ordinance fee schedule. (Prior code § 42-10-5)~~
143

Legend of edits:

~~deleted (strikethrough)~~

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

144

145

146

Chapter 20.08 DEFINITIONS

147 **20.08.010: DEFINITIONS GENERALLY:**

148 Whenever any words or phrases used in this title are not defined in this title, but are defined in
149 related sections of the Utah code or in the zoning ordinances of the city, such definitions are
150 incorporated in this chapter and shall apply as though set forth herein in full, unless the context
151 clearly indicates a contrary intention. (Prior code § 42-2-1) Any words or terms not defined in
152 this title shall be defined using the following sources in the order listed: Title 21A Zoning
153 Ordinance of Salt Lake City, Utah Code, "Webster's Collegiate Dictionary."
154

155 **20.08.020: ~~ALLEY:~~ DEFINITION OF TERMS:**

156 "~~Alley~~" means ~~a street providing only secondary access to abutting property.~~ (Prior code § 42-
157 2-2) a public or private right-of-way within a block primarily intended for service and access to
158 abutting property by vehicles and not designated for general travel. ~~(Prior code title 46, art. 1§~~
159 ~~2)~~
160

161 **20.08.025: AMENDMENT PETITION:**

162 "**Amendment petition**" means a written petition to the city seeking approval for a proposed
163 vacation, alteration or amendment of a subdivision plat, any portion of a subdivision plat, or
164 any street, lot or alley contained in a subdivision plat. (Ord. 71-94 § 1, 1994)
165

166 "Arterial Street" means a street that facilitates through traffic movement over relatively long
167 distances such as from one end of the city to the other. Arterials are generally multi-lane
168 streets carrying high traffic volumes at relatively high speed limits. These are commuter streets
169 and sometimes offer controlled access to abutting property, and curbside parking may be
170 restricted or prohibited. Arterial Streets are designated as such on the Major Street Plan map of
171 the Transportation Master Plan.
172

173 **20.08.030: BLOCK:**

174 "**Block**" means an area of land within a subdivision entirely bounded by streets (other than
175 alleys), freeways, railroad rights of way, natural barriers, or the exterior boundaries of the
176 subdivision. (Prior code § 42-2-3)
177

178 "Buildable Area" means that portion of the platted lot, exclusive of the required front, rear,
179 and side yard setbacks, as established by the base zone for the lot, and all designated
180 undevelopable area portion of the lot remaining after required yards have been provided and
181 after the limitations of any pertinent environmental regulations have been applied. Buildings
182 may be placed in any part of the buildable area, but if there are limitations on percent of the lot

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

183 which may be covered by buildings, some open space may be required within the buildable
184 area.

185

186 **~~20.08.040: CITY ATTORNEY:~~**

187 "City attorney" means the Salt Lake City attorney. (Prior code § 42-2-4)

188

189 **~~20.08.050: CITY ENGINEER:~~**

190 "City engineer" means the Salt Lake City engineer. (Prior code § 42-2-6)

191

192 **~~20.08.060: CITY RECORDER:~~**

193 "City recorder" means the Salt Lake City recorder. (Prior code § 42-2-7)

194

195 **~~20.08.070: COLLECTOR STREET:~~**

196 "Collector street" means a street ~~designed to collect and distribute traffic between streets and~~
197 ~~arterials. (Prior code § 42-2-8)~~ that provides the connection between Arterial and Local streets.
198 Collector Streets can be multi-lane, but they are meant to carry less traffic at lower speeds and
199 for shorter distances than Arterial Streets s. They provide direct access to abutting property
200 and carry a mix of local and commuter traffic headed for nearby destinations. Collector Streets
201 are identified as such on the Major Street Plan map of the Transportation Master Plan.

202

203 "Compaction" means the densification of fill by mechanical means.

204

205 **~~20.08.075: COMMERCIAL/INDUSTRIAL/AGRICULTURAL SUBDIVISION:~~**

206 ~~"Commercial/industrial/agricultural subdivision" means any subdivision of land located in any~~
207 ~~commercial, industrial or agricultural zoning district which will allow or provide for the~~
208 ~~construction of nonresidential uses in buildings which are allowed as permitted or conditional~~
209 ~~uses within the district or within an area shown in an adopted general plan for commercial,~~
210 ~~industrial or agricultural uses of varying intensities. (Ord. 71-94 § 1, 1994)~~

211

212 **~~20.08.080: CONDOMINIUM:~~**

213 ~~"Condominium" means a property conforming to the definition set forth in section 57-8-3,~~
214 ~~Utah Code Annotated, 1953, or its successor. (Prior code § 42-2-9)~~

215

216 **~~20.08.090: COUNTY RECORDER:~~**

217 "County Recorder" means the Salt Lake County Recorder. (Prior code § 42-2-10)

218

219 **~~20.08.100: CUL-DE-SAC:~~**

220 "Cul-de-sac" means a local street open at only one end which has a turnaround for vehicles at
221 the closed end. (Prior code § 42-2-11)

222

223 Development Limit Line means a legally described line, determined by the Planning
224 Commission or its designee and shown on the final subdivision plat, which defines the

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

225 boundary between developable and undevelopable areas. In those portions of the plat
226 designated as undevelopable, grading, landscaping, construction activities, and other
227 disturbances of the land are prohibited.

228
229 "Driveway" means a way or route for use by a vehicle ~~traffic~~ leading from a parking area or
230 from a house, garage, or other structure, to a road or street.

231
232 Excavation means any act by which vegetation, earth, sand, gravel, rock, or any other similar
233 material is cut into, dug, quarried, uncovered, removed, displaced, relocated, or bulldozed, and
234 shall include the conditions resulting therefrom.

235
236 **20.08.110: FINAL PLAT:**
237 "Final plat" means a map of real property in the form of lands and/or building units being laid
238 out and prepared in accordance with the provisions of titles ~~57~~ 10, 17, or 57, Utah Code
239 Annotated, 1953, or its successor, and of this title, designed to be placed on record in the office
240 of the Salt Lake County recorder. (Prior code § 42-2-12)

241
242 **20.08.120: FLAG LOT:**
243 "Flag lot" means a lot ~~with the buildable area at a distance from a public street, and with a~~
244 ~~narrow extension or access strip to connect the buildable area to the street. (Prior code § 42-2-~~
245 ~~13)~~ of irregular configuration in which an access strip (a strip of land of a width less than the
246 required lot width) connects the main body of the lot to the street frontage.

247
248 **20.08.130: FREEWAY:**
249 "Freeway" means routes, typically divided arterial highways, which provide for rapid
250 movement of large volumes of vehicles between urban areas. No local access to individual sites
251 is provided ~~a divided arterial highway designed for through traffic, having grade-separated~~
252 ~~intersections and full control of access. (Prior code § 42-2-14)~~

253
254 "Grading" means excavation or fill or any combination thereof that alters the elevation of the
255 terrain and shall include the conditions resulting from any excavation or fill.

256
257 **z20.08.135: IMPROVEMENT AGREEMENT:**
258 ~~"Improvement agreement" means an agreement described in section 20.20.040 of this title~~
259 ~~(Ord. 94-98 § 1, 1998)~~

260
261 **20.08.140: INDUSTRIAL STREET:**
262 ~~"Industrial street" means a street which serves an industrial area and connects such area to the~~
263 ~~major street system. (Prior code § 42-2-16)~~

264
265 **20.08.150: INTERSECTION:**
266 "Intersection" means the place at which two (2) or more streets meet. (Prior code § 42-2-17)

267

268 **~~20.08.160: LOCAL STREET:~~**
269 "Local street" means a street which provides direct access to and from abutting properties they
270 serve abutting that street, primarily in residential districts. Local streets are usually one lane in
271 each direction meant to carry traffic over short distances and at low speeds. (Prior code § 42-2-
272 18)

274 **~~20.08.170: LOOP STREET:~~**
275 "~~Loop street~~" means a local street which intersects the same collector street at both its ends
276 and has no intermediate intersections with through streets. (Prior code § 42-2-19)

278 **~~20.08.180: LOT:~~**
279 "Lot" means a ~~parcel or portion of land established for purposes of sale, lease, finance, division~~
280 ~~of interest or separate use, separated from other lands by description on a subdivision map~~
281 ~~and/or parcel map~~ piece of land identified on a plat of record or in a deed of record of Salt Lake
282 County and of sufficient area and dimensions to meet Salt Lake City zoning district
283 requirements for width, area, use and coverage, and to provide such yards and open space as
284 are required and has been approved as a lot through the City's subdivision process. A lot may
285 consist of combinations of adjacent individual lots and/or portions of lots so recorded; except
286 that no division or combination of any residual lot, portion of lot, or parcel shall be created
287 which does not meet the requirements of the subdivision regulations and Zoning Ordinance
288 (Title 21A) of the City. (Prior code § 42-2-20)

290 **~~20.08.185: LOT LINE ADJUSTMENT:~~**
291 "~~Lot line adjustment~~" in a subdivision means the relocation of the property boundary lines,
292 with the consent of the owners of record as required by this title, between ~~two (2)~~ adjoining
293 lots or parcels that are described by either a metes and bounds description or a recorded plat.
294 ~~with the consent of the owners of record as required by this title.~~ (Ord. 7-99 § 2, 1999; Ord. 71-
295 94 § 1, 1994)

297 **~~20.08.190: MAJOR THOROUGHFARE:~~**
298 "~~Major thoroughfare~~" means a street designed to serve high volume city traffic and to act as a
299 distributor between freeways, other arterial roads and major traffic generators. (Prior code
300 § 42-2-21)

302 **~~20.08.200: MASTER PLAN:~~**
303 "Master plan" means the area-specific community master plan for the future development of
304 Salt Lake City, as adopted, and any subsequent amendments thereto, including small area plans
305 and block plans. (Prior code § 42-2-22)

307 **~~20.08.205: MINOR RESIDENTIAL SUBDIVISION AMENDMENT:~~**
308 (~~Rep. by Ord. 7-99 § 3, 1999~~)

310 **~~20.08.210: MINOR SUBDIVISION:~~**

311 "~~Minor subdivision~~" means:

312 A. ~~The division of real property, including condominiums and planned unit developments,~~
313 ~~into thirty (30) or fewer lots which have frontage on an existing dedicated street or on a~~
314 ~~street to be dedicated as part of the subdivision and which are not located within the~~
315 ~~foothills FR-1, FR-2, FR-3 district or FP foothills protection district;~~

316 B. ~~The division of any real property for the creation of a commercial/industrial/agricultural~~
317 ~~subdivision. (Ord. 7-99 § 4, 1999; Ord. 71-94 § 1, 1994; prior code § 42-2-23)~~

318
319 "Natural Drainage" means water which flows by gravity in channels formed by the surface
320 topography of the earth prior to changes made by the efforts of man.

321
322 "Parcel" means all contiguous land in one ownership, provided, however, each lot conforming
323 to the Zoning Ordinances of Salt Lake City in a subdivision may be considered to be a separate
324 parcel.

325
326 **~~20.08.220: PLANNING COMMISSION OR PLANNING AND ZONING COMMISSION:~~**

327 "~~Planning commission~~" or "~~planning and zoning commission~~" means the Salt Lake City
328 ~~planning and zoning commission. (Prior code § 42-2-24)~~

329
330 **~~20.08.230: PLANNING DIRECTOR:~~**

331 "~~Planning director~~" means the director of the Salt Lake City ~~planning and zoning~~ division. (Prior
332 code § 42-2-25)

333
334 **~~20.08.240: PRELIMINARY DESIGN MAP:~~**

335 "~~Preliminary design map~~" means a map to be submitted to the planning director prior to the
336 filing of a preliminary plat to show the general characteristics of the proposed subdivision.
337 (~~Prior code § 42-2-26~~)

338
339 **~~20.08.250: PRELIMINARY PLAT:~~**

340 "~~Preliminary plat~~" means a plat showing the design of a proposed subdivision and the existing
341 conditions in and around the subdivision. It need not be based upon a detailed final survey of
342 the property, except as provided in chapter 20.16 of this title; ~~however, it shall be graphically~~
343 ~~accurate to reasonable tolerance. (Prior code § 42-2-27)~~

344
345 **~~20.08.260: PUBLIC IMPROVEMENT:~~**

346 "~~Public improvement~~" means street work, utilities and other facilities proposed or required to
347 serve a subdivision and be installed within the subdivision the public way for the general use of
348 the subdivision lot owners and for local neighborhood or community needs. (~~Prior code § 42-2-~~
349 ~~28~~)

350

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

351 **20.08.265: SECURITY DEVICE:**

352 "Security device" means any of the following, in a form acceptable to the city attorney, who
353 secures the performance of the subdivider's obligations under the improvement agreement: a)
354 a separate payment bond and a separate performance bond provided by a corporate surety
355 company; b) a cash bond or escrow agreement; or c) a letter of credit. (Ord. 94-98 § 2, 1998)

356
357 "Significant Steep Slope" means an area of 30% or greater slope, as determined using ten-foot
358 averaging, which is intended to be protected from development or other disturbance.

359
360 "Site" means a lot or parcel of land, or a contiguous combination thereof, where grading work
361 is performed as a single unified operation.

362
363 "Site Development Preparation" means grading and underground utility installation in
364 preparation for an approved, pending development.

365
366 "Slope Classification Map" means a map prepared as a colored exhibit by a registered
367 professional engineer or land surveyor based upon a contour map of the specified scale and
368 contour interval, upon which the measured and calculated percent of slope (measured
369 between every contour interval on the map) is classified or grouped into percentage of slope
370 data in ten percent slope groupings as follows:

<u>Slope Classification</u>	<u>Percent of Slope</u>	<u>Mapped Color</u>
Level	0 - 9.9%	Uncolored
Slight	10 - 19.9%	Yellow
Moderate	20 - 29.9 %	Orange
Severe	30% and greater	Red

371
372
373
374
375
376
377
378
379 "Soils Engineer" means a registered civil engineer of the State of Utah, specializing in soil
380 mechanics and foundation engineering, familiar with the application of principles of soil
381 mechanics in the investigation and analysis of the engineering properties of earth materials.

382
383 "Solar-Oriented Lot" means:

- 384 A. A lot with a front line oriented to within thirty (30) degrees of a true east-west line.
385 When the lot line abutting a street is curved, the "front lot line" shall mean, for the purposes
386 of subsection, the straight line connecting ends of the curve. For a flag lot, the "front lot line"
387 shall mean the lot line that is most parallel to the closest street, excluding the pole portion of
388 the flag lot, or
- 389 B. A lot that, when a straight line is drawn from a point midway between the side lot lines
390 at the required front yard setback to a point midway between the side lot lines at the
391 required rear yard setback, is oriented to within thirty (30) degrees of true north along such
392 line, or
- 393 C. A corner lot with a south lot line oriented to within thirty (30) degrees of a true east-
394 west line, where the south lot line adjoins a public street or open space and the abutting

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

395 street right-of-way or open space has a minimum north-south dimension of at least fifty (50)
396 feet. For purposes of this definition, "open space" shall include, without limitation, parks,
397 cemeteries, golf courses and similar outdoor recreation areas, drainage ditches and ponds,
398 irrigation ditches and reservoirs, lakes, ponds, wetlands, open spaces reserved for use of
399 residents of the development, and other similar open space.

401 "Special Natural Topographic Feature" means a naturally occurring feature which is
402 determined to be unique among similar features of its kind (i.e., rock formation, water feature)
403 or has historical associations (e.g. Ensign Peak).

404
405 **~~20.08.270: STANDARD SPECIFICATIONS:~~**

406 "Standard specifications" means all the standard specifications and standard detailed drawings
407 prepared adopted, utilized and administered by the responsible city departments ~~and approved~~
408 ~~by resolution of the city council.~~ (Prior code § 42-2-29)

409
410 **~~20.08.280: STREET:~~**

411 "Street" means a public or private vehicular way, between property or boundary lines and
412 including parking, sidewalks, and gutters, that may also serve for all or part of its width as a way
413 for pedestrian traffic, whether called street, highway, thoroughfare, parkway, throughway,
414 road, avenue, boulevard, lane, place, alley, mall or otherwise designated ~~all parts of a public~~
415 ~~street between the property or boundary lines, including parking, sidewalks, gutters and~~
416 ~~roadways including highways, avenues, boulevards, parkways, roads, lanes, walks, alleys,~~
417 ~~viaducts, subways, tunnels, bridges, public easements and other ways. (Ord. 71-94 § 1, 1994:~~
418 ~~prior code § 42-2-30)~~

419
420 **~~20.08.290: SUBDIVIDER:~~**

421 "Subdivider" means ~~and shall be defined as~~ any person, firm, corporation, partnership or
422 association who causes land to be divided into a subdivision. (Prior code § 42-2-31)

423
424 **~~20.08.300: SUBDIVISION:~~**

425 "Subdivision" means any land that is divided, resubdivided or proposed to be divided into two
426 (2) or more lots, parcels, sites, units, plots or other division of land for the purpose, whether
427 immediate or future, for offer, sale, lease, or development ~~either on the installment plan or~~
428 ~~upon any and all other plans, terms, and conditions.~~ For purposes of this chapter, "subdivision"
429 includes:

- 430
431 A. The division or development of land whether by deed, metes and bounds description,
432 devise and testacy, lease, map, plat, or other recorded instruments, for all residential and
433 nonresidential uses; and
434 ~~B. Divisions of land for all residential and nonresidential uses, including land used or to be~~
435 ~~used for commercial, agricultural, and industrial purposes;~~
436 ~~C.~~ B. Any condominium project which involves dedication of real property to the ownership
437 and use of the public as referenced in Section 21A.56.030 of the Zoning Ordinance; ~~and~~

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

438 D. Any planned development project pursuant to title 21A, chapter 21A.54 of this code.
439 (~~Ord. 94-98 § 3, 1998; Ord. 71-94 § 1, 1994; prior code § 42-2-32~~)

440

441 **"Subdivision, Minor"** means:

442 A. ~~The division of real property, including condominiums and planned unit developments,~~
443 ~~into thirty (30) or fewer lots which have frontage on an existing dedicated street or on a~~
444 ~~street to be dedicated as part of the subdivision and which are not located within the~~
445 ~~foothills FR 1, FR 2, FR 3 district or FP foothills protection district;~~

446 B. ~~The division of any real property for the creation of a commercial/industrial/agricultural~~
447 ~~subdivision. (Ord. 7-99 § 4, 1999; Ord. 71-94 § 1, 1994; prior code § 42-2-23)~~

448

449 **~~20.08.305: SUBDIVISION AMENDMENT INVOLVING STREETS:~~**

450 "Subdivision amendment involving streets" means a proposed change to any subdivision for
451 which a subdivision plat has been previously approved and recorded and which proposes to
452 vacate all or a portion of any of the results in any change to the dedicated public streets, rights-
453 of-way, or easements from of the original subdivision plat. (Ord. 7-99 § 5, 1999)

454

455 **~~20.08.307: SUBDIVISION AMENDMENT NOT INVOLVING STREETS:~~**

456 "Subdivision amendment not involving streets" means a proposed change to any subdivision,
457 for which a subdivision or plat has been previously approved and recorded and which does not
458 propose to vacate all or a portion of any of the results in any change to the dedicated public
459 streets, rights-of-way, or easements from of the original subdivision plat.. (Ord. 7-99 § 6, 1999)

460

461 **~~20.08.310: SUBDIVISION COMMITTEE:~~**

462 "Subdivision committee" means ~~and includes the planning director, the city engineer and two~~
463 ~~(2) other members of the planning and zoning commission. (Prior code § 42-2-33)~~

464

465 **~~20.08.320: SUBDIVISION DESIGN:~~**

466 "Subdivision design" means the overall layout of the proposed subdivision, including, but not
467 limited to, the arrangement of streets and intersections, the layout and size of lots, the widths
468 and locations of easements and rights of way for utilities, drainage structures, sewers and the
469 nature and location of public or semipublic facilities, programs for the preservation of natural
470 features, and the installation of public improvements. (Prior code § 42-2-34)

471

472 "Ten-foot Averaging" means calculating the percent of slope between 10 foot elevation
473 intervals (elevations ending in "0", e.g. 4720 to 4730, 4730 to 4740, etc.) on an accurate Slope
474 Classification Map. This technique is used to determine areas of significant steep slope,
475 insignificant steep slope, and to establish development limit lines.

476

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

477

478

479

~~Chapter 20.12~~ ~~PRELIMINARY DESIGN MAPS~~

480 ~~**20.12.010: PRELIMINARY DESIGN MAP AND CONFERENCE:**~~

481 ~~Prior to the filing of a preliminary plat, the subdivider shall meet with and submit to the~~
482 ~~planning director three (3) copies of a preliminary design map at a scale and in detail sufficient~~
483 ~~to indicate the essential characteristics of the subdivision, including:~~

- 484 ~~A. The number, size and design of lots;~~
- 485 ~~B. The location and width of streets;~~
- 486 ~~C. The location of any important reservations or easements;~~
- 487 ~~D. The general nature and extent of grading;~~
- 488 ~~E. The relation of the subdivision to all surrounding lands; and~~
- 489 ~~F. Any other data necessary to enable the subdivision committee to review the proposed~~
490 ~~subdivision. (Prior code § 42-3-1)~~

491

492 ~~**20.12.020: SITE DEVELOPMENT PERMIT REQUIRED:**~~

493 ~~The subdivision committee, after review of the preliminary design map, shall indicate to the~~
494 ~~subdivider whether a site development permit, as specified in title 18, chapter 18.28 of this~~
495 ~~code, is required prior to the subdivider altering the terrain or vegetation on the proposed~~
496 ~~subdivision. Notwithstanding the foregoing sentence appearing to the contrary, all subdivisions~~
497 ~~within the areas defined in sections 21A.24.020 through 21A.24.040 and 21A.32.040 of this~~
498 ~~code, shall be subject to the provisions of the site development ordinance. (Prior code § 42-3-2)~~
499

500 ~~**20.12.010: PRELIMINARY DESIGN MAP AND CONFERENCE:**~~

501 ~~Prior to the filing of a preliminary plat, the subdivider shall meet with and submit to the~~
502 ~~planning director three (3) copies of a preliminary design map at a scale and in detail sufficient~~
503 ~~to indicate the essential characteristics of the subdivision, including:~~

- 504 ~~A. The number, size and design of lots;~~
- 505 ~~B. The location and width of streets;~~
- 506 ~~C. The location of any important reservations or easements;~~
- 507 ~~D. The general nature and extent of grading;~~
- 508 ~~E. The relation of the subdivision to all surrounding lands; and~~
- 509 ~~F. Any other data necessary to enable the subdivision committee to review the proposed~~
510 ~~subdivision. (Prior code § 42-3-1)~~

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

**** This entire chapter "20.12" is transferred from the same-titled section of Site Development Ordinance 18.28.30. Edits are noted according to the same format as the rest of the document. ****

511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551

Chapter 20.12

DESIGN STANDARDS AND REQUIREMENTS

20.12.010: GENERAL REGULATIONS AND STANDARDS:

Except where modified by the ~~Mayor~~ Planning Commission or its designee, all subdivision of land within Salt Lake City shall comply and conform with the design standards and requirements as set forth and as referred to in this section, as follows:

- A. Supervision: All site development and/or subdivision development work performed under this section will be allowed only when said work is performed under the supervision of the City Engineer, ~~Transporation Director and/or~~ Public Utilities Director as is appropriate under in accordance with the approved subdivision plan, and said work is secured by a performance guarantee bond or other security device acceptable to the City Attorney and Mayor.

- B. Preservation of Natural Features: Trees, native ground cover, natural watercourses, and topography shall be preserved when possible, and the subdivision shall be so designed as to prevent excessive grading and scarring of the landscape in conformance with this title.

- C. Hazardous Areas to be Fenced: All areas of the subdivision or features adjacent to the subdivision, which present a potential threat to the public safety shall be fenced with a six foot non-climbable fence or acceptable alternative, as required by the Planning Commission or its designee. Such hazardous areas may include, but are not limited to, rivers and streams, canals, cliffs, ravines, ~~arterial or collector streets~~, railroad rights-of-way, and steep slopes. ~~Said~~ Required fencing shall be constructed and included as part of the subdivision improvements and shall be bonded.

- D. Buildable Lots: All subdivisions shall result in the creation of lots which are developable and capable of being built upon, unless a different purpose for the lot is clearly intended and approved by the Planning Commission or its designee. No subdivision shall create lots, and a building permit shall be issued for any lots which would make improvements and services impractical due to size, shape, steepness of terrain, location of water courses, problems of sewerage or driveway grades, or other physical conditions.

- E. Access to Public Streets:
 - 1. All lots or parcels created by the subdivision of land shall have access to a public street improved to standards ~~hereinafter~~ required by this Title 20, unless a private street or modified standards are approved by the Planning Commission as part of a Planned Development. Private streets shall not be permitted unless the Planning Commission finds that the most logical development of land requires that lots be created which are

552 served by a private street or other means of access, and makes such findings in writing
553 with the reasons therefore.

- 554 2. As part of the application of **for** any subdivision including **proposing** private streets, the
555 subdivider shall **provide** submit to the Planning Commission for review by the City
556 Engineer the following ~~street plans~~:
- 557 a. A Street Development Plan showing the alignment, width, grades, design, and
558 material specifications; the topography and means of access to each lot; drainage;
559 and, utility easements for servicing the lots served by such private street;
 - 560 b. A plan providing for future ownership and maintenance of said street together with
561 payment of taxes and other liability thereon.
- 562 3. After review and favorable recommendation by the City Engineer, the Planning
563 Commission may include such approved street plans as part of its recommendations to
564 the Mayor. Construction of the private street or access shall be completed prior to
565 occupancy of any building on lots served by a private street. However, if finished
566 grading has been completed and stabilized to the City Engineer's satisfaction, the
567 subdivider may post a cash bond equal to the cost of completing the street, as
568 determined by the City Engineer, in a form approved by the City Attorney to assure the
569 earliest possible completion of said street. The bond may be posted if, and only if, the
570 street is stabilized and made passable until such time as the completion of the street
571 can be accomplished.

572
573 F. Landscaping:

- 574 1. A landscaped area shall be required in all **residential** subdivisions **and may be required in**
575 **non-residential subdivisions**. Said landscaping shall be located either within the non-
576 paved portion of the street right-of-way, or within a dedicated landscaping easement,
577 not less than five feet wide, adjacent to the street. The location of the landscaping shall
578 be specified by the Planning Commission **or its designee**. The type of landscaping and
579 street trees shall be selected, installed, and maintained in accordance with standard
580 specifications prepared by Salt Lake City.
- 581 2. Whenever, in the opinion of the Planning Commission **or its designee**, the cuts and fills
582 created by the subdivision are of sufficient size or visibility to demand special treatment,
583 the subdivider shall be required to landscape such areas with suitable permanent plant
584 materials and to provide for their maintenance ~~according to the plans as outlined in~~
585 ~~Section 18.28.30 E.4. below and approved by the Parks Department.~~
- 586 ~~c. The subdivision shall be so designed as to preserve the greatest amount of existing on-~~
587 ~~site vegetation, including trees with a trunk diameter of four inches or greater and other~~
588 ~~natural ground cover.~~

589
590 G. Utilities and Easements:

- 591 1. All utilities shall be provided through underground services.
- 592 2. Easements for utility and drainage purposes shall be provided within the subdivision as
593 required by the Planning Commission **or its designee**. However, in no event shall such
594 easement be less than ~~seven feet in width of~~ **five feet** in width when proposed along ~~on~~
595 the front lot line

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

596
597 H. Water Courses: The subdivider shall dedicate a right-of-way for storm drainage conforming
598 substantially with the lines of any natural water course or channel, stream, creek, or flood
599 plain that enters or traverses the subdivision.
600

601 I. Block Design:

602 1. Blocks shall normally have sufficient width for an ultimate layout of two tiers of lots of
603 the size required by the provisions of the Zoning and Subdivision Ordinances of Salt Lake
604 City.

605 2. Blocks shall not exceed the following perimeter measurements: 2,400 linear feet for
606 zoning districts with minimum lot sizes that range from no minimum up to and including
607 10,000 square feet, and; 3,000 linear feet for zoning districts with a minimum lot size
608 greater than 10,000 square feet, 500 feet in length. In any block over 900 feet in length
609 there shall be a crosswalk or pedestrian way as required by the Planning Commission.

610
611 ~~9. Neighborhood Facilities.~~

612
613 ~~a. The subdivider shall reserve sites, appropriate in area and location, for~~
614 ~~necessary and desirable residential facilities such as schools, parks, and playgrounds.~~
615 ~~Such sites shall be located in accordance with the principles and standards contained~~
616 ~~herein or expressed in the Master Plan.~~

617 ~~b. The delimiting of service areas to determine the need for residential~~
618 ~~facilities at the district or community level shall be based on the Master Plan. When a~~
619 ~~planning neighborhood is used it will provide the basis for estimating the number of~~
620 ~~families to be served by facilities at the local level. A planning neighborhood, insofar as~~
621 ~~possible, exhibits the following characteristics:~~

622
623 ~~i. It is bounded, rather than bisected, by major thoroughfares or~~
624 ~~other substantial land use or natural barriers to pedestrian traffic;~~

625 ~~ii. It is usually not over a mile in width in any direction;~~

626 ~~iii. It contains a minimum of 500 families~~

627
628 ~~c. The following principles and standards are intended to serve as a guide in~~
629 ~~determining the residential facilities within the planning neighborhood for which sites~~
630 ~~will normally be required:~~

631
632 ~~i. An elementary school site of approximately 10 acres will be~~
633 ~~required for each 600 families in the neighborhood. Such school site shall be~~
634 ~~central to the population to be served and shall not front on an arterial street;~~

635 ~~ii. Such school site shall be reserved for public purchase for two~~
636 ~~years at a price not to exceed the acreage value of the raw land in the~~
637 ~~subdivision, except for a depth along the street forming principle frontage for~~
638 ~~the site of one tier of lots which may be priced not to exceed the value of said~~
639 ~~tier of lots;~~

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

640 ~~_____ iii. _____ Whenever possible, playground and neighborhood recreation~~
641 ~~areas shall be developed in conjunction with elementary school sites. Such a~~
642 ~~site, if required in a subdivision, shall not normally be less than five acres in area~~
643 ~~for a service orientation of 600 families or less, and such sites shall specifically~~
644 ~~include areas with natural advantage for park development. It shall be reserved,~~
645 ~~made available for purchase, and priced in accordance with subparagraph ii.~~
646 ~~above~~
647 ~~_____ iv. _____ Where wooded ravines and/or natural waterways are included~~
648 ~~within the boundaries of subdivision, such ravines shall be reserved for public~~
649 ~~use, including recreation and disposal of storm water. These purposes may be~~
650 ~~accomplished through dedication and/or storm drainage, scenic, or open space~~
651 ~~easements~~
652

653 J. Reservation of Land for Park and Recreation Purposes: Pursuant to the recreation or parks
654 elements, plans or standards set forth in the Master Plan, as a condition of final subdivision
655 approval the subdivider shall be required to reserve land for park and recreation purposes
656 according to the following standards:
657

- 658 1. For subdivisions of ~~100~~ **25** lots or more, including contiguous land owned or controlled
659 by subdivider or landowner, the subdivider shall reserve land for two years for public
660 purchase at the rate of not less than one and one half acres of land per 100 lots **a**
661 **minimum ratio of one-quarter (1/4) acre of land per 25 lots** in the subdivision or five
662 percent of the total area in the subdivision, whichever is greater;
- 663 ~~2. For subdivision containing between 50 and 100 lots, the subdivider shall reserve land as~~
664 ~~deemed desirable by the Planning Commission;~~
- 665 ~~3. For proposed multi-family development, the number of dwelling units proposed shall be~~
666 ~~considered as the number of lots for the requirements specified in this section, or if no~~
667 ~~particular number of dwelling units per acre permitted in the zoning regulations which~~
668 ~~apply to the land to be subdivided;~~
- 669 4. All land to be reserved for park or recreational purposes shall be found to be suitable by
670 the Planning Commission **or its designee** and the ~~Parks~~ **Public Services** Department as to
671 location, parcel size, and **d** topography for the park and recreation purpose for which it is
672 indicated in the Master Plan, or as determined by the Planning Commission **or its**
673 **designee**. Such purpose may include active recreation facilities such as playgrounds,
674 play fields, pedestrian or bicycle paths, or open space areas of particular natural beauty,
675 including canyons, hilltops, and wooded areas to be developed or left in their natural
676 state;
- 677 5. Land to be reserved may include all of the proposed park or recreational facility, or may
678 include only part of a facility. Such partial reservation may be supplemented by
679 additional land on adjoining property not owned or controlled by the subdivider;
- 680 6. At the time of approval of the final subdivision plat, the City may specify when
681 development of a park or recreation facility is scheduled to begin;
- 682 ~~7. The provisions of this Section shall not normally apply to commercial or industrial~~
683 ~~subdivisions. However, the Planning Commission may require, as a condition of~~

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

684 ~~approval, that a commercial or industrial subdivider dedicate that portion of a stream~~
685 ~~bed or drainage channel falling within an industrial subdivision when such portion forms~~
686 ~~part of an open space network designated in the Master Plan as an alternative to the~~
687 ~~normally required easements.~~

688
689 **K. Connectivity.**

690 **Public Accessways:**

- 691 1. The city shall require within the development site the improvement of accessways
692 for pedestrian and bicyclist use to connect the development site to adjacent cul-de-
693 sacs or to an adjacent site that is undeveloped, publicly owned, or developed with
694 an accessway that connects to the subject site.

695
696 **Street Connectivity Standards:**

- 697 1. The proposed subdivision shall include street connections to any streets that abut,
698 are adjacent to, or terminate at the subdivision site. The proposed development
699 shall also include street connections in the direction of all existing or planned
700 streets adjacent to the development site as determined by the Planning Director.
701 2. The proposed development shall include streets that extend to undeveloped or
702 partially developed land that is adjacent to the development site or that is
703 separated from the development site by a drainage channel, transmission
704 easement, survey gap, or similar property condition. The streets shall be in
705 locations that will enable adjoining properties to connect to the proposed
706 development's street system.

707
708 **Cul-de-Sacs:**

- 709 1. Except for streets that are less than 150 feet long all streets that terminate shall be
710 designed as a cul-de-sac bulb or other design acceptable to the Transportation
711 Director in order to provide an emergency vehicle turnaround.
712 2. Public accessways to provide safe circulation for pedestrians, bicyclists and
713 emergency vehicles shall be required from a cul-de-sac or emergency vehicle
714 turnaround, unless the subdivider adequately demonstrates that a connection
715 cannot be made because of the existence of one or more of the following
716 conditions:
717 a. Physical conditions preclude development of the connecting street. Such
718 conditions may include, but are not limited to, topography or likely impact
719 to natural resource areas such as wetlands, ponds, streams, channels, rivers,
720 lakes or upland wildlife habitat area, or a resource on the National Wetland
721 Inventory or under protection by state or federal law.
722 b. Buildings or other existing development on adjacent lands, including
723 previously subdivided but vacant lots or parcels, physically preclude a
724 connection now or in the future, considering the potential for
725 redevelopment.

726
727 **Legend of edits:**

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

728 **20.12.020: LOT DESIGN STANDARDS:**

729 The size, shape and orientation of lots in a subdivision shall be appropriate to the location of
730 the proposed subdivision and to the type of development contemplated. The following
731 principles and standards shall be observed:

- 732
- 733 A. Minimum Area – Size: The minimum area and dimensions of all lots shall conform to
734 the requirements of the Zoning Ordinances of Salt Lake City for the zoning district in which
735 the subdivision is located.
- 736
- 737 B. Side lot lines: The side lines of all lots, so far as possible, shall be designed to be at right
738 angles to the street which the lot faces, or approximately radial to the center of curvatures, if
739 such street is curved. Side lines of lots shall be designed to be approximately radial to the
740 center of curvature of a cul-de-sac on which the lot faces.
- 741
- 742 C. Width: The minimum lot width shall conform to the requirements of the zoning district
743 in which the proposed subdivision is located. ~~However, no lot shall have a width less than 50~~
744 feet at the front building setback line, or 30 feet at the curb line, unless approved as a flag lot.
- 745
- 746 D. Corner Lots: Corner lots have more than one side which must maintain required front
747 yard setbacks, and therefore shall be platted wider than interior lots in order to permit
748 conformance with the required street setback requirements of the Zoning Ordinance.
- 749
- 750 E. Depth: ~~No lot shall have a depth less than 100 feet, unless the area conforms with the~~
751 Zoning Ordinances of Salt Lake City and a lesser depth is specifically approved by the Planning
752 Commission.
- 753 F. ~~Corporate Boundaries: No lot shall be divided by a corporate boundary line. Each such~~
754 ~~boundary line shall be made a lot line.~~
- 755 G. Remnants: No remnants of property shall be left in the subdivision which do not
756 conform to the lot requirements or are not required or more suitable for designation as
757 common open space, private utility, or other purpose.

758

759 7. Lot Numbers. Lot numbers shall begin with the number “1” and shall continue
760 consecutively through the subdivision plat, with no omissions or duplications; no block
761 designations shall be used.

762

763 9H. Double Frontage Lots: Lots other than corner lots, having double frontage shall not be
764 approved except where necessitated by topographic or other unusual conditions. ~~The width~~
765 ~~of each block shall be sufficient for the ultimate layout of two tiers of lots of a size required by~~
766 ~~the provisions of this Title unless the general layout of the vicinity, lines of ownership,~~
767 ~~topographic conditions, or locations of arterial streets or freeways justify or make necessary a~~
768 ~~variation from this requirement.~~

769

770 10. Flag Lots. Flag lots generally shall not be permitted. In the event the Planning
771 Commission finds that due to unusual topographic conditions, direct lot frontage on a street

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

772 ~~is precluded, it may recommend waiver of the minimum width requirement on an individual~~
773 ~~lot basis. In such cases the access strip shall be not less than 20 feet in width and shall not~~
774 ~~exceed the depth of adjoining lots. In calculating the lot area of a flag lot, the square footage~~
775 ~~included in the access strip shall not be counted.~~

776
777 441. Developable Area Limitation:

- 778 1. The Planning Commission or its designee shall review each proposed foothill subdivision
779 and, using “ten-foot averaging”, shall determine the extent of significant steep slopes
780 within the subdivision. The Planning Commission or its designee shall require all such
781 undevelopable portions of proposed subdivisions to be identified by placement of a
782 development limit line and legal description upon the final plat. Such limitation shall
783 also be made a part of the subdivision restrictive covenants. In addition to protecting
784 significant steep slopes, development limit lines may also be established to protect
785 natural vegetation, special natural topographic features, faults, or unique views.
786 2. Significant steep slopes identified by development limit lines on a subdivision plat shall
787 be designated as undevelopable area. Said slopes if retained within the subdivision,
788 shall be designated and maintained as common area and shall be protected from
789 subsequent alteration or encroachment by a vegetation and open space preservation
790 easement granted to Salt Lake City by dedication on the subdivision plat. In no event
791 shall roads traverse such slopes.
792 3. Undevelopable area shall not be used to determine the minimum lot size as required by
793 the underlying zone, unless specifically approved by the Planning Commission through
794 the planned development review process.
795 4. Once established on the subdivision plat, the development limit line shall be delineated
796 on all building permit site plans and shall be staked in the field prior to construction on
797 any lot affected by the development limit line.

798
799 J. Solar-Oriented Requirements:

800 For subdivisions with 25 or more single-family residential lots at least fifty percent (50%)
801 of lots less than 15,000 square feet, upon which detached single-family dwelling units
802 are planned for construction, shall conform to the definition of “solar-oriented lot” in
803 order to preserve the potential for usage of solar energy systems.

- 804 1. Street Layout: Where, as determined by the planning director, topographic,
805 environmental, and soil conditions, and existing street configurations permit, the
806 predominant pattern of new streets in subdivisions subject to solar-oriented
807 requirements shall be oriented within thirty (30) degrees of east-west
808 orientation.
809 2. Modifications: Where unusual topographic, environmental, soil, and similar
810 conditions exist that, as determined by the Planning Director, make compliance
811 with these provisions either physically or economically infeasible, the planning
812 director may modify the solar-oriented requirements. However, the
813 modifications shall be the minimum necessary and shall maintain overall solar
814 access in the subdivision.

815
Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

816 12. Fences and Walls. Fences and walls shall only be constructed after first obtaining a building
817 permit subject to the standards of this subsection.

818 a. Site plan submittal. As part of the site plan process, a fencing plan shall
819 be submitted which shall show:

820 i. Any specific subdivision approval conditions regarding fencing;

821 ii. Material specifications and illustrations necessary to determine
822 compliance with specific subdivision approval limitations and the standards
823 of this section.

824
825 b. Field fencing of designated undevelopable areas. Fencing on areas
826 identified as "undevelopable areas" or "transitional areas" on any subdivision
827 platted after November 4, 1994 or any lot previously platted which identifies
828 "undevelopable area" or "transitional areas" shall be limited to the following:

829 i. Low visibility, see through type, ownership boundary designation
830 fencing, consisting of flat black colored steel "T" posts and not more than
831 four (4) strands of non-barbed steel wire, strung at even vertical spacing
832 between such "T" posts, and erected to a height of not more than 42 inches
833 above the natural ground surface.

834 ii. Fencing boundary lines shall not be cleared of native brush or
835 vegetation so as to create a devegetation line visible from off site.

836 iii. The existing surface of the ground along such boundary fences
837 shall not be changed by grading activities.

838 iv. Fence materials and designs must not create a hazard for big
839 game wildlife species to cross.

840 v. No field fencing shall be erected in conflict with pedestrian
841 easements dedicated to Salt Lake City.

842
843 c. Buildable area fencing. Fencing on any portions of a lot identified as
844 "buildable area" or "required side yard" on any subdivision platted after November
845 4, 1994 or any lot previously platted which identifies "buildable areas" or similar
846 designations shall be limited to the following:

847
848 i. Open, see through fencing constructed of tubular steel, wrought
849 iron or similar materials, finished with a flat black, non-reflective finish
850 constructed to a height of six feet or less; or

851 ii. Sight obscuring or privacy type fencing shall be of earth tone
852 colors, of similar materials to the primary dwelling, and located to screen
853 from off site view private outdoor living spaces.

854
855 d. Front yard fencing. Walls and fences located within the front yards and
856 along roadways shall not exceed a maximum of forty two inches in height.

857
858 **20.12.030: STREET DESIGN STANDARDS:**

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

859 The following minimum standards and design criteria shall apply unless deemed unwarranted
 860 by written recommendation of the City Engineer and ~~Traffic Engineer~~ **Transportation Division**
 861 **Director**. Said standards and criteria shall be supplemented by other applicable existing
 862 engineering and construction requirements and standards as specified by the City Engineering
 863 and **Transportation Divisions**.

864
 865 A. General:

- 866 1. The subdivision design shall conform to the pattern of major streets as designated in
 867 on the **Major Street Plan Map of the City Transportation** Master Plan ~~and to any~~
 868 ~~official street map right-of-way approved by the City Council~~. Whenever a
 869 subdivision fronts on a street so designated, that street shall be platted and
 870 dedicated by the subdivider in the location and width so indicated.
- 871 2. Where higher standards have not been established as specified in subsection 1
 872 above, all streets and arterials shall be platted according to the **Transportation**
 873 **Division’s standard for Typical Street and Right-of-Way Cross Sections (Diagram**
 874 **E1.a1 available from the Transportation Division)** ~~following minimum widths~~, except
 875 where it can be shown by the subdivider, to the satisfaction of the Planning
 876 Commission, that the topography or the small number of lots served and the
 877 probable future traffic development are such as to unquestionably justify a lesser
 878 standard. A ~~community master plan or planned-unit~~ development, if designated
 879 with a comprehensive circulation and parking system including separate pedestrian
 880 ways, may justify modification of standards. Higher standards may be required
 881 where streets are to serve commercial or industrial property or where warranted by
 882 probable traffic conditions.

Type of Street	Right-Of-Way Width	Pavement Width*
Major Streets	As shown in the Master Plan	
Industrial Streets	60	44
Business Streets, Residential Collector Streets, or One Access Streets	50	40
Local Streets where zoned for multi-family	50	36
Local Streets where zoned for single-family	50	30
Frontage Roads (developed one side only)	40	24
Private Streets and Alleys	As determined by the Planning Commission	

884
 885 *Pavement width is from face to face of curbing.

- 886 3. The street pattern in the subdivision shall be in general conformity with a plan for
 887 the most advantageous development of adjoining areas and the entire

884
 885 **Legend of edits:**

886 ~~deleted (strikethrough)~~

887 **new language** (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

- 888 neighborhood or district. The following principles shall be observed;
 889
 890 a. Where appropriate to the design and terrain, proposed streets shall be
 891 continuous and in alignment with existing planned or platted streets, or, if offset,
 892 streets shall be offset a minimum of 100 feet between center lines of intersecting
 893 local and residential streets and a minimum of 400 feet between center lines of
 894 intersecting ~~major~~ collector and arterial streets;
 895 b. Proposed streets shall be extended to the boundary lines of the land to be
 896 subdivided or proposed as part of a subdivision master plan, unless prevented by
 897 topography or other physical conditions, or unless, in the opinion of the Planning
 898 Commission or its designee, such extension is not desirable for the coordination
 899 of the subdivision with the existing layout or the most advantageous future
 900 development of adjacent tracts;
 901 c. Where streets extend to the boundary of the property, resulting dead-end streets
 902 may be approved with a temporary turnaround of a minimum ~~40~~ 45-foot radius.
 903 In all other cases, a permanent turnaround shall conform to specifications in
 904 paragraph (j) below or have a design otherwise approved by the Traffic Engineer
 905 Transportation Division.
 906 d. Proposed streets shall intersect one another as nearly at right angles as
 907 topography and other limiting factors of good design permit. "T" intersections
 908 rather than "cross" intersections shall be used wherever possible for local streets;
 909 ~~e. Straight local residential streets, conducive to high speed traffic, longer than the~~
 910 ~~standard 600 foot block, shall be prohibited unless approved by the Planning~~
 911 ~~Commission;~~
 912 f. ~~Public Alleys shall not normally be permitted in residential subdivisions, but may~~
 913 ~~be permitted in nonresidential subdivisions;~~
 914
 915 4. Subdivisions adjacent to arterials shall be designed as specified in the Master Plan or
 916 by the Planning Commission or its designee. The following principles and standards
 917 shall be observed:
 918
 919 a. Street design shall have the purpose of making adjacent lots, if for residential
 920 use, desirable for such use by cushioning the impact of heavy traffic and of
 921 minimizing the interference with traffic on arterials.
 922 b. The maximum block size established in Section 20.12.010.I of these design
 923 standards shall be the primary factor in determining the allowable number of
 924 intersecting streets along arterials ~~shall be held to a minimum;~~
 925 ~~c. Frontage roads, if required or existing, shall conform to the standards specified~~
 926 ~~in the subsection titled "Minimum Standards" and shall be separated from the~~
 927 ~~arterial or freeway by a strip of permanent landscaping not less than 10 feet in~~
 928 ~~width. A landscaping plan for the strip shall be submitted for approval.~~
 929 ~~Frontage roads shall enter arterials by means of intersections designed with~~
 930 ~~turning and stacking capacity adequate for the traffic volume as estimated by~~
 931 ~~the Traffic Engineer;~~

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

932 d. Where frontage roads are not required, residential lots adjacent to an arterial
933 shall be served by:

934
935 i. A minor local residential street paralleling said arterial at a generous lot
936 depth therefrom distance determined by the Planning Director in
937 consultation with the Transportation Division. The minor residential
938 street shall be separated from the arterial by a strip of permanent
939 landscaping parallel to the arterial right of way not less than 10 feet in
940 width. Greater widths may be appropriate and required by the Traffic
941 Engineer; or

942 ii. A series of cul-de-sac or loop streets extending towards said arterial from
943 a collector street not more than 500 feet from the arterial right of way
944 edge therefrom. In such cases, a wall or fence with masonry pillars of a
945 design approved by the Planning Director may be required at the rear of
946 properties adjacent to the arterial.

947
948 e. When the rear of any lot borders an arterial, the subdivider may be required to
949 execute and deliver to the City an instrument, deemed sufficient by the City
950 Attorney, prohibiting the right of ingress and *egress from said arterial to said
951 lot, and a legal document sufficient to guarantee maintenance of said
952 landscaping.

953
954 B. Street Grades: Curves and sight distances shall be subject to approval by the City
955 Engineering Division, to insure proper drainage and safety for vehicles and pedestrians.
956 The following principles and standards shall be observed:

957
958 1. Grades of streets shall be not less than 0.5% and not greater than ~~12~~10%. However, a
959 short run of not more than 200 feet at a grade of up to 14% may be allowed by the
960 Planning Commission upon the favorable recommendation of the Traffic Engineer and
961 the City Engineer. Grades shall be controlled at center line, curb and gutter line, and
962 sidewalk line. **Maximum grade applies at the street centerline. Short runs of steeper**
963 **grades may be permitted by the Planning Commission or its designee after review and**
964 **no objections from the Fire department, Transportation Division, and Engineering**
965 **Division.**

966 2. At street intersections, the lot line at each corner shall be rounded with a curve having a
967 radius of not less than 10 feet. A greater curve radius may be required if streets
968 intersect at other than right angles, or in particular cases at intersections with arterials.

969
970 C. Vertical Alignment of Non-intersecting Streets: Transition curves over crest of hills shall be
971 designed to provide both a smooth transition from upward movement to minimize
972 potential roller-coaster effect and to provide safe stopping sight distance at all times. The
973 stopping sight distance is the distance required to safely stop a vehicle after viewing an
974 object calculated on a formula set forth in standards adopted by the ~~Traffic Engineer~~
975 **Transportation Division.** The height of the eye shall be set at 3.75 feet and the height of

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

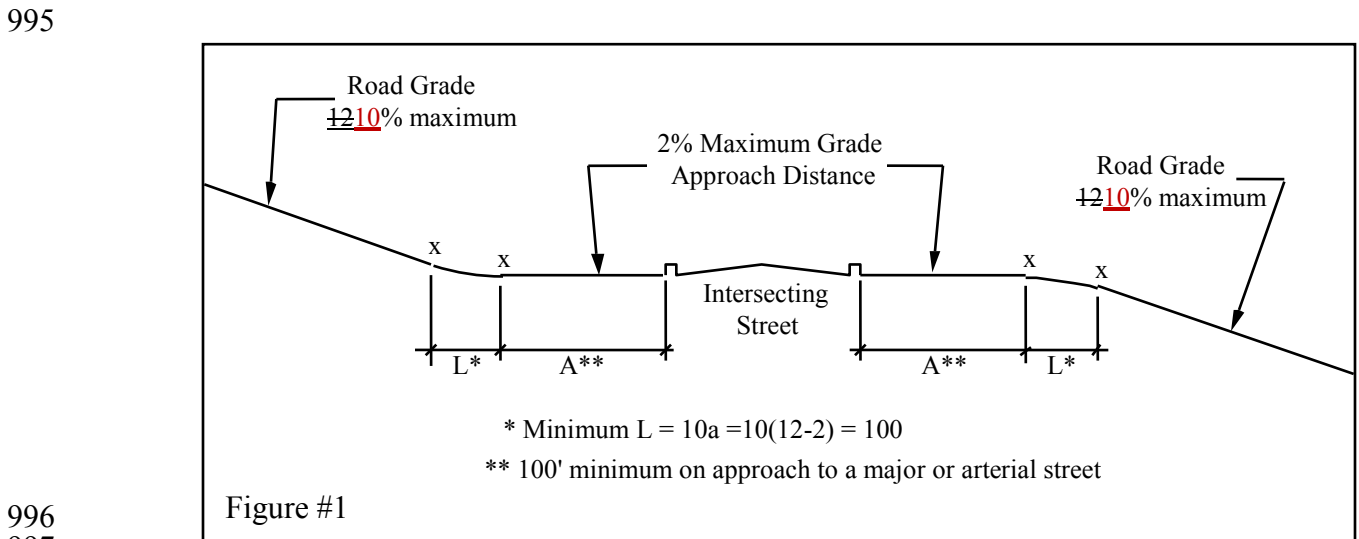
language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

976 the object at 6 inches above the surface of the road. Local streets shall be designed for a
 977 30-M.P.H. miles per hour minimum design speed providing for a minimum "K" value for
 978 stopping sight distance for crest curves of 28 and for sag curves of 35. Collector streets
 979 shall be designed for 40-M.P.H. miles per hour minimum design speed with a minimum "K"
 980 value for stopping sight distance for both crest and sag curves of 55.

981
 982 D. Vertical Alignment at Street Intersections: Transition curves shall be required to provide a
 983 smooth transition from road grade to intersections. For an approach distance ("A") from
 984 each edge of the intersecting street line, the grade may not exceed 2%. The minimum
 985 length of the approaches ("A") and transition curves ("L") shall be calculated upon the
 986 formulas below.

988 A = The minimum approach distance required where grade may not exceed 2% from the
 989 curb line of the intersecting street. Said distance of "A" shall be not less than 35 feet
 990 for intersections with local streets and not less than 100 feet for intersections with
 991 major or arterial streets.

992 L = The minimum transition curve length required between points of tangency, "X",
 993 where $L = 10(a)$, "a" being the difference between the grade of the road less the
 994 grade of "A".



996
 997
 998 E. Intersection Site Distance: Intersections shall be planned and located to provide as much
 999 sight distance as possible. In achieving a safe road design, as a minimum, there shall be
 1000 sufficient corner sight distance for the driver on the approach roadway to cross the
 1001 intersecting street without requiring approaching traffic to reduce speed. Such corner
 1002 sight distance is a field of vision which shall be measured from a point on the approach
 1003 roadway at least 15 feet from the edge of the intersecting roadway pavement at a height
 1004 of 3.75 feet on the approach roadway. The minimum corner sight distance for local streets
 1005 (30 M.P.H. miles per hour design speed) shall be ~~300~~ 350 feet. For collector streets (40
 1006 M.P.H. miles per hour design speed) the minimum corner sight distance shall be ~~400~~ 450
 1007 feet.

- 1008
- 1009 F. Horizontal Alignment of Streets: In addition to the specific street design standards set
- 1010 forth above, horizontal alignment shall be subject to the following criteria.
- 1011
- 1012 a. Consistent with topography, alignments shall be as straight as possible.
- 1013 b. Maximum curvatures shall be avoided whenever possible.
- 1014 c. Consistent patterns of alignment shall be sought. Sharp curves at the end of long
- 1015 tangents or at the end of long flat curves shall be avoided.
- 1016 d. Short lengths of curves shall be avoided even for very small deflection angles.
- 1017 e. Flat curvatures shall be provided on long fills.
- 1018 f. Compound circular curves with large differences in radii shall be avoided.
- 1019 g. Direct reverse curves shall be avoided; a tangent shall be used between them.
- 1020 h. “Broken back curves” (two curves in the same direction on either side of a short
- 1021 tangent or large radius curve) shall be avoided.
- 1022 i. To effectuate the above general criteria, the minimum curve centerline radii for local
- 1023 streets and collector streets shall be 100 feet and 150 feet, respectively. The
- 1024 maximum allowable degree of curvature shall be 23 degrees for local streets and
- 1025 12.5 degrees for collector streets.
- 1026
- 1027 G. Turn-Around: Cul-de-sacs in residential areas should be no longer than 400 feet (measured
- 1028 from centerline of intersecting street to radius point of turnaround) and shall have a
- 1029 minimum of ~~42~~ 45 feet curb radius and ~~50 feet property line radius~~. Cul-de-sacs in
- 1030 commercial or industrial areas should be no longer than 650 feet and should have a
- 1031 minimum of 60 foot curb radius, and ~~70 foot property line radius~~. Other cul-de-sac lengths
- 1032 or turnaround configurations may be approved by the ~~Traffic Engineer~~ **Transportation**
- 1033 **Division Director and Planning Division Director** upon ~~his~~ **their** favorable recommendation
- 1034 that the alternative provides equal or better convenience, access, and service **in**
- 1035 **coordination with the City Fire and Life Safety Examiner and the Fire department for**
- 1036 **emergency services.**
- 1037
- 1038 H. Street Lighting: ~~Street lighting provides for the safety, security, and convenience of the~~
- 1039 ~~public. It is less expensive to install and provides less disruption if it is installed during the~~
- 1040 ~~construction of the subdivision. Therefore, all new subdivisions shall be required to install~~
- 1041 ~~all street lighting systems during construction as part of the bonded subdivision public~~
- 1042 ~~improvements. The system shall be underground in conduit. Ornamental poles shall be~~
- 1043 ~~used in all subdivisions. The design of the entire system, including conduit, wiring, pole~~
- 1044 ~~location(s) and type, and fixture size and type shall be submitted on subdivision plan~~
- 1045 ~~sheets. Lighting shall **comply with the policies and standards outlined in the Salt Lake City**~~
- 1046 ~~Street Lighting Master Plan~~ and meet the Traffic Engineer’s Transportation Division’s
- 1047 ~~minimum recommended standards for the type of subdivision planned. As a minimum,~~
- 1048 ~~lighting shall be placed at mid-block and at each intersection on local streets. The Traffic~~
- 1049 ~~Engineer shall approve street lighting plans.~~
- 1050
- 1051 I. Driveways: Driveways leaving public rights-of-way shall not exceed a maximum **breakover**

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

1052 angle of 16% on residential and 10% on non-residential drive approaches ~~grade of 8% from~~
1053 ~~gutter to property line.~~ The slope should be transitioned beyond property line no more
1054 than a maximum of 16%. Maximum sight distance should be encouraged with blind
1055 entrances or other sight obstructions ~~disallowed~~ complying with the Transportation
1056 Division's standard E2.c1 "Clear Site Zone Area".

1057
1058 J. Curb, Gutter, and Sidewalks: The following principles and standards shall apply to the
1059 design and installation of curbs, gutters, sidewalks, and pedestrian ways.

1060
1061 a. Vertical curbs and gutters as shown on the City's standard detail drawings shall be
1062 required in all subdivisions except for the exceptions specified below.

1063 b. Sidewalks shall be required on ~~at least one side~~ ~~both sides~~ of the street in any
1064 subdivision. ~~In residential subdivisions the Planning Commission or designee may~~
1065 require a sidewalk on both sides of a street.

1066 c. ~~The Planning Commission may recommend that sidewalks be omitted in a~~
1067 ~~subdivision, planned community, or planned unit development having an internal~~
1068 ~~pedestrian system, provided that the Planning Commission shall find that the public~~
1069 ~~safety is not jeopardized by such omission.~~

1070 d. ~~When required for access to schools, playgrounds, shopping centers, transportation~~
1071 ~~facilities, other community facilities, or for unusually long blocks, the subdivider shall~~
1072 ~~provide, construct, and maintain pedestrian ways not less than 20 feet in width,~~
1073 ~~provided with fencing, landscaping, and a pavement width not less than 10 feet in~~
1074 ~~width. Provision for maintenance shall be satisfactory to the Planning Commission.~~

1075 e. Sidewalks shall normally be located within the street right-of-way as shown on the
1076 City's standard detail drawing and shall be a minimum of four (4) feet wide in
1077 residential zoning districts when adjacent to a parkstrip; five (5) wide in residential
1078 zoning districts when the sidewalk is directly adjacent to the back of curb'; six (6)
1079 feet wide in commercial, manufacturing, downtown, and gateway districts unless
1080 specified otherwise in those districts; eight (8) feet wide in the Central Business
1081 District, and; ten (10) feet wide along Main Street in the Central Business District.
1082 The Planning Commission or its designee may require additional width subject to a
1083 pedestrian impact study as determined by the Transportation Division Director.

1084 f. For lots and public strips containing ~~existing~~ trees with a trunk diameter of four
1085 inches or greater, ~~the Planning Division shall consult the City Forester for~~
1086 recommendations on locating curb cuts for driveways ~~shall be so located as to~~
1087 ensure the and preservation of such trees.

1088
1089 K. Protection Strips: Where subdivision streets create frontage for contiguous property
1090 owned by others, the subdivider may, upon approval by the Planning Commission ~~or its~~
1091 designee, create a protection strip not less than one foot in width between said street and
1092 adjacent property, to be deeded into joint ownership between the City and subdivider.
1093 Such a lot requires an agreement from the subdivider contracting to deed to the owners of
1094 the contiguous property the one foot or larger protection strip lot for a consideration
1095 named in the agreement, such consideration to be not more than the cost of street

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

1096 improvements properly charged to the contiguous property as determined by the City
1097 Engineering Division in ~~his~~ their estimate of cost of improvements for the subdivision. One
1098 copy of this agreement shall be submitted as approved by the City Attorney to the Planning
1099 Commission or its designee prior to the approval of the final plat. Jointly owned protection
1100 strip lots shall not be permitted at the end of or within the boundaries of a public street, or
1101 proposed street, or within an area, or abutting and area, intended for future public use.

1102
1103 ~~12. Whenever a proposed subdivision has a street which terminates or abuts against private~~
1104 ~~property of an individual other than the subdivider, a strip of land at least one foot wide~~
1105 ~~across the entire end of the proposed street must be platted as a lot and said lot shall be~~
1106 ~~deeded to the City for future street purposes. The deed, approved by the City Attorney,~~
1107 ~~must be submitted prior to final approval.~~

1108
1109 ~~13L.~~ Traffic Report: New subdivisions have traffic impacts on existing street systems that
1110 may or may not be adverse in nature. The City may require the subdivider to provide a
1111 detailed ~~traffic engineering~~ report of the effects and impacts of the proposed
1112 development. This report shall detail the expected number of trips to be generated, the
1113 type of vehicles expected, and the times of day that the most severe impact can be
1114 expected. It shall also detail the effect on street capacity by the development, as well as
1115 nearby intersections that will be impacted by the development's traffic as may be
1116 designated by the ~~Traffic Engineer~~ Transportation Division Director.

1117
1118 ~~**D. Grading and Erosion Control Design Standards and Regulations.** All subdivision~~
1119 ~~improvement work shall be accomplished in conformance to the following grading and~~
1120 ~~erosion control design standards and regulations.~~

1121
1122 ~~1. **Hours of Operation.** All grading operations in or contiguous to residential~~
1123 ~~neighborhoods shall be carried on between the hours of 7:00 a.m. and 5:30 p.m. The City~~
1124 ~~Engineer may waive this requirement if it is shown that by restricting the hours of operation~~
1125 ~~it would unduly interfere with the development of the property and it is shown that the~~
1126 ~~neighboring properties would not be adversely affected.~~

1127
1128 ~~2. **Dust and Dirt Control.** All graded surfaces of any nature shall be dampened or suitably~~
1129 ~~contained to prevent dust or spillage on City streets or adjacent properties. Equipment,~~
1130 ~~materials, and roadways on the site shall be used or treated so as to cause the least possible~~
1131 ~~annoyance due to dirt, mud, or dust conditions.~~

1132
1133 ~~3. **Undevelopable Slopes.** Significant steep slopes identified on a Slope Classification Map~~
1134 ~~shall be designated undevelopable area. Said slopes, if retained within the subdivision, may~~
1135 ~~be designated and maintained as common area. In no event shall streets traverse such~~
1136 ~~slopes.~~

1137
1138 ~~4. **Slopes Altered From Their Natural Condition.** The following standards shall be used in~~
1139 ~~determining whether or not altered slopes are developable:~~

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

1140
1141
1142
1143
1144
1145
1146
1147
1148
1149
1150
1151
1152
1153
1154
1155
1156
1157
1158
1159
1160
1161
1162
1163
1164
1165
1166
1167
1168
1169
1170
1171
1172
1173
1174
1175
1176
1177
1178
1179
1180
1181
1182
1183

a. Slopes Altered Prior to August 18, 1981.

i. Roads and driveways. Roads and driveways established prior to August 18, 1981 which traverse significant steep slopes may remain but shall not be widened or re-graded in order to meet minimum standards for primary access to new development. Existing roads and driveways established prior to August 18, 1981, which cross slopes less than 30% may be re-graded and widened if necessary. Re-grading shall not create new areas of slope over 30%.

ii. Buildable Areas.

A. Lots shown on any subdivision plat recorded prior to August 18, 1981, shall be considered legal building lots subject to current zoning requirements.

B. Sites altered from their natural condition prior to August 18, 1981, that meet the current standard to qualify as buildable area (less than 30% slope), may be approved as building sites if driveway or street access to such sites, which also meet current development standards, are available or can be provided. Sites that are isolated within areas of significant steep slopes shall not be considered buildable areas.

b. Slopes Altered Between August 18, 1981 and November 1, 1994.

i. Roads and driveways. Roads and driveways that were legally constructed between August 18, 1981, and November 1, 1994, which traverse slopes up to but not exceeding 40% may be used as access to new development but shall not be widened or re-graded in order to meet minimum standards for primary access for such development. Existing roads and driveways established between August 18, 1981 and November 1, 1994, which cross slopes less than 30% may be re-graded and widened if necessary. Re-grading shall not create new areas of slope over 30%. Roads or driveways which were established without first obtaining a permit from the City shall be restored to the original grade and revegetated.

ii. Buildable Areas. Lots shown on any subdivision plat recorded between August 18, 1981, and November 1, 1994, on which slopes up to 40% were designated as buildable areas shall be considered legal nonconforming lots but are subject to current zoning requirements. Illegal grading which occurred after August 18, 1981, and created slopes less than 40% on natural slopes which were originally greater than 40%, shall not be considered as buildable area, shall be restored to the original grade, and shall be revegetated.

c. Slopes Altered After November 1, 1994.

i. Roads and driveways. Roads and driveways that were legally

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

1184 constructed after November 1, 1994, may be used as access to new
1185 development. Roads or driveways which were established without first
1186 obtaining a permit from the City shall be restored to the original grade and
1187 revegetated.
1188 ii. **Buildable Areas.** Illegal grading occurring after November 1, 1994, which
1189 created slopes less than 30% on natural slopes which were originally greater
1190 than 30%, shall not be considered as buildable area, shall be restored to the
1191 original grade, and shall be revegetated.

1192
1193 **d. Slopes Altered Prior to Annexation of Property to Salt Lake City.**

1194
1195 i. **Roads and driveways.** Roads and driveways which were legally
1196 constructed and designated for public use prior to the effective date of this
1197 ordinance which are located on property that is subsequently annexed to Salt
1198 Lake City may be used as access to new development. However, if such roads
1199 cross areas of significant steep slope, they shall not be widened or re-graded in
1200 order to meet minimum City standards.

1201 ii. **Buildable Areas.** Lots shown on any subdivision plat recorded prior to
1202 the effective date of this ordinance and subsequently annexed to Salt Lake City
1203 shall be considered legal building lots but are subject to current zoning
1204 requirements. Illegal grading which created slopes less than 30% on natural
1205 slopes which were originally greater than 30%, shall not be considered as
1206 buildable area, shall be restored to the original grade, and shall be revegetated.

1207
1208 **e. Verifying Limits of Disturbance.** If the City and developer cannot agree on the
1209 limits of man-made slope disturbance, the developer shall be responsible for
1210 providing a geotechnical evaluation sufficient to establish such limits of disturbance.

1211
1212 **f. Verifying Date of Disturbance.** The date of slope disturbance shall be
1213 established based on the best available information. This may include, among other
1214 things, evaluation of historic aerial photography, surveys, or development plans for
1215 adjacent properties.

1216
1217 **g. Burden of Proof.** It shall be the responsibility of the owner/petitioner to provide
1218 documentation and other evidence to verify the original and current slope of a site,
1219 the date and extent of any site disturbance, and the legality of any action in grading
1220 a site.

1221
1222 **5. Finished Cuts and Slopes.** Limitations shall be applied to the extent of cut and fill slopes
1223 to minimize the amount of excavated surface or ground area exposed to potential erosion and
1224 settlement.

1225
1226 a. The exposed or finished cuts or slopes of any fill or excavation shall be smoothly
1227 graded.

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

- 1228 ~~b. All cut and fill slopes shall be re-contoured and revegetated by the subdivider in~~
1229 ~~accordance with an approved plan.~~
- 1230 ~~c. Cut or fill slopes shall normally be limited to 15 feet in vertical height. However,~~
1231 ~~upon review and favorable recommendation of the City Engineer, the Planning~~
1232 ~~Commission may recommend that the Mayor approve cut and fill slopes exceeding 15~~
1233 ~~feet provided that such variations be allowed on a limited basis after thorough review of~~
1234 ~~each request and only when balanced by offsetting improvements to the overall~~
1235 ~~aesthetic, environmental, and engineering quality of the development.~~
- 1236 ~~d. No excavation creating a cut face and no fill creating and exposed surface shall~~
1237 ~~have a slope ratio exceeding one and one half horizontal to one vertical.~~
- 1238 ~~e. Exceptions:~~
- 1239
- 1240 ~~i. No slopes shall cut steeper than the bedding plane, fracture, fault, or~~
1241 ~~joint in any formation where the cut slope will lie on the dip of the strike line of~~
1242 ~~the bedding plane, fracture, fault, or joint.~~
- 1243 ~~ii. No slopes shall be cut in an existing landslide, mud flow, or other form of~~
1244 ~~naturally unstable slope except as recommended by a qualified geological~~
1245 ~~engineer.~~
- 1246 ~~iii. Where the formation is exposed above the top of the cut which will~~
1247 ~~permit the entry of water along bedding planes, this area shall be sealed with a~~
1248 ~~compacted soil blanket having a minimum thickness of two feet. The soil for this~~
1249 ~~blanket shall be relatively impervious and shall be approved by the Soils Engineer~~
1250 ~~or Engineering Geologist.~~
- 1251
- 1252 ~~f. If the material of a slope is of such composition and character as to be unstable~~
1253 ~~under the anticipated maximum moisture content, the slope angle shall be reduced to a~~
1254 ~~stable value or retained by a method approved by the City Engineer and certified as to~~
1255 ~~its stability by a soils engineer or geologist. Said retaining method shall include design~~
1256 ~~provisions which are:~~
- 1257
- 1258 ~~i. conducive to revegetation for soil stability and visual impact;~~
1259 ~~ii. used for selected areas of the site and not as a general application; and~~
1260 ~~iii. limited to tiers each of which is no higher than six feet, separated by~~
1261 ~~plantable terraces a minimum of two feet in width;~~
- 1262
- 1263 ~~g. Any retaining system shall remain and be maintained on the lots until plans for~~
1264 ~~construction are approved and a building permit is issued. The plans shall include~~
1265 ~~provisions to integrate driveway access to the lot while maintaining the structural~~
1266 ~~integrity of the retaining system.~~
- 1267 ~~h. The City Engineer may require the slope of a cut or fill to be made more level if~~
1268 ~~at any time it is found that the material being, or the fill, is unusually subject to erosion,~~
1269 ~~static or dynamic instability, or if other conditions make such requirements necessary~~
1270 ~~for stability.~~
- 1271

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

1272 **6. Abatement of Hazardous Conditions.**

1273
1274 ~~a. If, at any stage of grading, the Planning Director or City Engineer determines by~~
1275 ~~inspection that the nature of the formation is such that further work as authorized by an~~
1276 ~~existing permit is likely to imperil any property, public way, watercourse, or drainage~~
1277 ~~structure, the Planning Director or City Engineer shall require, as condition to allowing~~
1278 ~~the work to proceed, that reasonable safety precautions be taken as are considered~~
1279 ~~advisable to avoid likelihood of such peril. Such precautions may include, but shall not~~
1280 ~~be limited to, any of the following:~~

- 1281
1282 ~~i. specification of a more level exposed slope;~~
1283 ~~ii. construction of additional drainage facilities, berms, or terraces;~~
1284 ~~iii. compaction or cribbing;~~
1285 ~~iv. installation of plants for erosion control; and/or~~
1286 ~~v. reports from a registered soils engineer and/or engineering geologist~~
1287 ~~whose recommendations may be made requirements for further work.~~

1288
1289 ~~Such requirements by the Planning Director or City Engineer shall constitute a~~
1290 ~~required change order in the work to be performed under permit. Said changes~~
1291 ~~may be required to be reflected in amended plans.~~

1292
1293 ~~b. Where it appears that damage from storm drainage may result from work~~
1294 ~~performed hereunder, such work may be stopped and the permittee required to take~~
1295 ~~such measures as may be necessary to protect adjoining property or the public safety.~~
1296 ~~On large operations, or where unusual site conditions exist, the Planning Director or City~~
1297 ~~Engineer may specify the time at which grading may proceed and the time of~~
1298 ~~completion or may require that the operation be conducted in specific stages so as to~~
1299 ~~insure completion of protective measures or devices prior to the advent of seasonal~~
1300 ~~rains.~~

1301
1302 **7. Fill Material and Compaction.**

1303
1304 ~~a. Fill material. All fill shall be earth, rock, or inert material free from organic~~
1305 ~~material and free of metal, except that topsoil spread on cut and fill surfaces may~~
1306 ~~incorporate humus for desirable moisture retention properties. Fill not meeting the~~
1307 ~~definition above shall be placed only on approved public or private landfills or other~~
1308 ~~approved deposit sites.~~

1309 ~~b. Back fillings. Any pipe trench or trenching, or excavation made in any slope of~~
1310 ~~any excavated or filled site, shall be backfilled and compacted to the level of the~~
1311 ~~surrounding grade.~~

1312 ~~c. Compaction of fills. Unless otherwise directed by the City Engineer, all fills~~
1313 ~~governed by this Title, intended to support building structures, or where otherwise~~
1314 ~~required to be compacted for stability, shall be compacted, inspected, and tested in~~
1315 ~~accordance with the following provisions.~~

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

- 1316
1317 ~~i. The natural ground surface shall be prepared by removal of topsoil and~~
1318 ~~vegetation, and if necessary shall be graded to a series of terraces. If fill material~~
1319 ~~unacceptable under 6.a. above is placed on the site, or the fill is not placed according to~~
1320 ~~procedures of this Title, then it must be removed.~~
1321 ~~ii. The fill shall be spread and compacted in accordance with the City Engineer's~~
1322 ~~approved standards.~~
1323 ~~iii. The moisture content of the fill material shall be controlled at the time of~~
1324 ~~spreading and compaction to obtain required maximum density.~~
1325 ~~iv. A written report of the completed compaction, showing location and depth of~~
1326 ~~test holes, materials used, moisture conditions, recommended soil bearing pressures,~~
1327 ~~and relative density obtained from all tests, prepared by a civil engineer or soils~~
1328 ~~engineer licensed by the State of Utah, or testing laboratory shall be submitted to the~~
1329 ~~City Engineer for review.~~
1330 ~~v. The City Engineer may require additional tests or information if, in his opinion,~~
1331 ~~the conditions or materials are such that additional information is necessary, and may~~
1332 ~~modify or delete any of the above listed requirements that, in his opinion, are~~
1333 ~~unnecessary to further the purpose of this Title.~~

1334
1335 ~~**8. Erosion Control and Revegetation.** All cut and fill surfaces created by grading shall be~~
1336 ~~planted with a groundcover that is a drought resistant variety. Topsoils are to be stockpiled~~
1337 ~~during rough grading and used on cut and fill slopes. Cuts and fills along public roads are~~
1338 ~~required to be landscaped according to an approved plan, as outlined in Section 18.28.30 E.4.~~
1339 ~~below. All plant selections must be approved by the Parks Department, Planning Commission,~~
1340 ~~and Planning Director prior to subdivision approval.~~

1341
1342 ~~**9. Drainage.**~~

- 1343
1344 ~~a. Adequate provisions shall be made to prevent any surface waters from damaging~~
1345 ~~to cut face of an excavation or any portion of a fill. All drainage ways and structures~~
1346 ~~shall carry surface waters, without producing erosion, to the nearest practical street,~~
1347 ~~storm drain, or natural water course as approved by the City Engineer. The City~~
1348 ~~Engineer may also require drainage structures to be constructed, or installed as~~
1349 ~~necessary to prevent erosion damage or to prevent saturation of the fill or material~~
1350 ~~behind cut slopes.~~
1351 ~~b. An excess storm water passage shall be provided for all storm water storage~~
1352 ~~areas. Such passage shall have capacity to convey through the proposed development~~
1353 ~~the excess storm water from the tributary watershed. The capacity of such excess~~
1354 ~~storm water passages shall be constructed in such a manner as to transport the peak~~
1355 ~~rate of run off from a 100 year return frequency storm assuming all storm sewers are~~
1356 ~~inoperative, all upstream areas are fully developed in accordance with the City's current~~
1357 ~~land use plan, and that antecedent rainfall has saturated the tributary watershed.~~
1358 ~~c. No buildings or structures shall be constructed within such passage, however,~~
1359 ~~streets, parking lots, playgrounds, park areas, pedestrian walkways, utility easements,~~

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

1360 ~~and other open space uses shall be considered compatible uses. In the event such~~
1361 ~~passageway is reshaped or its capacity to transport excess storm water is otherwise~~
1362 ~~restricted during or after construction, the City Engineer shall notify the agency, party,~~
1363 ~~or parties causing said restriction to remove the same and set a reasonable time for its~~
1364 ~~removal. If said parties refuse to, or unable to, comply with said order, the City~~
1365 ~~Engineer shall cause said restrictions to be removed at the expense of said parties.~~
1366 ~~Where a proposed development contains existing natural drainage, appropriate~~
1367 ~~planning measures shall be undertaken or required to preserve and maintain said~~
1368 ~~natural drainage as part of the excess storm water passage.~~
1369 ~~d. Notwithstanding any other provisions of this Title, whenever, in the judgment of~~
1370 ~~the City Engineer, a condition occurs in a storm water storage area or passageway that~~
1371 ~~creates a dangerous and imminent health and safety hazard, the City Engineer shall~~
1372 ~~order such action as shall be effective immediately or in the time manner prescribed in~~
1373 ~~the order itself.~~

1374
1375 ~~10. Additional Information. The following additional information may be required to be~~
1376 ~~submitted, in sufficient numbers of copies as is determined by the planning staff, at the~~
1377 ~~discretion of the Planning Director or City Engineer:~~

- 1378
1379 ~~a. Slope Classification Map and analysis;~~
1380 ~~b. Profiles or cross sections;~~
1381 ~~c. Additional drainage calculations;~~
1382 ~~d. Soils data including a report from a registered Soils Engineer,~~
1383 ~~Engineering Geologist, or other qualified person;~~
1384 ~~e. Statement of the estimated starting and completion dates for the~~
1385 ~~grading work proposed and any revegetation work that may be required.~~
1386 ~~f. Detailed revegetation plans for the site and, if appropriate,~~
1387 ~~information relating to the landscaping on adjacent or surrounding areas~~
1388 ~~affected by the proposed development. Such revegetation plans shall be~~
1389 ~~prepared by a licensed engineer, architect, landscape architect, or other~~
1390 ~~qualified person. These plans shall show:~~

- 1391
1392 ~~i. Distribution of plant material, existing trees, and work~~
1393 ~~involved as related to slope control and/or physical environment;~~
1394 ~~ii. A plan describing the methods of planting the areas to be~~
1395 ~~landscaped with special emphasis on soil preparation, plant selection,~~
1396 ~~methods of planting, and initial maintenance of plants and slopes until a~~
1397 ~~specified percentage of plant coverage is uniformly established on cut~~
1398 ~~and fill slopes;~~
1399 ~~iii. Such other and further details as may be specified and required~~
1400 ~~by the Planning Director to carry out the purpose of this Title. All such~~
1401 ~~plans shall bear the name of the person responsible for the preparation~~
1402 ~~of the plan;~~
1403 ~~iv. The revegetation plan will be submitted by the Planning Director~~

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

1404 to the Salt Lake City Parks Department's Landscape Architect for review.

1405
1406 g. The present contours of the site in dashed lines and the proposed
1407 contours in solid lines. Contour intervals shall be not more than two feet where
1408 slopes are predominately five percent or less, and five feet where slopes are
1409 predominately steeper than five percent.

1410 h. The location of all drainage to, from, and across the site, the location of
1411 intermittent and permanent streams, springs, culverts, and other drainage
1412 structures, and size and location of any precipitation catchment areas in, above,
1413 or within 100 feet of the site;

1414 i. Detailed plans and location of all surface and subsurface drainage
1415 devices, walls, dams, sediment basins, storage reservoirs, and other protective
1416 devices to be constructed with, or as a part of the proposed work, together with
1417 a map showing drainage areas, and the complete drainage network including
1418 outfall lines and natural drainage ways which may be affected by the proposed
1419 project. Include the estimated runoff of the areas served by the proposed
1420 drainage system;

1421 j. Whenever a proposed subdivision lies within 500 feet of an identified
1422 fault, a geological report and verification as per Section ~~47-3-5(2)~~ will be
1423 required. These reports will be submitted for review to the Utah Geological
1424 Survey by the Planning Director;

1425 k. Plan showing temporary erosion control measures to prevent erosion
1426 during the course of construction and a revegetation plan addressing the
1427 requirements of Section ~~47-3-5(3) & (4)~~;

1428 l. A description of the method to be employed in disposing of soil and other
1429 material that is removed from the site, including the location of the disposal site;

1430 m. A description of the method to be used in obtaining fill to be used on the
1431 site and the site of acquisition of such fill;

1432 n. Such other information as shall be required by the Planning Director.

1433
1434 **E. Foothill Development Overlay Zone Special Regulations.** The following reports
1435 and regulations shall be required for the approval of any subdivision request located within a
1436 zoning area designated as the "Foothill Development Overlay Zone" (F-1).

1437
1438 1. Soils Reports. The U.S.D.A. Soil Conservation Service publications, "Soil Survey of
1439 Salt Lake City Area, Utah", (April 1974) and "Soil Survey and Interpretation, Summit Soil
1440 Survey Area, Wasatch Mountain Portion, Salt Lake County, Utah", (June 1975), are
1441 hereby adopted as the official soil maps and interpretation for soils in salt lake City.
1442 These surveys are to be used as a guide to land use planning for those items covered in
1443 the survey in Salt Lake City and are not intended to replace on-site soil investigations.
1444 The Planning Commission shall require a soil investigation report if the "Salt Lake County
1445 208 Water Quality Soils Map and Interpretation" shows soils in the area proposed for
1446 development which present one or more constraints to development as defined on said
1447 map. Such soils report shall be prepared by a person or firm qualified by training and

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

1448 experience to have knowledge of the subject and must contain at least the following
1449 information:

- 1450
- 1451 a. Slope Classification Map and analysis;
- 1452 b. Estimate of the normal highest elevation of the seasonal water table;
- 1453 c. The location and size of swamps, springs and seeps shall be shown on the
1454 site plan and an investigation made to determine the reasons for occurrence of
1455 these underground water sources. An analysis of the vegetation cover or other
1456 surface information may be used to show the presence of underground water;
- 1457 d. Unified soil classification for the major horizons (layers of soil profile) or
1458 of the zone of the footing foundation including, where appropriate, the plasticity
1459 index (PI) and liquid limit (LL);
- 1460 e. Shrink swell potential. Said potential and its characteristics shall be
1461 determined and classified according to the test prescribed in Section 2904(a) of
1462 the Uniform Building Code and related references;
- 1463 f. Potential frost action based on the depth to water table and the unified
1464 soil classification;
- 1465 g. The soil, suitability's, constraints, and proposed methods of mitigating
1466 said constraints in implementing the proposed development plan;
- 1467 h. A verified written statement by the person or firm preparing the soils
1468 report identifying the soil constraints to development and further stating, in his
1469 professional opinion, the ability of the proposed development plan to mitigate
1470 and/or eliminate said constraints in a manner as to prevent hazard to life, hazard
1471 to property, adverse effects on the safety, use, or stability of a public way or
1472 drainage channel, and adverse impact on the natural environment.

1473

1474 2. Geology Reports. A geology report shall be prepared by a person or firm
1475 qualified by training and experience to have knowledge of the subject. Since the nature
1476 and distribution of earth materials, faults, folds, slide masses, or other significant
1477 features cannot be described fully and effectively in words alone, a geologic map shall
1478 accompany the report. Mapping should reflect careful attention to the rock
1479 composition structural elements, surfaces, and subsurface distribution of the earth
1480 materials exposed or inferred features and/or relationships. It should be understood
1481 that Salt Lake City is in Seismic Zone Three, such zone having the highest probability of
1482 earthquake damage. Therefore, the report shall contain at least the following
1483 information:

- 1484
- 1485 a. Location and size of subject area and its general setting with respect to
1486 major geographic and/or geologic features;
- 1487 b. Identification of the person who did the geologic mapping upon which
1488 the report is based and the dates when mapping was done;
- 1489 c. Existing topography and drainage in the subject area;
- 1490 d. Abundance, distribution, and general nature of exposures of earth
1491 materials within the area;

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

- 1492 e. Nature and source of available subsurface information;
1493 f. Estimated depth of bedrock;
1494 g. Bedrock – igneous, sedimentary, metamorphic types;
1495 h. Structural features including, but not limited to, stratification, stability,
1496 fold, zones of contortion or crushing, joints, fractures, shear zones, faults, and
1497 any other geological limitations;
1498 i. a verified written statement by the person or firm preparing the geology
1499 report identifying the geological problems to development and further stating, in
1500 his professional opinion, the ability of the proposed development plan to
1501 mitigate and/or eliminate said problems in a manner as to prevent hazard to life
1502 and property, adverse effects on the safety, use, or stability of a public way or
1503 drainage channel, and adverse impact on the natural environment.

1504
1505 3. Grading and Drainage Plan. A Grading and Drainage Plan, prepared by a
1506 professional engineer registered in the State of Utah, shall be submitted with each
1507 application. The plan must be sufficient to determine the erosion control measures
1508 necessary to prevent soil loss during construction as well as after project completion.
1509 The plan shall include, as a minimum, the following information:

- 1510
1511 a. A map of the entire site showing existing details and contours of the
1512 property using, at a maximum, 10 foot contour intervals and a scale of 1" = 100';
1513 b. Supplemental map(s) of area(s) to be graded showing existing details and
1514 contours at five foot intervals where terrain will not be modified and proposed
1515 details and contours of two foot intervals where terrain modification is
1516 proposed, using a scale of 1" = 20'.
1517 c. An investigation of the effects of high intensity rain storm (100 year
1518 return frequency storm according to U.S. Department of Commerce Weather
1519 Bureau Frequency Curves) evaluating how the proposed drainage system will
1520 handle the predicted flows. Include the effect of drainage areas outside the
1521 development which drain through the subject area and the anticipated flow and
1522 handling of the drainage leaving the development;
1523 d. History, including frequency and duration, of prior flooding;
1524 e. Location of any existing building or structures and the approximate
1525 location of any proposed buildings or structures on the area to be developed and
1526 any existing buildings or structures on land of adjacent owners which are within
1527 100 feet of the property or which are on the land of adjacent owners beyond
1528 said distance but may be affected by the proposed development.
1529 f. The direction of proposed drainage flow and the approximate grade of all
1530 streets (not to be construed as the grades used for the final street design);
1531 g. Detailed plans and location of all surface and subsurface drainage
1532 devices, walls, dams, sediment basins, storage reservoirs, and other protective
1533 devices to be constructed with, or as a part of the proposed work, together with
1534 a map showing drainage areas, and the complete drainage network including
1535 outfall lines and natural drainage ways which may be affected by the proposed

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

1536 ~~project. Include the estimated runoff of the areas served by the proposed~~
1537 ~~drainage system;~~
1538 ~~h. A description of the method to be used in obtaining fill to be used on the~~
1539 ~~site and the site of acquisition of such fill;~~
1540 ~~i. A description of the method to be employed in disposing of soil and other~~
1541 ~~material that is removed from the site, including the location of the disposal site;~~
1542 ~~j. Plan showing temporary erosion control measures to prevent erosion~~
1543 ~~during the course of construction;~~
1544 ~~k. A schedule showing when each stage of the development will be~~
1545 ~~completed, including the total area of soil surface which is to be disturbed during~~
1546 ~~each stage and estimated starting and completion dates. The schedule shall be~~
1547 ~~drawn to limit the time that soil is exposed and unprotected to the shortest~~
1548 ~~possible period. In no event shall the existing natural vegetation or groundcover~~
1549 ~~be destroyed, removed, or disturbed more than 15 days prior to commencing~~
1550 ~~grading for development as scheduled.~~
1551 ~~l. A verified written statement by the person or firm preparing the Grading~~
1552 ~~and Drainage Plan, identifying any grading and drainage problems to~~
1553 ~~development and further stating, in his professional opinion, the ability of the~~
1554 ~~proposed development plan to mitigate and/or eliminate said problems in a~~
1555 ~~manner as to prevent hazard to life and property, adverse effects on the safety,~~
1556 ~~use, or stability of a public way or drainage channel, and adverse impact on the~~
1557 ~~natural environment.~~

1558
1559 4. Vegetation Preservation and Protection Plan.
1560

1561 ~~a. Vegetation shall be removed only when absolutely necessary, i.e., for~~
1562 ~~building, filled areas, roads, and fuel breaks. Every effort shall be made to~~
1563 ~~conserve topsoil which is removed during construction for later use on areas~~
1564 ~~requiring vegetation or landscaping, i.e., cut and fill slopes.~~
1565 ~~b. All areas of excavation (cut or fill) attendant to new development shall be~~
1566 ~~sufficiently revegetated to assure that they are protected from erosion due to~~
1567 ~~normal wind or surface water conditions. Vegetation sufficient to stabilize the~~
1568 ~~soil shall also be established on all disturbed areas (including lots which may be~~
1569 ~~subject to future grading) as each stage of grading is completed. Disturbed areas~~
1570 ~~not contained within lot boundaries shall be protected with adapted, fire-~~
1571 ~~resistant, species or perennial vegetative cover after grading and/or subdivision~~
1572 ~~improvement related construction is completed. Such revegetation should be in~~
1573 ~~place and of sufficient coverage and maturity to assure that the required~~
1574 ~~protection is existent prior to the release of the improvement bond. The new~~
1575 ~~vegetation shall be equivalent to or exceed the amount of erosion control~~
1576 ~~characteristics of the original vegetation cover. It should be further assured as to~~
1577 ~~duration and establishment by a minimum of two years warranty.~~
1578 ~~c. The property owner and subdivider shall be fully responsible for any~~
1579 ~~destruction of native vegetation proposed for retention under the approved~~

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

1580 vegetation plan and shall be responsible for the replacement of such destroyed
1581 vegetation. Said duties shall continue from the first day of construction until the
1582 certificate of occupancy is issued. During this time the property owner and
1583 subdivider shall be strictly liable for its own actions and those of its employees
1584 and subcontractors. A bond in the amount specified in the approved vegetation
1585 plan shall be posted prior to issuing permit to insure completion of the
1586 vegetation plan.

1587 d. A Vegetation Plan and report shall be prepared by a person or firm
1588 qualified by training and experience to have knowledge of the subject and shall
1589 include the following:

1591 i. Survey of existing trees, large shrubs, and groundcovers;

1592 ii. Plan for the proposed revegetation of the site detailing existing
1593 vegetation to be preserved, new vegetation to be planned and any
1594 modification to existing vegetation;

1595 iii. Plan for the preservation of existing vegetation during
1596 construction activity;

1597 iv. Vegetation maintenance program including initial and continuing
1598 maintenance necessary;

1599 v. Determination of proposed bond necessary to insure soil
1600 stabilization. A bond should be provided in an amount sufficient to pay
1601 cost of grading, planting, and maintenance necessary to stabilize the soil
1602 in the event the subdivider fails to complete the same. The bond need
1603 not cover the expenses of items which would beautify the terrain beyond
1604 its natural condition, but only work necessary to restore the terrain to
1605 the relative stability of its previous state.

1606 vi. A verified written statement by the person or firm preparing the
1607 Vegetation Plan and report, identifying any vegetation problems to
1608 development and further stating, in his professional opinion, the ability of
1609 the proposed development plan to mitigate and/or eliminate said
1610 problems in a manner as to prevent hazard to life and property, adverse
1611 effects on the safety, use, or stability of a public way or drainage channel,
1612 and adverse impact on the natural environment.

1613
1614 5. Fire Protection Report. A Fire Protection Report shall be prepared to assess fire
1615 probability and potential hazards by a person or agency qualified by training and
1616 experience. Elements of the report shall include the following:

1617
1618 a. The width and approximate location of any easement required for access
1619 of fire protection equipment;

1620 b. Agreements, if any, entered into by the applicant and a fire protection
1621 entity or other government agency that could have concerns about fire
1622 probability (State and Federal agencies);

1623 c. The approval of the subdivision design and fire protection measures by

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

1624
1625
1626
1627
1628
1629
1630
1631
1632
1633
1634
1635
1636
1637
1638
1639
1640
1641
1642
1643
1644
1645
1646
1647
1648
1649
1650
1651
1652
1653
1654
1655
1656
1657
1658
1659
1660
1661
1662
1663
1664
1665
1666
1667

the fire protection entity;
d. A letter from the Fire Chief of Salt Lake City stating fire flow recommendation by insurance service organization and the existing fire flow capability or the fire flow capability proposed to serve the project.

6. Access to Public and Private Property Report. A report assuring that there is provision made for dedicated rights of way to provide access to public or private land adjacent to the area proposed for development. These rights of way shall be designed and constructed to standards acceptable to the City Engineer. No access road will be allowed to be constructed if terrain is too steep or unsuitable for use but the right of way, nevertheless, be required to be dedicated by the Planning Commission.

7. Notification of Adjacent Landowners (Public or Private). Owners of adjacent lands which may be impacted by the proposed development shall be notified of a request for preliminary approval and given an opportunity to appear before the Planning Commission prior to final approval when it reviews the development proposal. This process will help to insure against future boundary and use conflicts and to avoid "land locking" property, therefore creating a situation beneficial to neither the public nor the private sector.

8. Ridge and Gully Topographic Features Protection. The City has determined that regulations are necessary to limit the inappropriate encroachment of urban development into areas of significant foothill ridges and gullies topographic features. These inappropriate encroachments may negatively impact views, vegetation, fire protection, drainage and other public concerns unless carefully considered.

a. Significant foothill ridge lines are defined, for the purposes of these regulations, to mean any portion of an elaborate system of forking ridge topographic features which dominate the north and east foothill and mountain backdrops to urban Salt Lake City, and which are identified upon the "Protected Ridge line and Gully Maps of Salt Lake City".

b. Significant foothill gullies and drainage courses are defined, for the purposes of these regulations, to mean any stream course or intermittent stream course topographic feature which is identified upon the adopted "Protected Ridge line and Gully Maps of Salt Lake City".

c. The "Protected Ridge line and Gully Maps of Salt Lake City" consisting of one overview map and twenty detailed maps are hereby adopted and incorporated by reference. The City Recorder shall retain an official copy of the maps which show:

i. Complex, forking ridge lines which are topographic features of the following named mountain ridge systems:

- Ensign Ridge
- Black Mountain Ridge

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

1668 ~~• Mount VanCott Ridge~~
1669 ~~• Mount Wire Ridge~~
1670 ~~• Parley's Ridge~~
1671 ~~ii. These main mountain ridge systems fork and fork again, defining~~
1672 ~~drainage basins and sub-basins.~~
1673 ~~iii. Complex drainage streams systems exist between the major~~
1674 ~~mountain ridge lines as follows:~~
1675 ~~• City Creek Canyon~~
1676 ~~• Dry Creek Canyon~~
1677 ~~• Red Butte Canyon~~
1678 ~~• Emigration Canyon~~
1679 ~~• Parley's Canyon~~
1680 ~~iv. These major drainage streams have contributing drainage sub~~
1681 ~~basins, which flow into or separate the major drainage streams,~~
1682 ~~characterized as drainage gullies.~~
1683 ~~d. Visual assessment and impact study required. Any proposed subdivision~~
1684 ~~which contains a significant foothill ridge line or significant foothill gully or~~
1685 ~~drainage course, or if such a significant foothill ridge line or gully or drainage~~
1686 ~~course lies within 300 feet of the subdivisions boundary, shall submit an~~
1687 ~~assessment study regarding the developments impact on views, natural features~~
1688 ~~and vegetation.~~
1689
1690 ~~i. The assessment and impact study shall accurately depict~~
1691 ~~conditions before and after the subdivision development including site~~
1692 ~~design, building or buildable area placement, landscaping or other visual~~
1693 ~~features. Visual impacts may be demonstrated by methods including~~
1694 ~~sketches, models, computerized images or other graphic representations~~
1695 ~~necessary to assist the City in determining impacts and appropriate~~
1696 ~~mitigation.~~
1697 ~~ii. The Planning Commission shall consider the visual and other~~
1698 ~~impacts of the proposed subdivision in determining appropriate lot~~
1699 ~~boundaries and buildable areas as necessary to protect the City's and the~~
1700 ~~public interests regarding the significant foothill ridges, gullies and~~
1701 ~~drainage courses.~~
1702
1703 ~~**F. Flood Plain Development Special Regulations.** In addition to the provisions of Chapter~~
1704 ~~8 of this Title, the following special regulations and design standards shall apply to all~~
1705 ~~subdivision development within areas identified as being within the boundaries of the Flood~~
1706 ~~Hazard Boundary Map, as defined in Section 47-8-2, Revised Ordinances of Salt Lake City, Utah.~~
1707
1708 ~~1. Design of System. All proposal for subdivision development must provide water~~
1709 ~~supply and sanitary sewage systems which are designed to minimize or eliminate~~
1710 ~~infiltration of flood waters into the systems and discharges from the systems into flood~~
1711 ~~water. Other on-site waste disposal systems must be located so as to avoid impairment~~

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

1712 ~~of them, or contamination from them, during flooding. All public utilities, including~~
1713 ~~sewer, gas, electricity, and water systems shall be designed, located, and constructed to~~
1714 ~~minimize or eliminate flood damage. All public improvements (including, but not~~
1715 ~~limited to, streets, sidewalks, curbs, gutters etc.) shall be designed and constructed with~~
1716 ~~adequate drainage systems to minimize the containment of flood waters on adjacent~~
1717 ~~properties.~~

1718 ~~2. Lot Base Flood Elevation. The preliminary and final plats for all proposed~~
1719 ~~subdivision, and other proposed areas of new development, which are wholly or~~
1720 ~~partially within the Floodplain Hazard Area shall include base flood elevations for each~~
1721 ~~lot within the Floodplain Hazard Area.~~

1722
1723 ~~**G. Canyon Development Special Regulations.** In addition to the other provisions of this~~
1724 ~~Title, the following special regulations and design standards, which may be more restrictive,~~
1725 ~~shall apply to all subdivision development within areas zoned Residential Canyon "R-1C" and~~
1726 ~~Business Canyon "B-3C".~~

1727
1728 ~~1. Hydrology.~~

1729
1730 ~~a. All development including subdivisions, planned or grouped~~
1731 ~~developments, and commercial development shall meet the drainage and flood~~
1732 ~~control regulations established by the City Engineer.~~

1733 ~~b. No structures, cuts, fills, significant modification of terrain, hardsurfacing,~~
1734 ~~or any activity which would cause deterioration of the natural terrain or~~
1735 ~~vegetation shall be permitted within 100 feet of the stream bank (defined as the~~
1736 ~~mean highwater line), and said area shall be designated as undevelopable area.~~

1737 ~~c. Additional and undevelopable stream side areas containing extremely~~
1738 ~~severe physical conditions, such as steep slopes, may be declared undevelopable~~
1739 ~~by the Planning Commission as required by the City Engineer to provide~~
1740 ~~additional safety buffer zones.~~

1741 ~~d. Structures intended to bridge a stream shall be of a design which meets~~
1742 ~~the standards of the City Engineer.~~

1743
1744 ~~2. Grading.~~

1745
1746 ~~a. All excavated material shall be removed from the site or placed behind~~
1747 ~~retaining walls or otherwise replaced, recontoured, and revegetated.~~

1748 ~~b. All cut and fill slopes shall be recontoured and revegetated by the~~
1749 ~~subdivider in such a manner as to blend with the natural terrain as specified in~~
1750 ~~this Title.~~

1751 ~~c. No cut or fill with a vertical height exceeding 15 feet shall be permitted.~~

1752 ~~d. Not more than 5 percent of a lot or PUD site shall be left with a slope~~
1753 ~~steeper than the natural grade of the ground or steeper than 20 percent,~~
1754 ~~whichever is greater.~~

1755 ~~e. The total area of all cuts and fills other than the enclosed floor area of the~~

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

1756 structure(s) shall not exceed 10 percent of the lot or PUD site.
1757 f. Public streets shall not traverse or disturb slopes of 30 percent or greater.

1758
1759 **H. Nonresidential Subdivision Special Regulations.** The following special regulations and
1760 standards shall apply to all nonresidential subdivision development within areas zoned for
1761 commercial or industrial use.

1762
1763 1. General Design. The streets and lot layout of a nonresidential subdivision shall be
1764 appropriate to the land for which the subdivision is proposed and shall conform to the
1765 proposed land use and standards established in the Salt Lake City Master Plan, any
1766 community master plans and the ordinances of Salt Lake City.

1767 2. Industrial and Commercial. Nonresidential subdivision shall include industrial
1768 tracts and may include commercial tracts.

1769 3. Principles and Standards. In addition to the principles and standards in this Title
1770 which are appropriate to the planning of all subdivisions, the subdivider shall
1771 demonstrate to the satisfaction of the Planning Commission that the street, parcel, and
1772 block patterns proposed are specifically adapted to the uses anticipated and take into
1773 account other uses in the vicinity. The following principles and standards shall be
1774 observed:

1775
1776 a. Proposed industrial parcels shall be suitable in area and dimensions to
1777 the types of industrial development anticipated.

1778 b. Street rights-of-way and pavement widths shall be adequate to
1779 accommodate the type and volume of traffic anticipated to be generated
1780 thereon.

1781 c. Special requirements may be imposed by the City with respect to street,
1782 curb, gutter, and sidewalk design and construction.

1783 d. Special requirements may be imposed by the City with respect to the
1784 installation of public utilities including water, sewer, and storm water drainage.

1785 e. Every effort shall be made to protect adjacent residential areas from
1786 potential nuisance from the proposed non-residential subdivision, including the
1787 provision of extra depth in parcels backing against existing or potential
1788 residential development and provisions for a permanently landscaped buffer
1789 strip or other suitable screening methods, such as berms or walls, as required by
1790 the Planning Commission.

1791 f. Streets carrying non-residential traffic, especially truck traffic, shall not
1792 normally be extended to the boundaries of adjacent existing or potential
1793 residential areas, or connected to streets intended for predominately residential
1794 traffic.

1795 g. Subdivision for proposed commercial development shall take into
1796 account, and specifically designate, all areas for vehicular circulation and
1797 parking, pedestrian circulation, buffer strips, and other landscaping and shall
1798 provide for maintenance of such private improvements.

1799

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

1800 **20.12.040: INSPECTION AND ENFORCMENT:**
1801 ~~The Planning Commission, with assistance from the City Engineer and Traffic Engineer, will~~
1802 ~~handle subdivision approval.~~ The City Engineer**ing Division** will have responsibility for
1803 inspection and enforcement **of subdivision design standards and requirements of this section**
1804 **20.12.** ~~At the time the subdivision approval is issued, the City Engineer shall establish a~~
1805 ~~schedule for inspections as specified in Section 47-4-5.~~ Where it is found by inspection that
1806 conditions are not substantially as stated or shown in the approved subdivision plans, the City
1807 Engineer**ing Division** ~~or his inspectors~~ shall stop further work until approval is obtained for an
1808 amended subdivision plan.
1809

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

1810
1811
1812
1813
1814
1815
1816
1817
1818
1819
1820
1821
1822
1823
1824
1825
1826
1827
1828
1829
1830
1831
1832
1833
1834
1835
1836
1837
1838
1839
1840
1841
1842
1843
1844
1845
1846
1847
1848
1849
1850

Chapter 20.16 PRELIMINARY PLATS

20.16.005: APPLICABILITY:

This chapter applies to all subdivisions and subdivision amendments as defined in this title.

20.16.010: FILING OF PLAT; NUMBER OF COPIES; IDENTIFICATION:

The subdivider shall file, with the planning division, digital and paper preliminary plat drawings, a written explanation of the proposed subdivision or subdivision amendment ~~with the planning director ten (10) white copies, and one duplicate tracing and such other copies and data as may be required of the preliminary plat application~~ of each proposed subdivision. ~~The planning director shall indicate upon all copies of the preliminary plat and accompanying data the date of filing, which shall be the date on which all required maps, tracings and accompanying data are deposited in the office of the planning director. (Prior code § 42-4-1)~~

20.16.020: FEES:

At the time a preliminary plat is filed, the subdivider shall pay an application fee ~~as established by resolution of the city council~~ according to the adopted Salt Lake City Consolidated Fee Schedule. (Prior code § 42-4-2)

20.16.030: PREPARATION OF MAP; CERTIFICATION OF BOUNDARIES:

The subdivider shall cause the preliminary plat of the land proposed to be subdivided to be prepared by a person authorized by state law to prepare such a map. ~~The accuracy of the boundaries of the preliminary plat shall be certified by a registered civil engineer or licensed surveyor. (Prior code § 42-4-3)~~

20.16.040: SCALE OF MAP~~PLAT~~; REPRODUCTION:

The preferred scales are 1 inch equals 20 feet or 1 inch equals 30 feet, but in no cases shall the scale be smaller than 1 inch equals 100 feet. ~~The scale of a preliminary plat of a subdivision shall be not less than one inch equals one hundred feet (1" = 100'), and such map plat shall be clearly and legibly reproduced. (Prior code § 42-4-4)~~

20.16.050: VICINITY SKETCH:

A vicinity sketch at a scale of one thousand feet (1,000') or more to the inch shall be drawn on the preliminary plat. It shall show the street and tract lines and names and numbers of all existing subdivisions, and the outline and acreage of parcels of land adjacent to the proposed subdivision. (Prior code § 42-4-5)

20.16.060: INFORMATION ON MAP OR IN DATA STATEMENT:

A. The following information shall be shown on the preliminary plat or in an accompanying data statement:

Legend of edits:

~~deleted (strikethrough)~~

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

- 1851 1. Any subdivision ~~containing ten (10) lots or more~~ that includes recordation of a final plat
1852 shall be given a name ~~and unit number, if applicable~~. Such subdivision names shall not
1853 duplicate or nearly duplicate the name of any subdivision in the city or county;
1854
1855 2. The name and address of the record owner or owners;
1856
1857 3. The name and address of the subdivider; if different from the recorded owner, there shall
1858 be a statement from the recorded owner authorizing the subdivider to act;
1859
1860 4. The name, ~~and address~~ and phone number of the person, firm or organization preparing
1861 the preliminary plat, and a statement indicating the recorded owner's permission to file the
1862 plat;
1863
1864 5. The date, north ~~point~~ direction, written and graphic scales;
1865
1866 6. A sufficient description to define the location and boundaries of the proposed
1867 subdivision;
1868
1869 7. The locations, names and existing widths and grades of adjacent streets;
1870
1871 8. The names and numbers of adjacent subdivisions and the names of owners of adjacent
1872 unplatted land;
1873
1874 9. The contours, at one foot (1') intervals, for predominant ground slopes within the
1875 subdivision between level and five percent (5%), and five foot (5') contours for predominant
1876 ground slopes within the subdivisions over five percent (5%). Such contours shall be based
1877 on the Salt Lake City datum. The closest city bench mark shall be used, and its elevation
1878 called out on the map. Bench mark information shall be obtained from the city engineer;
1879
1880 10. A grading plan, showing by appropriate graphic means the proposed grading of the
1881 subdivision;
1882
1883 11. The approximate location of all isolated trees with a trunk diameter of four inches (4")
1884 or greater, within the boundaries of the subdivision, and the outlines of groves or orchards;
1885
1886 12. The approximate boundaries of areas subject to inundation or storm water overflow,
1887 and the location, width and direction of flow of all watercourses;
1888
1889 13. The existing use or uses of the property, and the outline of any existing buildings and
1890 their locations in relation to existing or proposed street and lot lines, drawn to scale;
1891
1892 14. A statement of the present zoning and proposed use of the property, as well as
1893 proposed zoning changes, whether immediate or future;
1894

Legend of edits:

~~deleted (strikethrough)~~

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

- 1895 15. Any proposed public areas;
1896
1897 16. Any proposed lands to be retained in private ownership for community use. When a
1898 subdivision contains such lands, the subdivider shall submit, with the preliminary plat, the
1899 name and articles of incorporation of the owner or organization empowered to own,
1900 maintain and pay taxes on such lands;
1901
1902 17. The approximate widths, locations and uses of all existing or proposed easements for
1903 drainage, sewerage and public utilities;
1904
1905 18. The approximate radius of each curve;
1906
1907 19. The approximate layout and dimensions of each lot;
1908
1909 20. The area of each lot to the nearest one hundred (100) square feet;
1910
1911 21. A statement of the water source;
1912
1913 22. A statement of provisions for sewerage and sewage disposal;
1914
1915 23. Preliminary indication of needed major storm drain facilities;
1916
1917 24. The locations, names, widths, approximate grades and a typical cross section of curbs,
1918 gutters, sidewalks and other improvements of the proposed street and access easements,
1919 including proposed locations of all underground utilities;
1920
1921 25. Any existing or proposed dedications, easements and deed restrictions;
1922
1923 26. A preliminary landscaping plan, including, where appropriate, measures for irrigation
1924 and maintenance;
1925
1926 26. The location of any of the foregoing improvements which may be required to be
1927 constructed beyond the boundaries of the subdivision shall be shown on the subdivision
1928 plat or on the vicinity map as appropriate;
1929
1930 27. If it is contemplated that the development will proceed by units, the boundaries of such
1931 units shall be shown on the preliminary plat; (Prior code § 42-4-6)
1932
1933 28. If required by the planning director, a preliminary soil report prepared by a civil
1934 engineer specializing in soil mechanics and registered by the state of Utah, based upon
1935 adequate test borings or excavations. If the preliminary soil report indicates the presence of
1936 critically expansive soils or other soil problems which, if not corrected, would lead to
1937 structural defects, a soil investigation of each lot in the subdivision may be required. The
1938 soil investigation shall recommend corrective action intended to prevent structural damage.

Legend of edits:

~~deleted (strikethrough)~~

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

1939
1940
1941
1942
1943
1944
1945
1946
1947
1948
1949
1950
1951
1952
1953
1954
1955
1956
1957
1958
1959
1960
1961
1962
1963
1964
1965
1966
1967
1968
1969
1970
1971
1972
1973
1974
1975
1976
1977
1978
1979
1980
1981

20.16.070: STREET NAME PRINCIPLES:

The following principles shall govern street names in a subdivision:

- A. Each street which is a continuation or an approximate continuation of any existing dedicated street shall be shown on the preliminary plat and shall be given the name of such existing street. When any street forms a portion of a proposed street previously ordered by the city to be surveyed, opened, widened or improved, the street shall be given the name established in said order.
- B. The names of newly created streets of a non-continuous or noncontiguous nature shall not duplicate or nearly duplicate the name of any streets in the city or county. All street names must be approved by Salt Lake County’s Public Works Addressing Office.
- C. The words, "street", "avenue", "boulevard", "place", "way", "court" or other designation of any street shall be spelled out in full on the map. ~~and shall be subject to approval by the Planning Commission~~ designee. (Prior code § 42-4-7)

20.16.080: ACCOMPANYING DATA STATEMENT:

Such information as cannot be conveniently shown on the preliminary plat of a subdivision shall be contained in a written statement accompanying the map. (Prior code § 42-4-8)

20.16.090: DISTRIBUTION OF PLAT FOR REVIEW AND COMMENT:

- A. ~~Within five (5) days of filing of a preliminary plat of a subdivision, the planning director shall transmit the requested number of copies of such map, together with accompanying data, to such public agencies and utilities as may be concerned. Each of the public agencies and utilities may, within twenty one (21) days after the plat has been filed, forward to the planning director a written report of its findings and recommendations thereon.~~ The planning director shall transmit a copy of the preliminary plat to, and request comments from, city departments and divisions that are part of the subdivision review process, and any other applicable departments or government agencies ~~special districts, governmental boards, bureaus, utility companies, or other agencies which may be affected~~ as determined by the planning director.
- B. The planning director shall prepare a written report on the conformity of the preliminary plat to the provisions of ~~the master plan,~~ any applicable ~~planned community plan,~~ the zoning ordinance, and all other applicable requirements of this title and other ordinances and regulations of the city.
- C. The city engineer, or designee, shall prepare a written report of requirements and/or recommendations on the preliminary plat ~~in~~ relating to the public improvement requirements of this title. (Prior code § 42-4-9)

1982
1983
1984
1985
1986
1987
1988
1989
1990
1991
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024

20.16.100: STANDARDS OF APPROVAL FOR PRELIMINARY PLATS

All preliminary plats for subdivisions and subdivision amendments shall meet the following standards:

- A. The subdivision complies with the general design standards and requirements for subdivisions as established in Section 20.12.
- B. All buildable lots comply with all applicable zoning standards;
- C. All necessary and required dedications are made;
- D. Water supply and sewage disposal shall be satisfactory to the Public Utilities Department director;
- E. Provisions for the construction of any required public improvements, per section 20.40.010, are included.
- F. The subdivision otherwise complies with all applicable laws and regulations.
- G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right-of-way, or easement, the amendment does not materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.

20.16.095~~110~~: ISSUES ONLY HEARING NOTICE OF SUBDIVISION APPLICATION AND PENDING DECISION:

- A. ~~Within thirty (30) days after the filing of a preliminary plat of a subdivision, in a foothills FR-1, FR-2, FR-3 district or FP foothills protection district, and any other information required, unless such time is extended by agreement with the subdivider, the planning commission shall hold a hearing. The subdivider shall make a presentation of the subdivision proposal to the planning commission. The planning staff shall present a report preliminarily identifying any issues relating to the project based on either the project's location, topography, relationship to city improvements, master plans or otherwise. Any interested party may also present their comments regarding the proposed subdivision. Prior to any administrative decision for preliminary plat approval of a proposed subdivision or subdivision amendment not involving a public street, right-of-way, or easement, the planning director shall provide a notice of subdivision or subdivision amendment application and pending decision in accordance with the noticing requirements in chapter 20.32 of this title.~~
- B. ~~Notice of the issues only hearing shall be mailed, at the subdivider's expense, to the owners of all land abutting the proposed subdivision and the portions of any streets to be constructed as part of the subdivision and all registered or recognized organizations pursuant to title 2, chapter 2.62 of this code or its successor. (Ord. 7-99 § 7, 1999; Ord. 71-94 § 1, 1994)~~

20.16.100~~120~~: PLANNING COMMISSION DIRECTOR AUTHORITY AND ACTION:

~~Within sixty (60) days after the filing of a preliminary plat of a subdivision and any other information required, unless such time is extended by agreement with the subdivider, Except as may be specified elsewhere in this title, the planning director, under delegation from the~~

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

2025 planning commission, shall have decision-making authority for preliminary plats and shall act
2026 ~~thereon~~ on all preliminary plat applications in a timely manner. If the planning commission
2027 director shall finds that the proposed plat complies with the standards of approval for
2028 preliminary plats requirements of this chapter, it, the director shall approve recommend
2029 approval of the preliminary plat. If the planning director finds commission shall find that the
2030 proposed ~~map~~ preliminary plat does not meet the requirements of the city ordinances, ~~it~~ the
2031 director shall recommend conditional approval, refer the preliminary plat to the planning
2032 commission for a decision, or deny the application.
2033

2034 **20.16.110~~130~~: NOTICE OF COMMISSION ACTION TO SUBDIVIDER:**

2035 The ~~planning director shall notify the subdivider, in writing, of the action taken by the city~~
2036 ~~planning commission together with one copy of the preliminary plat and one copy of the~~
2037 ~~planning commission's report thereon. One copy of the plat and accompanying data and the~~
2038 ~~planning commission's report shall be retained in the permanent file of the planning~~
2039 ~~commission. (Prior code § 42-4-11)~~ The subdivider shall be notified of the action taken by the
2040 planning director.
2041

2042 **20.16.140: SITE PREPARATION PERMIT REQUIRED:**

2043 The planning director, or designee, upon approval of the preliminary plat, shall indicate to the
2044 subdivider whether a site preparation permit (aka site development permit), as specified in
2045 chapter 18.28 of the city code, is required prior to the subdivider performing any site
2046 preparations on the proposed subdivision site.
2047

2048 **20.16.150: APPEALS OF PLANNING DIRECTOR OR PLANNING COMMISSION**
2049 **DECISION:**

2050 A. Refer to chapter 20.48 Appeals for information and regulations regarding filing an appeal of
2051 a preliminary plat decision.
2052

2053 **20.16.120~~160~~: COMPLIANCE WITH ALL CITY REQUIREMENTS:**

2054 Approval of the preliminary plat shall in no way relieve the subdivider of his/her responsibility
2055 to comply with all required conditions and ordinances, and to provide the improvements and
2056 easements necessary to meet all city standards. (Prior code § 42-4-12)
2057

2058 **~~20.16.130: APPEAL OF PLANNING COMMISSION DECISION:~~**

2059 Any person adversely affected by any final decision made by the planning commission under
2060 this chapter may file a petition for review of the decision with the land use appeals board
2061 within thirty (30) days after the decision is rendered. (~~Ord. 77-03 § 1, 2003; Ord. 7-99 § 8, 1999~~)
2062

2063 **20.16.170: PLANNING DIRECTOR FINAL APPROVAL OF RECORDABLE**
2064 **INSTRUMENT:**

2065 The planning director, or designee, shall have final approval for preliminary plats approved by
2066 them, or in the case of preliminary plat approvals issued by the planning commission is

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

2067 designated to execute for the planning commission the final recordable instrument for any
2068 approved subdivision or subdivision amendment upon the planning director's or designee's
2069 satisfaction that all regulations and conditions of approval have been fulfilled.
2070

2071 **20.16.180: RECORDABLE INSTRUMENT:**

- 2072 A. Subdivisions that obtain preliminary plat approval for more than ten (10) lots and/or
2073 include the dedication or construction of streets or other public rights of way or the
2074 construction of public improvements shall be processed as a final plat and recorded on a
2075 subdivision plat map with the County Recorder.
2076 B. Subdivisions that obtain preliminary approval for ten (10) lots or less and do not involve
2077 streets, public rights of way or the construction of public improvements may be
2078 recorded by Planning Division staff as a *notice of subdivision approval for ten lots or less*
2079 in the office of the County Recorder, and must be accompanied by deeds that transfer
2080 ownership of the new lots.
2081

2082 **20.16.190: EXPIRATION OF PRELIMINARY PLAT:**

2083 A preliminary plat approval, or conditional approval, is valid for 24 months from the issuance
2084 date of approval. If no plat, notice of subdivision approval, or other appropriate instrument has
2085 acquired the necessary final approval and been recorded within this time frame, the
2086 preliminary plat approval shall be void. For those subdivisions that require a final plat as the
2087 recording instrument, the application for final plat must be submitted within 18 months of
2088 preliminary plat approval, per Section 20.20.010
2089

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

2090

2091

2092

~~Chapter 20.20~~ ~~MINOR SUBDIVISIONS~~

This chapter is removed. Minor Subdivision would not be a separate option; all subdivisions will follow the same process and standards.

2093

2094

~~20.20.010: APPLICABILITY OF CHAPTER:~~

2095

~~Notwithstanding any other provisions of this title to the contrary, the procedure set forth in this chapter shall govern the processing of and the requirements pertaining to minor subdivisions.~~

2096

2097

~~(Ord. 71-94 § 1, 1994: prior code § 42-5-1)~~

2098

2099

~~20.20.020: REQUIRED CONDITIONS AND IMPROVEMENTS:~~

2100

~~A minor subdivision shall conform to the standards specified in section 20.28.010, or its successor, of this title, and shall also meet the following standards:~~

2101

2102

2103

~~A. The general character of the surrounding area shall be well defined, and the minor subdivision shall conform to this general character;~~

2104

2105

~~B. Lots created shall conform to the applicable requirements of the zoning ordinances of the city;~~

2106

2107

~~C. Utility easements shall be offered for dedication as necessary;~~

2108

~~D. Water supply and sewage disposal shall be satisfactory to the city engineer;~~

2109

~~E. Public improvements shall be satisfactory to the planning director and city engineer.~~

2110

~~(Ord. 71-94 § 1, 1994: prior code § 42-5-5)~~

2111

2112

~~20.20.030: FILING OF PLAT AND INFORMATION:~~

2113

~~The subdivider of a minor subdivision shall file an application with the planning office on a form prescribed by the city. The application shall include:~~

2114

2115

2116

~~A. Twelve (12) copies of a preliminary plat drawing, showing the land to be subdivided, properly and accurately drawn to scale, and with sufficient additional information to determine the boundaries of the proposed subdivision. The plat shall be certified as accurate by a registered civil engineer or licensed surveyor;~~

2117

2118

2119

2120

2121

~~B. The names and addresses, on gummed mailing labels, from the current county recorder's assessment rolls of the owners of all real property abutting the proposed subdivision. (Ord. 7-99 § 9, 1999: Ord. 71-94 § 1, 1994: prior code § 42-5-2)~~

2122

2123

2124

2125

~~20.20.040: SITE DEVELOPMENT PERMIT REQUIRED WHEN:~~

2126

~~The planning director, or designee, after receiving the minor subdivision plat, shall indicate to the subdivider whether a site development permit, as specified in title 18, chapter 18.28 of this code, is required prior to the subdivider altering the terrain or vegetation on the proposed~~

2127

2128

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

2129 subdivision site. The site development permit will be issued at the time of planning commission
2130 approval of the minor subdivision. (Ord. 7-99 § 10, 1999; Ord. 71-94 § 1, 1994: prior code § 42-
2131 5-2)

2132

2133 **~~20.20.050: CITY INTERNAL REVIEW:~~**

2134 The planning director, or designee, shall obtain comments regarding the minor subdivision
2135 application from all interested city departments or divisions. (Ord. 7-99 § 11, 1999; Ord. 71-94
2136 § 1, 1994: prior code § 42-5-4)

2137

2138 **~~20.20.060: PUBLIC NOTICE OF ADMINISTRATIVE CONSIDERATION:~~**

2139 A. ~~The planning director, or designee, shall schedule the time for a public administrative~~
2140 ~~consideration of the proposed minor subdivision. The administrative consideration shall~~
2141 ~~not be scheduled less than fourteen (14), nor more than twenty eight (28), days after~~
2142 ~~the notices required by this section have been mailed.~~

2143 B. ~~Notice of the proposed minor subdivision shall be mailed to all property owners~~
2144 ~~specified in subsection 20.20.030B of this chapter or its successor.~~

2145 C. ~~The mailed notice shall include a plan or drawing of the proposed minor subdivision. The~~
2146 ~~notice shall inform the notified party of the date and time of the administrative~~
2147 ~~consideration of the proposed minor subdivision. The notice shall specify that if no prior~~
2148 ~~objection to the administrative consideration is received, the planning director, or~~
2149 ~~designee, may approve the minor subdivision. The notice shall further specify that if no~~
2150 ~~objection is received within fourteen (14) days after approval at the administrative~~
2151 ~~consideration, such approval shall be final.~~

2152 D. ~~For any petition filed after January 1, 1995, notice shall also be posted at least fourteen~~
2153 ~~(14) days prior to the scheduled administrative consideration pursuant to regulations~~
2154 ~~adopted by the planning director. (Ord. 7-99 § 12, 1999; Ord. 71-94 § 1, 1994: prior code~~
2155 ~~§ 42-5-6)~~

2156

2157 **~~20.20.070: ADMINISTRATIVE APPROVAL:~~**

2158 If no objection is received as required by section 20.20.080 of this chapter or its successor, the
2159 planning director, or designee, may, at the administrative consideration, approve the proposed
2160 minor subdivision if the planning director, or designee, finds that:

2161 A. ~~The minor subdivision will be in the best interests of the city;~~

2162 B. ~~All lots comply with all applicable zoning standards;~~

2163 C. ~~All necessary and required dedications are made;~~

2164 D. ~~Provisions for the construction of any required public improvements are included; and~~

2165 E. ~~The subdivision otherwise complies with all applicable laws and regulations. (Ord. 7-99 § 13,~~
2166 ~~1999; Ord. 71-94 § 1, 1994)~~

2167

2168 **~~20.20.080: APPEAL OF ADMINISTRATIVE CONSIDERATION:~~**

2169 A. ~~The petitioner or any person who objects to the planning director, or designee,~~
2170 ~~administratively considering the minor subdivision may request a hearing before the~~

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

2171 planning commission by filing a written notice within fourteen (14) days after the planning
2172 director's scheduled administrative consideration.

2173 B. The notice shall specify all reasons for the objection to the minor subdivision.

2174 C. The planning commission shall hear testimony and make a recommendation on the minor
2175 subdivision. (~~Ord. 7-99 § 14, 1999; Ord. 71-94 § 1, 1994~~)

2176

2177 **~~20.20.090: APPEAL OF PLANNING COMMISSION DECISION:~~**

2178 The petitioner, or any person who is aggrieved by a planning commission decision concerning a
2179 minor subdivision and who objected to the administrative consideration, may appeal the
2180 finding of the planning commission by filing a written notice of appeal to the land use appeals
2181 board within thirty (30) days of the planning commission's decision becoming final. (~~Ord. 77-03
2182 § 2, 2003; Ord. 7-99 § 15, 1999; Ord. 71-94 § 1, 1994~~)

2183

2184 **~~20.20.100: PLANNING DIRECTOR FINAL APPROVAL OF RECORDABLE~~**

2185 **~~INSTRUMENT:~~**

2186 The planning director, or designee, is designated to execute for the city the final recordable
2187 instrument for any approved minor subdivision upon the planning director's or designee's
2188 satisfaction that all conditions required by law have been fulfilled. (~~Ord. 7-99 § 16, 1999; Ord.
2189 71-94 § 1, 1994~~)

2190

2191 **~~20.20.110: RECORDABLE INSTRUMENT:~~**

2192 A. ~~Minor subdivisions which include the dedication or construction of streets or other public
2193 rights of way or the construction of public improvements shall be processed as a final plat
2194 and recorded on a subdivision plat map with the county recorder.~~

2195 B. ~~Minor subdivisions not involving streets, public rights of way or the construction of public
2196 improvements shall be recorded as a notice of minor subdivision approval. (~~Ord. 7-99 § 17,
2197 1999; Ord. 71-94 § 1, 1994~~)~~

2198

2199 **~~20.20.120: REPORT OF PLANNING DIRECTOR'S ACTIONS:~~**

2200 The planning director shall periodically report to the mayor and the planning commission of any
2201 action taken by the planning director, or designee regarding minor subdivisions pursuant to this
2202 chapter. (~~Ord. 7-99 § 18, 1999; Ord. 71-94 § 1, 1994~~)

2203

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

2204

2205

Chapter 20.2420 FINAL PLATS

2206

20.2420.010: FILING DATE FOR FINAL PLAT:

2208 Within 18 ~~eighteen (18)~~ months after the approval or conditional approval of the preliminary
 2209 plat, a subdivider shall submit to the planning director ~~cause his/her subdivision, or any part~~
 2210 ~~thereof, to be surveyed and~~ a final plat thereof prepared in conformance with the preliminary
 2211 plat as approved, including conformance with any conditions attached to such approval.
 2212 Subject to expiration of preliminary plats pursuant to section 20.16.140, The the final plat
 2213 ~~tracing and paper prints of the final plat~~ may be approved by the mayor upon recommendation
 2214 by the planning commission, the planning director, or designee, ~~provided that written~~
 2215 ~~application is filed by the subdivider not less than thirty (30) days in advance of the expiration~~
 2216 ~~of the preliminary plat.~~ If the final plat is part of, or the result of, a City enforcement case, the
 2217 applicant must complete the final plat review and record the final plat within six months (6) of
 2218 preliminary approval. (Ord. 7-99 § 19, 1999: prior code § 42-6-1)

2219

20.2420.20: DOCUMENTS AND DATA REQUIRED:

2221 At the time a final plat of a subdivision is submitted to the city engineer, the subdivider shall
 2222 submit therewith the following documents:

2223

2224 A. Calculation and traverse sheets, in a form approved by the city engineer, giving bearings,
 2225 distances and coordinates of the boundary of the subdivision, and blocks and lots as shown
 2226 on the final plat;

2227

2228 ~~B. A no access rights certificate shall be shown on the final plat where required;~~

2229

2230 ~~C. Design data, assumptions and computations, for proper analysis in accordance with sound~~
 2231 ~~engineering practice;~~

2232

2233 B. The final plat shall be accompanied by a current property title report naming the persons
 2234 whose consent is necessary for the preparation and recordation of such plat and for
 2235 dedication of the streets, alleys and other public places shown on the plat, and certifying
 2236 that as of the date of the preparation of the report, the persons therein named are all the
 2237 persons necessary to give clear title to such subdivision;

2238

2239 E. If a preliminary soil report was required for the preliminary plat review, a copy of that
 2240 report shall be included with the final plat, ~~prepared by a civil engineer specializing in soil~~
 2241 ~~mechanics and registered by the state of Utah, based upon adequate test borings or~~
 2242 ~~excavations.~~ The fact that a soil report has been prepared shall be noted on the final plat
 2243 and the report shall be recorded as a supporting document with the plat;

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

2244
2245 F. ~~If the preliminary soil report indicates the presence of critically expansive soils or other soil~~
2246 ~~problems which, if not corrected, would lead to structural defects, a soil investigation of~~
2247 ~~each lot in the subdivision may be required. The soil investigation shall recommend~~
2248 ~~corrective action intended to prevent structural damage;~~

2250 D. The agreement and bonds specified in sections 20.20.040 and 20.20.050 of this chapter, or
2251 successor sections;

2253 E. ~~Three (3)~~ eCopies of all proposed deed restrictions. (Prior code § 42-6-2)

2254
2255 **20.2420.030: PREPARATION AND MATERIALS OF FINAL PLAT:**

2256 A. 1. Initially the plat shall be furnished as full size (24" x 36") paper copies and/or a digital
2257 copies. The final product to be used for recording shall be of typical Mylar material or the
2258 common material for plats at the time. The dimension and orientation requirements for the
2259 final plat drawing, or drawing to be submitted, as above provided, shall be consist of a sheet
2260 of approved industrial grade tracing linen or Mylar to the outside, or trim line, dimensions
2261 of twenty-two four by thirty-four six inches (~~22~~24" x ~~34~~36") and the border line of the plat
2262 shall be drawn in heavy lines leaving a space of at least one and one half inches ($1\frac{1}{2}$ ") on
2263 the left hand margin of the sheet for binding, and not less than a one-half inch ($\frac{1}{2}$ ") margin,
2264 in from the outside or trim line, around the ~~other three (3)~~ edges of the sheet. The plat shall
2265 be so drawn that the top of the sheet either faces north or west, whichever accommodates
2266 the drawing best. All feature labels and descriptions shall be oriented with the north
2267 direction on the plat. All lines, dimensions and markings shall be made on the tracing linen
2268 with approved waterproof black India drawing ink.

2269
2270 2. The actual plat drawing shall be made on a scale large enough to clearly show all details,
2271 and the workmanship on the finished drawing shall be neat, clear-cut and readable. The
2272 preferred scales are 1 inch equals 20 feet or 1 inch equals 30 feet, but in no cases shall the
2273 scale be smaller than 1 inch equals 100 feet. The subdivider must also furnish, in addition to
2274 the original Mylar plat or drawing, an approved and acceptable reproduction of the original
2275 plat or drawing made on tracing linen, and to the same dimension and size as the original,
2276 or shall furnish two (2) original tracings, as above provided, whichever is preferred.

2277
2278 3. The printing or reproduction process used shall not incur any shrinkage or distortions,
2279 and the reproduced tracing copy furnished shall be of good quality, to true dimension, clear
2280 and readable, and in all respects comparable to the original plat or drawing so that the
2281 lines, dimensions and markings will not rub off or smear. Both of the tracings, whether
2282 originals or one original and a reproduction, The Mylar plat shall be signed separately by all
2283 required and authorized parties and shall contain the information set forth in this chapter.
2284 The location of the subdivision within the city shall be shown by a small scale vicinity map
2285 inset on the ~~first~~ title sheet.

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

- 2286 B. The title of each sheet of such final plat shall consist of the approved name ~~and unit number~~
 2287 of the subdivision ~~(if any)~~ at the top center and lower right hand corner of the sheet,
 2288 followed by the words "Salt Lake City". Plats filed for the purpose of showing land
 2289 previously subdivided as acreage shall be conspicuously marked with the words "Reversion
 2290 to Acreage".
 2291
- 2292 ~~C. Wherever the city engineer has established a system of coordinates, the survey shall use~~
 2293 ~~such system. The adjoining corners of all adjoining subdivisions shall be identified by lot and~~
 2294 ~~block numbers, subdivision name and place of record, or other proper designation.~~
 2295
- 2296 C. An accurate and complete boundary survey to second order accuracy shall be made of the
 2297 land to be subdivided. A traverse of the exterior boundaries of the tract, and of each block,
 2298 when computed from field measurements on the ground, shall close within a tolerance of
 2299 one foot (1') to ~~ten~~ fifteen thousand feet (~~10~~15,000') of perimeter.
 2300
- 2301 D. The final plat shall show all survey and mathematical information and data necessary to
 2302 locate all monuments and to locate and retrace all interior and exterior boundary lines
 2303 appearing thereon, including bearing and distance of straight lines, and central angle,
 2304 radius, and arc length of curves, ~~and such information as may be necessary to determine~~
 2305 ~~the location of the centers of curves.~~ Identify the basis of bearing between to existing
 2306 monuments.
 2307
- 2308 E. All lots and blocks and all parcels offered for dedication for any purpose shall be delineated
 2309 and designated with all dimensions, boundaries, size and courses clearly shown and defined
 2310 in every case. Parcels offered for dedication other than for streets or easements shall be
 2311 designated by letter. Sufficient linear, angular and curve data shall be shown to determine
 2312 readily the bearing and length of the boundary lines of every block, lot and parcel which is a
 2313 part thereof. Sheets shall be so arranged that no lot is split between two (2) or more sheets
 2314 and, wherever practicable, blocks in their entirety shall be shown on one sheet. No ditto
 2315 marks shall be used for lot dimensions. Lot numbers shall begin with the numeral "1" and
 2316 continue consecutively throughout the subdivision with no omissions or duplications.
 2317
- 2318 F. The plat shall show the right of way lines of ~~each street~~ existing and new streets with the
 2319 street name and number, ~~and~~ the width of any portion being dedicated, and widths of any
 2320 existing dedications. The widths and locations of adjacent streets and other public
 2321 properties within fifty feet (50') of the subdivision shall be shown. If any street in the
 2322 subdivision is a continuation or an approximate continuation of an existing street, the
 2323 conformity or the amount of nonconformity of such street to such existing streets shall be
 2324 accurately shown. ~~Whenever the centerline of a street has been established or recorded,~~
 2325 ~~the date shall be shown on the final map.~~
 2326
- 2327 G. ~~The side lines of all~~ All easements shall be shown by fine dashed lines. The widths of all
 2328 easements and sufficient ties thereto to definitely locate the same with respect to the
 2329 subdivision shall be shown. All easements shall be clearly labeled and identified.

Legend of edits:

~~deleted (strikethrough)~~

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

2330
2331 H. If the subdivision is adjacent to a waterway, the map shall show the line of high water with a
2332 continuous line, and shall also show with a fine continuous line any lots subject to
2333 inundation by a one percent (1%) frequency flood, i.e., a flood having an average frequency
2334 of occurrence in the order of once in one hundred (100) years although the flood may occur
2335 in any year. (The 100-year floodplain is defined by the army corps of engineers.)
2336

2337 I. The plat shall show fully and clearly:

- 2338 1. All monuments found, set, re-set, replaced or removed, stated at each point or in
2339 legend. Monument caps set by surveyor must be stamped with L.S. number or surveyor
2340 and /or company name, and date. Drawings of brass caps, showing marked and
2341 stamped data for any existing monuments and the monuments to be set, shall be
2342 included on the plat;
2343 2. Type of boundary markers and lot markers used, and;
2344 3. ~~stakes, monuments and o~~Other evidence indicating the boundaries of the subdivision as
2345 found on the site.
2346

2347 Any monument or bench mark that is disturbed or destroyed before acceptance of all
2348 improvements, shall be replaced by the subdivider under the direction of the city engineer.
2349

2350 ~~The following required monuments shall be shown on the final plat:~~

- 2351 1. ~~The location of all monuments placed in making the survey, including a statement as~~
2352 ~~to what, if any, points were reset by ties;~~
2353 2. ~~All real lot corner pipes and front lot corner pipes or offset cross marks in the~~
2354 ~~concrete surface of the public sidewalk.~~
2355

2356 J. ~~The title sheet of the map below the title, the name of the engineer or surveyor, together~~
2357 ~~with the date of the survey, the scale of the map and the number of sheets. The following~~
2358 ~~certificates, acknowledgments and description shall appear on the title sheet of the final~~
2359 ~~maps, and such certificates may be combined where appropriate:~~

- 2360 1. ~~Registered, professional engineer's and/or land surveyor's "certificate of survey";~~
2361 2. ~~Owner's dedication certificate;~~
2362 3. ~~Notary public's acknowledgment;~~
2363 4. ~~A description of all property being subdivided, with reference to maps or deeds of the~~
2364 ~~property as shall have been previously recorded or filed. Each reference in such~~
2365 ~~description shall show a complete reference to the book and page of records of the~~
2366 ~~county. The description shall also include reference to any vacated area with the~~
2367 ~~vacation ordinance number indicated;~~
2368 5. ~~Such other affidavits, certificates, acknowledgments, endorsements and notarial seals~~
2369 ~~as are required by law and by this chapter.~~

2370 The title sheet of the plat shall show the following information:

- 2371 1. name of the subdivision at the top center and lower right hand corner of the sheet, with
2372 location indicated by ¼ section, Township, Range, Base, and Meridian,
2373 2. number of sheets in the lower right hand corner

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

- 2374 3. name of the engineer or surveyor with the date of the survey
- 2375 4. north direction
- 2376 5. scale of the drawing
- 2377 6. The location of the subdivision within the city shall be shown by a small scale vicinity
- 2378 map inset.
- 2379 7. Plats filed for the purpose of showing land previously subdivided as acreage shall be
- 2380 conspicuously marked with the words "Reversion to Acreage".
- 2381 8. The following certificates, acknowledgments and boundary descriptions:
 - 2382 a. Registered, professional land surveyor's "certificate of survey" together with the
 - 2383 surveyor's professional stamp, signature, name, business address, and phone
 - 2384 number;
 - 2385 b. Owner's dedication certificate (with subdivision name included);
 - 2386 c. Notary public's acknowledgment (with subdivision name included);
 - 2387 d. A boundary description of all property being subdivided, with sufficient ties to
 - 2388 section corner, ¼ corner, land corner or recorded subdivision, etc, and with
 - 2389 reference to maps or deeds of the property as shall have been previously
 - 2390 recorded or filed. Each reference in such description shall show a complete
 - 2391 reference to the book and page of records of the county. The description shall
 - 2392 also include reference to any vacated area with the vacation ordinance number
 - 2393 indicated;
 - 2394 e. The tax parcel identification numbers for all parcels shown on the plat, and;
 - 2395 f. Such other affidavits, certificates, acknowledgments, endorsements and ~~notarial~~
 - 2396 notary seals as are required by law and by this chapter.

2398 K. Prior to the filing of the final plat with the mayor, the subdivider shall file the necessary tax
 2399 lien certificates and documents. (Prior code § 42-6-3)

2400

2401 **20.2420.040: PUBLIC IMPROVEMENT CONSTRUCTION AGREEMENT:**

- 2402
- 2403 A. Prior to the approval by the mayor of the final plat, the subdivider shall execute and file an
- 2404 agreement between the subdivider and the city, specifying the period within which the
- 2405 subdivider shall complete all public improvement work to the satisfaction of the city
- 2406 engineer, and providing that if the subdivider shall fail to complete the public improvement
- 2407 work within such period, the city may complete the same and recover the full cost and
- 2408 expense thereof from the subdivider's security device or, if not recovered therefrom, from
- 2409 the subdivider personally. The agreement shall also provide for inspection and testing of all
- 2410 public improvements and that the cost of such inspections and testing shall be paid for by
- 2411 the subdivider.
- 2412
- 2413 B. Such agreement may also provide the following:
 - 2414 1. Construction of the improvements in units or phases; or
 - 2415 2. An extension of time under conditions specified in such agreement. (Ord. 94-98 § 4,
 - 2416 1998: prior code § 42-6-4)

Legend of edits:
 deleted (strikethrough)
 new language (dark red, bold underline)
 language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

2417
2418
2419
2420
2421
2422
2423
2424
2425
2426
2427
2428
2429
2430
2431
2432
2433
2434
2435
2436
2437
2438
2439
2440
2441
2442
2443
2444
2445
2446
2447
2448
2449
2450
2451
2452
2453
2454
2455
2456
2457
2458
2459

20.2420.050: BOND AND SECURITY REQUIREMENTS:

- A. The subdivider shall file with the city engineer, together with the improvement agreement, a security device. With the consent of the city attorney, the subdivider may, during the term of the improvement agreement, replace a security device with any other type of security device. If a corporate surety performance bond and a corporate surety payment bond are used, each shall be in an amount equal to not less than one hundred percent (100%) of the estimated cost of the public improvements. If a cash bond, escrow agreement, or letter of credit is used to secure the performance and payment obligations, the aggregate amount thereof shall be not less than one hundred percent (100%) of the estimated cost of the public improvements. The estimates of the cost of the public improvements pursuant to this subsection shall be subject to the approval of the city engineer. Except as otherwise provided hereafter, each security device shall extend for at least a one year period beyond the date the public improvements are completed and accepted by the city, as ~~certified~~ **determined** by the city engineer, to secure the subdivider's obligations under the improvement agreement, including, without limitation, the replacement of defective public improvements.
- B. In the event the subdivider fails to complete all public improvement work in accordance with the provisions of this chapter and the improvement agreement: 1) in the case of a corporate surety performance bond, the city shall have the following options, which shall be set forth in the bond: a) the city may require the subdivider's surety to complete the work, or b) the city may complete the work and call upon the surety for reimbursement; 2) in the case of a cash bond or escrow agreement, the subdivider shall forfeit to the city such portion of the money as is necessary to pay for the costs of completion; and 3) in the case of a letter of credit, the city may draw on the letter of credit to pay for the costs of completion. The subdivider shall be liable for, and the city may draw on the security device for, the city's costs and expenses incurred in realizing on the security device and otherwise pursuing its remedies hereunder and under the improvement agreement. If the amount of the security device exceeds all costs and expenses incurred by the city, the city shall release the remainder of the security device to the subdivider after the expiration of the one year period described in subsection A of this section, and if the amount of the security device shall be less than the costs and expenses incurred by the city, the subdivider shall be personally liable to the city for such deficiency.
- C. The office of the city engineer shall monitor the progress of the work. Ninety (90) days following the completion and acceptance by the city (as ~~certified~~ **determined** by the city engineer) of all of the public improvements work and upon the receipt by the city of any lien waivers required by the city engineer and provided that the city has not received any claims or notices of claim upon the security device pursuant to section 20.2420.052 of this chapter, the city engineer shall release or consent to the release of seventy five percent (75%) of the security device to the subdivider. The remaining twenty five percent (25%) shall be held for one year from the date of completion and acceptance by the city (as

2460 ~~certified~~ **determined** by the city engineer) of the public improvements work to make certain
2461 that the public improvements remain in good condition during that year and to secure the
2462 subdivider's other obligations under the improvement agreement. At the end of that year
2463 and upon the receipt by the city of any lien waivers required by the city engineer, and
2464 provided that the city has not received any claims or notices of claim upon the security
2465 device pursuant to section 20.~~2420~~.052 of this chapter and that the public improvements
2466 remain in good condition and the subdivider has performed the subdivider's obligations
2467 under the improvement agreement, the city engineer shall release or consent to the release
2468 of the final twenty five percent (25%) of the security device to the subdivider. All sums, if
2469 any, held by the city in the form of cash shall be returned to the subdivider without interest,
2470 the interest on such money being reimbursement to the city for the costs of supervision of
2471 the account. If the security device is a corporate surety bond, copies of the partial releases
2472 from the engineer's office shall be sent to the recorder's office for inclusion with and
2473 attachment to the bond. The foregoing provisions of this subsection shall not apply to
2474 amounts required for erosion control and slope stabilization requirements, and any release
2475 with respect to such amounts shall be made as provided in subsection E of this section and
2476 in the improvement agreement.

2477
2478 D. A letter of credit shall be irrevocable unless otherwise expressly consented to in writing by
2479 the city engineer. All other terms of and conditions for a letter of credit shall be the same as
2480 those required for a cash bond or escrow agreement.

2481
2482 E. Where a subdivider is required to provide erosion control and slope stabilization facilities in a
2483 subdivision, the estimated cost of such facilities, as approved by the city engineer, shall be
2484 set forth as a separate figure in the security device. Upon the completion and acceptance by
2485 the city engineer of such facilities, and upon the receipt by the city of any lien waivers
2486 required by the city engineer, and provided that the city has not received any claims or
2487 notices of claim upon the security device pursuant to section 20.~~2420~~.052 of this chapter,
2488 fifty percent (50%) of the money held as security for such facilities shall be returned to the
2489 subdivider and fifty percent (50%) shall be retained for two (2) growing seasons to ensure
2490 that growth has taken hold and to secure the subdivider's other obligations under the
2491 improvement agreement. All dead vegetation shall be replaced through replanting at the
2492 end of the second growing season. At the end of that two (2) year period and upon receipt
2493 by the city of any lien waivers required by the city engineer, and provided that the city has
2494 not received any claims or notices of claim upon the security device pursuant to section 20.
2495 ~~2420~~.052 of this chapter and that the erosion control and/or slope stabilization remains
2496 acceptable to the city, the city engineer shall release or consent to the release of the final
2497 fifty percent (50%) of the security device to the subdivider. All sums, if any, held by the city
2498 in the form of cash shall be returned to the subdivider without interest, the interest on such
2499 money being reimbursement to the city for the costs of supervision of the account. If the
2500 security device is a corporate surety bond, copies of the partial release from the engineer's
2501 office shall be sent to the recorder's office for inclusion with and attachment to the bond.

2502

Legend of edits:

~~deleted (strikethrough)~~

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

2503 ~~F. Within twenty (20) days after entering into a contract for the construction of the public~~
2504 ~~improvements, the subdivider shall file with the city engineer a copy of the payment bond~~
2505 ~~required by section 14-2-1, Utah Code Annotated 1953, as amended, which section requires~~
2506 ~~the obtaining of such a bond to secure payment for material furnished and labor performed~~
2507 ~~under the subdivider's contract with the contractor for the public improvements. (Ord. 94-~~
2508 ~~98 § 5, 1998; prior code § 42-6-5)~~

2509

2510 **20.2420.052: SECURITY DEVICES SECURING PAYMENT RISK:**

2511 The terms of a corporate surety payment bond held by the city as a security device shall govern
2512 claims to the corporate surety by a claimant. Subsections A through E of this section shall
2513 govern claims by claimants on any security device which is a cash bond held by the city, a letter
2514 of credit, or an escrow agreement. For purposes of this section, "claim" means a request or
2515 demand by a claimant that: a) a corporate surety pay the claimant from a corporate surety
2516 payment bond or b) that the city either: 1) pay the claimant from a cash bond, or 2) make a
2517 draw request under a letter of credit or make a request for payment under an escrow
2518 agreement. For purposes of this section, "claimant" means a person who, pursuant to contract,
2519 furnished labor, materials, supplies, or equipment with respect to the public improvements. For
2520 purposes of this section, "contractor" means the person with whom the claimant has
2521 contracted to furnish labor, materials, supplies, or equipment with respect to the public
2522 improvements. For purposes of this section, "original contractor" means the person with whom
2523 the subdivider contracted to construct the public improvements.

2524

2525 A. The city shall be obligated to make a payment or request a payment to be made only to the
2526 extent of monies available under the security device, and shall have no duty to defend any
2527 person in any legal action relating to a claim.

2528

2529 B. The city shall have no obligation to a claimant under a security device until:

2530 1. The claimant has furnished written notice to the contractor, with a copy to the original
2531 contractor, the subdivider and the city, within ninety (90) days after having last performed
2532 labor or last furnished materials, supplies or equipment included in the claim, stating, with
2533 substantial accuracy, the amount of the claim and the name of the party to whom the
2534 materials, supplies or equipment were furnished or for whom the labor was done or
2535 performed; and

2536 2. Not having been paid within thirty (30) days after having furnished the above notice, the
2537 claimant has sent written claim to the city, with a copy to the original contractor and the
2538 subdivider, stating that a claim is being made under the security device and enclosing a
2539 copy of the previous written notice furnished to the contractor and to the city.

2540

2541 C. When the claimant has satisfied the conditions in subsection B of this section, the city shall,
2542 within thirty (30) days after receipt of the claim, take the following actions:

2543 1. Send an answer to the claimant, with a copy to the original contractor and to the
2544 subdivider, stating the amounts that are undisputed and the basis for challenging any
2545 amounts that are disputed;

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

- 2546 2. Pay or arrange for the payment of any undisputed amounts.
2547
2548 D. No suit or action shall be commenced by a claimant under a security device after the
2549 expiration of one year after the date of completion of the public improvements and
2550 acceptance thereof by the city (as certified by the city engineer). Any such suit or action
2551 shall be commenced only in a court of competent jurisdiction in Salt Lake City.
2552
2553 E. If the subdivider provides a security device comprising a cash bond, a letter of credit or
2554 escrow agreement, the subdivider and the contractor shall be deemed to have waived any
2555 right to sue the city because of any payment or draw made by the city under or pursuant to
2556 such security device. (Ord. 94-98 § 6, 1998)
2557

2558 **20.24.20.055: NO PUBLIC RIGHT OF ACTION:**

2559 The provisions of sections 20.24.20.040 and 20.24.20.050 of this chapter, or successor sections,
2560 shall not be construed to provide any private right of action on either tort, contract, third party
2561 contract or any other basis on behalf of any property holder in the subdivision as against the
2562 city or on the security device required under section 20.24.20.050 of this chapter or its
2563 successor in the event that the public improvements are not constructed as required.
2564 Notwithstanding the foregoing sentence, any security device obtained pursuant to section 20.
2565 24.20.050 of this chapter to secure payment obligations with respect to the public
2566 improvements shall provide a private right of action to any person, at any tier, who supplies
2567 labor, material or equipment with respect to the public improvements. (Ord. 94-98 § 7, 1998;
2568 Ord. 63-87 § 1, 1987; prior code § 42-6-5.1)
2569

2570 ~~**20.24.060: PLANNING DIRECTOR CERTIFICATION:**~~

2571 ~~The planning director shall certify in writing to the planning commission and to the city~~
2572 ~~engineer that the final plat is in full conformity with all provisions of the zoning ordinance and~~
2573 ~~all other applicable regulations of the city and this title. (Prior code § 42-6-6)~~
2574

2575 ~~**20.24.70**~~**20.060: CITY ENGINEER REVIEW AND CERTIFICATION APPROVAL:**

2576 Upon receipt of the final plat and other data submitted therewith, the city engineer shall
2577 examine such to determine that the subdivision as shown is substantially the same as it
2578 appeared on the preliminary plat and any approved alterations thereof. If the city engineer
2579 shall determine that full conformity therewith has been made, ~~and upon receipt of certification~~
2580 ~~of conformity from the planning director as set forth in section 20.24.060 of this chapter, or its~~
2581 ~~successor, the city engineer shall so certify on~~ approve ~~the plat. and shall transmit the plat to~~
2582 ~~the planning commission. (Prior code § 42-6-7)~~
2583

2584 ~~**20.24.80**~~**20.070: APPROVAL BY PLANNING DIRECTOR:**

2585 Upon receipt of the final plat, the planning director shall, ~~within fourteen (14) days,~~ examine
2586 the same to determine whether the plat conforms with the preliminary plat, with all changes
2587 permitted, and with all requirements imposed as a condition of its acceptance. If the planning
2588 director determines that the final plat conforms to the preliminary plat or the minor subdivision

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

2589 approval and all permitted changes or conditions, the planning director shall approve the plat
2590 for execution by the mayor. If the planning director determines that the final plat does not
2591 conform fully to the preliminary plat as approved, the planning director shall advise the
2592 subdivider of the changes or additions that must be made for approval. (Ord. 71-94 § 1, 1994:
2593 prior code § 42-6-8)
2594

2595 **20.24.85~~20.080~~: APPROVAL BY THE CITY ATTORNEY:**

2596 After the planning director's approval of the final plat, the city attorney shall review the final
2597 plat to determine the plat's conformity to law and the validity of any dedications granted to the
2598 city. (Ord. 71-94 § 1, 1994)
2599

2600 **20.24~~20.090~~: APPROVAL BY THE MAYOR:**

2601 After the city attorney's approval of the final plat, the mayor shall consider the plat, the plans~~s~~ of
2602 subdivision, and the offers of dedication. The mayor may reject any or all offers of dedication.
2603 As a condition precedent to the acceptance of any streets or easements or the approval of the
2604 subdivision, the mayor may require the subdivider, at the city's option, to either improve or
2605 agree to improve the streets and install such drainage and utility structures and services~~as and~~
2606 within the period the mayor shall specify. Such agreement shall include and have incorporated
2607 as part thereof, the plans, specifications and profiles referred to and required under section 20.
2608 ~~24~~20.020 of this chapter, or its successor. If the mayor determines that the plat is in conformity
2609 with the requirements of the ordinances of the city and that the mayor is satisfied with the
2610 plans of the subdivision and the city's acceptance of all offers of dedication, the mayor shall
2611 approve the plat. (Ord. 71-94 § 1, 1994: prior code § 42-6-9)
2612

2613 **20.24~~20.100~~: DISAPPROVAL OF PLAT BY MAYOR; REILING:**

2614 If the mayor ~~shall~~ determines~~s~~ either that the plat is not in conformity with the requirements of
2615 the ordinances of the city, or that he/she is not satisfied with the plans of the subdivision, or if
2616 he/she ~~shall~~ rejects~~s~~ any offer or offers of dedication, the mayor shall disapprove the plat,
2617 specifying reasons for such disapproval. Within thirty (30) days after the mayor has disapproved
2618 any plat, the subdivider may file with the city engineer a plat altered to meet the mayor's
2619 requirements. No final plat shall have any force or effect until the same has been approved by
2620 the mayor. (Prior code § 42-6-10)
2621

2622 **20.24~~20.110~~: RECORDATION WITH COUNTY:**

2623 When the mayor ~~shall have~~ has approved the final plat, as aforesaid, and ~~once~~ the subdivider
2624 ~~shall have~~ has filed with the city recorder the agreement and security device described in
2625 sections 20.~~24~~20.040 and 20.~~24~~20.050 of this chapter, or successor sections, and when such
2626 agreement and security device ~~shall~~ have been approved by the City Attorney as to form, the
2627 plat shall be presented by the subdivider to the Salt Lake County recorder for recordation
2628 within 180 days of the mayor's approval, otherwise all approvals both final and preliminary
2629 shall be void. (Ord. 94-98 § 8, 1998: prior code § 42-6-11)
2630

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

2631

2632

Chapter 20.29~~24~~24

2633

~~ROUTINE AND UNCONTESTED LOT LINE ADJUSTMENTS~~

2634

20.29~~24~~24.010: PURPOSE:

The purpose of this chapter is to enable ~~routine and uncontested~~ lot line adjustments ~~between two (2) lots~~ to be considered and approved administratively by the planning division director or designee. (Ord. 7-99 § 21, 1999)

2639

20.29~~24~~24.020: APPLICABILITY:

This chapter applies to ~~routine and uncontested~~ lot line adjustments of ~~between two (2) legally existing adjoining agricultural, residential, commercial or industrial subdivision parcels or lots that are described by either a metes and bounds description, a notice of subdivision approval, or a recorded plat.~~ Applications processed pursuant to this chapter shall:

2645

20.29~~24~~24.025: STANDARDS OF REVIEW:

Applications processed pursuant to this chapter shall meet the following standards:

2648

- A. The proposed lot line adjustment(s) comply with ~~Meet~~ all applicable zoning requirements, or reduce the amount of non-compliance.
- B. ~~Receive the consenting signatures of all abutting property owners as specified in section 20.29.030 of this chapter.~~ Not yield two principal buildings on one lot, unless permitted in the zoning district or by an approved planned development.
- C. Not affect any street right of way.
- D. Not create any new lots. (Ord. 7-99 § 21, 1999)

2656

20.29~~24~~24.030: GENERAL APPLICATION CONTENTS:

The application for ~~routine and uncontested~~ lot line adjustments shall include:

2659

- A. ~~The signatures of approval of all abutting property owners and property owners directly across any abutting street(s) on a form provided by the planning division~~ all property owners of record whose land is involved in the adjustment.
- B. ~~Six (6) copies of a preliminary plat drawing in accordance with chapter 20.16 and section 20.08.250 of this title, showing the land to be subdivided, properly and accurately drawn to scale, certified as accurate by a registered land surveyor or professional engineer.~~ Digital and/or paper copies of a site plan and other items necessary for proper review as specified by the planning director. The site plan shall be verified by a Utah registered land surveyor or licensed engineer and include the following information:

2670

Legend of edits:

~~deleted (strikethrough)~~

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

- 2671 1. current lot lines,
 2672 2. proposed adjustment(s),
 2673 3. location of the home(s) and/or building(s) on the parcels involved, including
 2674 accessory buildings, and
 2675 4. setbacks from all buildings to the existing and adjusted parcel line(s).
 2676
 2677 C. ~~A current Sidwell map (with aerial photograph and ownership lines) from the Salt Lake~~
 2678 ~~County recorder's office showing the entire subject area. (Ord. 7-99 § 21, 1999)~~ A deed or
 2679 other recordable instrument that will be used to execute the adjustment, and
 2680
 2681 D. Verification that ~~elimination or~~ relocation of a parcel line(s) will not leave in place a utility
 2682 easement(s) that will impede future development.
 2683

2684 **20.20.040: FEES:**

2685 ~~The petitioners shall pay an application review fee of two hundred dollars (\$200.00). (Ord. 7-99~~
 2686 ~~§ 21, 1999)~~ Lot line adjustment fees shall be paid according to the Salt Lake City Consolidated
 2687 Fee Schedule.
 2688

2689 **~~20.29~~ ~~24.050~~ 040: CITY INTERNAL REVIEW AND DECISION:**

2690 The planning director or designee shall review the application for completeness and for
 2691 compliance to with the regulations of the zoning ordinance standards of review for this type of
 2692 application. The planning director or designee shall also forward the lot line application to the
 2693 City Surveyor for review of the new legal descriptions. Upon review of the application, ~~and~~
 2694 ~~preliminary plat~~ site plan and finding that the standards of review are complied with, the
 2695 planning director, or designee, may either approve the lot line adjustment or forward the
 2696 application ~~through the minor subdivision process as described in chapter 20.20 of this title.~~
 2697 ~~(Ord. 7-99 § 21, 1999)~~ for a public hearing with the planning commission. If the standards of
 2698 review are not met, the planning director shall deny the application for lot line adjustment.
 2699

2700 **~~20.29~~ ~~24.060~~ 050: RECORDABLE INSTRUMENT:**

2701 If the lot line adjustment is approved, ~~The~~ the planning director or designee shall record a
 2702 notice of lot line adjustment with the Salt Lake County recorder's office that is signed by the
 2703 planning director and each owner included in the exchange. The notice shall contain ~~containing~~
 2704 the descriptions of both the original parcels and the modified parcels and ~~legal description of~~
 2705 ~~each new lot and stating~~ state any conditions of approval. A document of conveyance shall be
 2706 recorded by the applicant, property owner, or their representative at the same time as the
 2707 notice of approval. The lot line adjustment is not valid unless the document of conveyance is
 2708 recorded. (Ord. 7-99 § 21, 1999)
 2709

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

2711 **Chapter 20.3128**
2712 **SUBDIVISION AMENDMENTS**

2713 **Article I. General Provisions**

2714 **20.3128.010: AMENDMENT INITIATION:**

2715 The city may, ~~with or without an amendment petition,~~ consider any proposed vacation,
2716 alteration, or amendment of a subdivision plat, any portion of a subdivision plat, or any street,
2717 lot or alley contained in a subdivision plat pursuant to the provisions of this chapter. (Ord. 7-99
2718 § 23, 1999)

2719

2720 **20.3128.020: PETITION FILING:**

2721 The owner of ~~any~~ land within a recorded subdivision may submit an amendment petition for
2722 the land they have ownership interest in or, in the case of proposed closure of a public street or
2723 right-of-way that they propose ownership interest in, to the ~~city~~ planning director or designee
2724 pursuant to the provisions of this chapter. (Ord. 7-99 § 23, 1999)

2725

2726 **20.3128.030: GENERAL PETITION CONTENTS:**

2727 An amendment petition shall include the same items required for preliminary plat review as
2728 specified in chapter 20.16 in addition to the following:

2729

2730 A. ~~A letter to the mayor planning director requesting a subdivision plat amendment~~ the name
2731 and address of each owner of record of the land contained in the entire plat, and;

2732 B. ~~Ten (10) copies of a preliminary plat drawings showing the land to be subdivided, properly~~
2733 ~~and accurately drawn to scale, certified as accurate by a registered land surveyor or~~
2734 ~~professional engineer~~ the signature of each of these owners who consents to the petition.

2735 C. ~~One reduced eleven inch by seventeen inch (11" x 17") or eight and one half inch by eleven~~
2736 ~~inch (8.5" x 11") copy of the preliminary plat drawing;~~

2737 D. ~~The name and address, on gummed mailing labels, of the following:~~

2738 1. ~~All owners, as shown in the last county assessment rolls, of the land contained in the~~
2739 ~~entire original or previously amended subdivision plat and of all property owners~~
2740 ~~within three hundred feet (300') of the property (excluding streets) that is the subject~~
2741 ~~of the proposed plat change;~~

2742 2. ~~All owners, as shown in the last county assessment rolls, of land within the~~
2743 ~~subdivision plat or adjacent to any street that is proposed to be closed, vacated,~~
2744 ~~altered or amended;~~

2745 3. ~~The name and address of the petitioner;~~

Legend of edits:

~~deleted (strikethrough)~~

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

2746 4. The name and address of the chairperson(s) of the affected community council(s) of
2747 affected recognized or registered organizations pursuant to title 2, chapter 2.62 of
2748 this code or its successor; and
2749 E. A current Sidwell map (with aerial photograph and ownership lines) from the Salt Lake
2750 County recorder's office showing the entire subdivision plat and notice area. (Ord. 7-99
2751 § 23, 1999)

2752
2753 **20.3128.040: FEES:**

2754 The petitioners shall pay, with the amendment petition, the appropriate fees pursuant to the
2755 following schedule: Subdivision amendment fees shall be paid according to the adopted Salt
2756 Lake City Consolidated Fee Schedule.

2757
2758 A. Petition Filing Fee: Three hundred fifty dollars (\$350.00) plus twenty five dollars (\$25.00) per
2759 lot;

2760 B. Postage: The cost of postage for each mailing label as required by subsection 20.31.030D of
2761 this chapter. (Ord. 7-99 § 23, 1999)

2762

2763 **Article II. Subdivision Amendments Not Involving**
2764 **Streets**

2765 **20.3128.050: APPLICABILITY:**

2766 Residential, commercial, industrial or agricultural Subdivision amendments not involving the
2767 closure, vacation of all or a portion of, alteration or amendment of any public street, right-of-
2768 way, or easement, or that cannot be processed under chapter 20.2924 of this title as routine
2769 and uncontested lot line adjustments, shall be processed pursuant to this article. (Ord. 7-99
2770 § 23, 1999)

2771

2772 **20.3128.060: CITY INTERNAL REVIEW:**

2773 A. The planning director or designee shall ~~obtain comments regarding the amendment~~
2774 ~~petition from all interested city departments or divisions~~ transmit a copy of the
2775 preliminary plat to, and request comments from, city departments and divisions that are
2776 part of the subdivision review process, as determined by the planning director.

2777 B. The division of transportation may, if the division determines that the proposed
2778 amendment petition may have an adverse material impact on traffic, require the
2779 applicant to submit a professionally prepared traffic impact study prior to the hearing
2780 on the application.

2781 C. The departmental comments shall be transmitted to the petitioner. (Ord. 7-99 § 23,
2782 1999)

2783

2784

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

2785 **~~20.31.070: STAFF REPORT:~~**

2786 The planning director or designee shall assign a member of the director's staff to prepare a
2787 written report regarding the amendment petition after completion of the internal review or
2788 receipt of the traffic study, whichever is later. (~~Ord. 7-99 § 23, 1999~~)

2790 **~~20.31.28.080~~070: ADMINISTRATIVE HEARING REVIEW:**

2791 The subdivision amendment application is considered a preliminary plat and shall be processed
2792 and reviewed using those same standards according to the procedures outlined for preliminary
2793 plats in chapter 20.16; however, notice shall be provided according to chapter 20.36.

- 2795 ~~A. The planning director or designee shall hold a public administrative hearing to consider the~~
2796 ~~amendment petition.~~
- 2797 ~~B. Notice of the administrative hearing shall be mailed to all individuals and entities identified~~
2798 ~~in subsection 20.31.030D of this chapter or its successor, and shall also be posted on the~~
2799 ~~subject property at least fourteen (14) days prior to the scheduled hearing.~~
- 2800 ~~C. The planning director or designee shall review all city departmental comments, comments~~
2801 ~~from the petitioner and other individuals and may either:~~
 - 2802 ~~1. Approve or deny the petition based upon the standards set forth in section~~
2803 ~~20.31.090 of this chapter; or~~
 - 2804 ~~2. Forward the amendment petition to the planning commission. (~~Ord. 7-99 § 23, 1999~~)~~

2806 **~~20.31.090: STANDARDS FOR APPROVAL OF AMENDMENT PETITION:~~**

2807 An amendment petition shall be approved only if it meets all of the following requirements:

- 2809 ~~A. The amendment will be in the best interests of the city;~~
- 2810 ~~B. All lots comply with all applicable zoning standards;~~
- 2811 ~~C. All necessary and required dedications are made;~~
- 2812 ~~D. Provisions for the construction of any required public improvements are included;~~
- 2813 ~~E. The amendment complies with all applicable laws and regulations; and~~
- 2814 ~~F. The amendment does not materially injure the public or any person and there is good~~
2815 ~~cause for the amendment. (~~Ord. 7-99 § 23, 1999~~)~~

2817 **~~20.31.28.100~~080: APPEALS FROM OF ADMINISTRATIVE DECISION:**

2818 Refer to Chapter 20.48 Appeals for information and regulations regarding filing an appeal of a
2819 decision on subdivision amendments.

- 2821 ~~A. If the petitioner, or any notified individual or organization disagrees with the planning~~
2822 ~~director's decision, a written objection, clearly specifying the reasons therefore, shall be~~
2823 ~~filed with the city within fourteen (14) days following the administrative hearing.~~
- 2825 ~~B. The objection shall be heard before the planning commission subject to the following~~
2826 ~~provisions of section 20.28.120 of this chapter. (~~Ord. 7-99 § 23, 1999~~)~~

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

2828 **~~20.31.120:~~ PLANNING COMMISSION HEARING:**
2829 A. The planning commission shall hold a public hearing to consider the amendment petition.
2830 B. Notice of the planning commission hearing shall be mailed to all individuals and entities
2831 identified in subsection 20.31.030.C of this chapter, or its successor, and shall also be
2832 posted on the subject property at least fourteen (14) days prior to the scheduled hearing.
2833 C. The planning commission shall review all city departmental comments, comments from the
2834 petitioner and other individuals, and shall approve or deny the amendment petition with
2835 specific findings of fact, according to the standards for approval set forth in section
2836 20.31.090 of this chapter. (Ord. 7-99 § 23, 1999)

2837
2838 **~~20.31.130:~~ 28.130090: RECORDABLE INSTRUMENT:**
2839 If the amendment petition is approved, the planning director shall execute and record the final
2840 amended subdivision plat and such other documents as may be required shall be executed by
2841 the Planning Director. The plat and documents shall be recorded in the office of the County
2842 Recorder either by the applicant or by the Planning Director. (Ord. 7-99 § 23, 1999)
2843

2844 Article III. Subdivision Amendments Involving Streets

2845 **~~20.31.140:~~ 28.140100: PURPOSE AND AUTHORIZATION:**
2846 If the amendment petition involves closure, vacation (in whole or in part), alteration or
2847 amendment of any public street, right-of-way, or easement, or the dedication of a private
2848 street to a public street, the amendment petition shall be processed pursuant to the provisions
2849 of this article. (Ord. 7-99 § 23, 1999)
2850

2851 **~~20.31.150:~~ 28.150110: CITY INTERNAL REVIEW:**
2852 A. The planning director or designee shall ~~obtain comments regarding the amendment~~
2853 ~~petition from all interested city departments or divisions~~ transmit a copy of the
2854 preliminary plat to, and request comments from, city departments and divisions that are
2855 part of the subdivision review process, as determined by the planning director.
2856 B. The division of transportation may, if the division determines that the proposed
2857 amendment petition may have an adverse material impact on traffic, require the
2858 applicant to submit a professionally prepared traffic impact study prior to the hearing
2859 on the application.
2860 C. The departmental comments shall be transmitted to the petitioner. (Ord. 7-99 § 23,
2861 1999)
2862

2863 **~~20.31.160:~~ STAFF REPORT:**
2864 The planning director shall assign a member of the director's staff to prepare a written report
2865 regarding the amendment petition after completion of the internal review and/or receipt of the
2866 traffic study, whichever is later. (Ord. 7-99 § 23, 1999)
2867

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

2868 **20.31~~28.180~~120: PLANNING COMMISSION HEARING:**

- 2869 A. The planning commission shall hold a public hearing to consider the amendment
- 2870 petition and shall provide a recommendation to the city council to approve, approve
- 2871 with conditions, or deny the amendment according to the standards for preliminary
- 2872 plats set forth in section 20.16.100 of this chapter.
- 2873 B. Notice of the planning commission hearing shall be ~~mailed to all individuals and entities~~
- 2874 ~~identified in subsection 20.31.030D of this chapter or its successor, and shall also be~~
- 2875 ~~posted on the subject property at least fourteen (14) days prior to the scheduled~~
- 2876 ~~hearing~~ provided in accordance with noticing requirements in section 20.36 of this
- 2877 chapter.
- 2878 ~~C. The planning commission shall review all city departmental requirements, comments~~
- 2879 ~~from the petitioner and other individuals, and shall approve or deny the amendment~~
- 2880 ~~petition with specific findings of fact, according to the standards for approval set forth in~~
- 2881 ~~section 20.31.090 of this chapter. (Ord. 7-99 § 23, 1999)~~

2882
2883 **20.31~~28.190~~130: CITY COUNCIL HEARING:**

- 2884 A. The city council shall hold a public hearing to consider the amendment petition and shall
- 2885 either approve, approve with conditions, or deny the amendment according to the
- 2886 standards for preliminary plats set forth in section 20.16.100 of this chapter, and in the
- 2887 case of dedication of street from private ownership to public ownership, according to
- 2888 the policies and standards found in chapter 14.54 of the city code.
- 2889 B. A notice of public hearing before the Salt Lake City council shall be ~~mailed to all~~
- 2890 ~~individuals and entities identified in subsection 20.31.030D of this chapter, or its~~
- 2891 ~~successor, shall be posted on the subject property at least fourteen (14) days prior to~~
- 2892 ~~the scheduled administrative hearing, and shall be published once a week for four (4)~~
- 2893 ~~consecutive weeks before the hearing in a newspaper of general circulation in the city~~
- 2894 provided in accordance with noticing requirements for public hearings by the city
- 2895 council.
- 2896 ~~C. The city council shall review all city departmental requirements, comments from the~~
- 2897 ~~petitioner and other individuals, the recommendation of the planning commission and~~
- 2898 ~~shall approve or deny the amendment petition with specific findings of fact, according~~
- 2899 ~~to the standards for approval set forth in section 20.31.090 of this chapter. (Ord. 7-99~~
- 2900 ~~§ 23, 1999)~~

2901
2902 **20.31~~28.200~~140: RECORDABLE INSTRUMENT:**

2903 If the amendment petition is approved by the council, ~~the planning director shall execute and~~

2904 ~~record~~ the final amended subdivision plat and such other documents as may be required shall

2905 be executed by the Planning Director. The plat and documents shall be recorded in the office of

2906 the County Recorder either by the applicant or by the Planning Director. (Ord. 7-99 § 23, 1999)

2907
2908 **20.28.150: APPEALS OF CITY COUNCIL DECISION:**

2909 Refer to Chapter 20.48 Appeals for information and regulations regarding filing an appeal of a

2910 decision on subdivision amendments.

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

2911
2912
2913
2914
2915
2916
2917
2918
2919
2920
2921
2922
2923
2924
2925
2926
2927
2928
2929
2930
2931
2932
2933
2934
2935
2936
2937
2938
2939
2940
2941
2942
2943
2944
2945
2946
2947
2948
2949

~~Article IV. Appeals and Enforcement~~

Article IV was parceled out and moved to other, new sections within this Subdivision Ordinance, specifically chapters 20.48 (Appeals) and 20.52 (Enforcement)

~~20.31.310: EXHAUSTION OF ADMINISTRATIVE REMEDIES:~~

~~No person may challenge in district court the city's actions on an amendment petition under this chapter until that person has exhausted all available administrative remedies. (Ord. 7-99 § 23, 1999)~~

~~20.31.320: APPEAL FROM PLANNING COMMISSION DECISION:~~

~~Any person adversely affected by a final decision made by the planning commission under this chapter may appeal to the appeals hearing officer in accordance with the provisions of title 21A, chapter 21A.16 of this code. (Ord. 8-12, 2012)~~

~~20.31.330: APPEALS FROM APPEALS HEARING OFFICER AND CITY COUNCIL DECISIONS:~~

~~Any person adversely affected by a final decision made by the appeals hearing officer or the city council under this chapter may file a petition for review of the decision with the district court within thirty (30) days after the decision is rendered. (Ord. 8-12, 2012)~~

~~20.31.340: ENFORCEMENT:~~

~~A. The city, in addition to any other remedy provided by law, may seek to prevent any remedy or violation of this chapter which has occurred or is about to occur by instituting a proceeding for an injunction, mandamus, abatement or any other appropriate action.~~

~~B. The city may enforce the provisions of this chapter by refusing to issue building permits. (Ord. 7-99 § 23, 1999)~~

~~20.31.350: CIVIL PENALTIES:~~

~~Any violations of the provisions of this chapter shall subject the violator to a civil penalty in the following amounts:~~

~~A. Two hundred dollars (\$200.00) per day of the violation if the violation occurs in the foothills FR-1, FR-2, FR-3 district and FP foothills protection district.~~

~~B. One hundred dollars (\$100.00) per day of the violation for any other violation. (Ord. 7-99 § 23, 1999)~~

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

Chapter 20.32

CONSOLIDATION OF PARCELS

20.32.010: PURPOSE:

The purpose of this chapter is to allow for the consolidation of adjacent parcels and/or subdivision lots.

20.32.020: APPLICABILITY:

This section applies to adjacent land parcels or lots whether or not they are part of a previously recorded subdivision. In order for two or more adjacent lots to be consolidated into one lot, the following criteria shall be met:

- A. Compliance with all applicable zoning regulations including maximum lot size, if applicable.
- B. A lot consolidation cannot yield two principal buildings on one lot, unless permitted in the zoning district or by an approved planned development.

20.32.030: GENERAL APPLICATION REQUIREMENTS:

The application for consolidation of parcels shall include:

- A. A site plan, verified by a Utah registered land surveyor or professional engineer, depicting the following information
 - 1. current lot lines,
 - 2. location of any home(s) and/or building(s) on the parcels involved, including accessory buildings, and
- B. Verification that elimination of a parcel line(s) will not leave in place any utility easement(s) that will impede future development.
- C. A copy of the deed or other recordable instrument that will be used to execute the consolidation. The instrument shall clearly indicate that the parcels are to be consolidated into one parcel and one legal description.

20.32.040: CITY INTERNAL REVIEW:

The planning director or designee shall review the application for completeness and for compliance to the regulations of the zoning ordinance. Upon review of the application, the planning director, or designee, may either approve or deny the lot consolidation.

20.32.050: RECORDABLE INSTRUMENT:

- A. When the consolidation does not involve any lots that are part of a previously recorded subdivision, City approval of the consolidation shall be in the form of a notarized findings and order executed by the Planning Director or designee and provided to the applicant and/or owners. The findings and order shall specify, according to Section 20.32.060 of this chapter, the time period after which City approval shall expire. The

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

2991 applicant shall record the approved recordable instrument and the associated findings
2992 and order in the Office of the Salt Lake County Recorder.
2993 B. When the consolidation involves lots, either in whole or in part, that are part of a
2994 previously recorded subdivision, City approval of the consolidation shall be in the form
2995 of a notarized notice of subdivision lot consolidation executed by the Planning Director
2996 or designee, which the City shall record in the Office of the Salt Lake County Recorder.
2997 The notice shall specify, according to Section 20.32.060 of this chapter, the time period
2998 after which City approval shall expire. The applicant shall record the approved
2999 recordable document of conveyance in the Office of the Salt Lake County Recorder to
3000 validate the City approval.
3001

3002 **20.32.060: EXPIRATION OF APPROVAL:**

3003 City approval for lot consolidations is only valid upon recording of the approved deed or other
3004 recordable instrument, and any document of approval issued by the City shall clearly indicate
3005 the same. Furthermore, City approval shall expire 90 calendar days from the date the City
3006 document was notarized unless both the City approval document and the approved recordable
3007 instrument for transferring property are recorded within that time.
3008

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

3009

3010

3011

Chapter 20.36 NOTICING REQUIREMENTS

3012

20.36.010: REQUIRED NOTICING FOR PLANNING DIRECTOR DECISION ON PRELIMINARY PLAT APPLICATIONS

3013

3014

A. Subdivisions:

3015

3016

3017

3018

3019

1. Mailing: Written notice of subdivision application shall be provided by first class mail a minimum of twelve (12) calendar days in advance of the pending decision to all owners and tenants of the land subject to the application, and all abutting property owners, as shown on the Salt Lake City geographic information system records.

3020

3021

3022

3023

2. Posting: Notice by sign, in accordance with subsection 20.36.030 of this section, shall also be posted on the property at least ten (10) days prior to the scheduled administrative decision.

3024

B. Subdivision amendments not involving vacating or altering a public street, right-of-way, or easement:

3025

3026

1. Amendments not involving a public street, right-of-way, or easement:

3027

3028

3029

3030

3031

3032

a. Mailing: Written notice of subdivision application shall be provided by first class mail a minimum of twelve (12) calendar days in advance of the pending decision to:

i. All property owners or tenants, as shown on the City's computerized geographic information system, of land contained in the entire original or previously amended subdivision plat and all property owners whose property abuts the land being amended and is located outside of the subject subdivision; and

3033

3034

3035

3036

b. Posting: Notice by sign, in accordance with subsection 20.36.030 of this section, shall also be posted on the property at least ten (10) days prior to the scheduled administrative decision

3037

20.36.020: REQUIRED NOTICING FOR PUBLIC HEARINGS WITH THE PLANNING COMMISSION:

3038

3039

3040

3041

3042

A. Subdivisions: excluding subdivision amendments involving a public street, right-of-way, or easement, which have different noticing requirements as specified in subsection 20.36.020.B, whenever a public hearing with the planning commission is required for preliminary plat decision, the following public noticing is required:

3043

3044

3045

3046

1. Mailing: Notice by first class mail shall be provided a minimum of twelve (12) calendar days in advance of the public hearing, to all abutting property owners of the subject land, as shown on the Salt Lake City Geographic Information System records.

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

- 3047 2. Posting: The land subject to an application shall be posted by the City with a sign, in
3048 accordance with subsection 20.36.030 of this section, giving notice of the public
3049 hearing a minimum of ten (10) calendar days in advance of the public hearing.
3050
- 3051 B. Subdivision amendments involving vacating or altering a public street, right-of-way, or
3052 easement:
- 3053 1. Notice of the public hearing shall be provided in the following manner at least 12
3054 days before the hearing:
- 3055 a. mailed to the record owner of each parcel that is accessed by the subject portion
3056 of public street, right-of-way, or easement;
- 3057 b. mailed to each affected entity;
- 3058 c. published in a newspaper of general circulation in the municipality in which the
3059 land subject to the petition is located; and
- 3060 d. published on the Utah Public Notice Website created in Section 63F-1-701 of the
3061 Utah Code.
- 3062 2. Posting: The land subject to an application shall be posted by the City with a sign, in
3063 accordance with subsection 20.36.030 of this section, giving notice of the public
3064 hearing a minimum of ten (10) calendar days in advance of the public hearing and in
3065 accordance with the subsections for *location* and *removal* in this same section.
3066

20.36.030: SIGN POSTING; LOCATION AND REMOVAL

- 3067
- 3068
- 3069 1. Location: One notice sign shall be posted for each five hundred feet (500') of
3070 frontage, or portion thereof, along a public street. At least one sign shall be posted
3071 on each public street. The sign(s) shall be located on the property subject to the
3072 request or petition and shall be set back no more than twenty-five feet (25') from
3073 the front property line and shall be visible from the street. Where the land does not
3074 have frontage on a public street, signs shall be erected on the nearest street right-
3075 of-way with an attached notation indicating generally the direction and distance to
3076 the land subject to the application.
- 3077 2. Removal: If the sign is removed through no fault of the applicant before the hearing,
3078 such removal shall not be deemed a failure to comply with the standards, or be
3079 grounds to challenge the validity of any decision made on the application.
3080

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

3081
3082
3083
3084
3085
3086
3087
3088
3089
3090
3091
3092
3093
3094
3095
3096
3097
3098
3099
3100
3101
3102
3103
3104
3105
3106
3107
3108
3109
3110
3111
3112
3113
3114
3115
3116
3117
3118
3119

Chapter 20.28~~28~~40 IMPROVEMENTS AND FLOOD CONTROL

20.28~~28~~40.010: REQUIRED IMPROVEMENTS; IMPROVEMENT AGREEMENT CONDITIONS:

- A. The subdivider shall improve, ~~or agree to improve,~~ all streets, pedestrian ways or easements in the subdivision, and adjacent streets required to serve the subdivision. No permanent improvement work shall be commenced until improvement plans and profiles have been approved by the city engineer and a subdivision improvement agreement contract has been ~~concluded~~ executed between the subdivider and the city. Improvements shall be installed to permanent line and grade and to the satisfaction of the city engineer, and in accordance with the standard subdivision specifications contained in ~~title 18, chapter 18.28~~ Section 20.12 of this ~~code~~ Title or its successor, as adopted by the city. The cost of inspection shall be paid by the subdivider. The subdivider may request that certain public improvements be waived by the City's Complete Streets Committee. The Complete Streets Committee may waive those improvements for which it has authority.
- B. The minimum improvements which the subdivider normally shall ~~make, or agree to make,~~ install at the cost of the subdivider, prior to acceptance and approval of the final subdivision map by the city shall be:
1. Grading, curbs and gutter, paving, drainage, and drainage structures necessary for the proper use and drainage of streets and pedestrian ways, and for the public safety;
 2. Site grading and drainage, taking into consideration the drainage pattern of adjacent improved and unimproved property and treating upstream areas, where appropriate, as though fully improved. All site grading shall conform to the specifications contained in ~~title 18, chapter 18.28~~ Section 20.12 of this ~~code~~ Title, ~~on site development regulations;~~
 3. All streets and pedestrian ways shall be graded, and surfaced to widths and grades shown on the improvement plans and profiles. The subdivider shall improve the extension of all subdivision streets and pedestrian ways to any intercepting or intersecting streets;
 4. Sidewalks shall be installed as shown on the improvement plans and profiles;
 5. Sanitary sewer facilities connecting with the existing city sewer system shall be installed to serve the subdivision, with a separate private lateral for each lot, and to grades and sizes shown on the plans;

- 3120 6. Stormwater drains and detention/retention basins shall be installed as shown on the
3121 plans;
3122
- 3123 7. Water mains and fire hydrants connecting to the water system serving the city shall be
3124 installed as shown on the plans signed by the city engineer. Mains and individual lot services
3125 shall be of sufficient size to furnish an adequate water supply for each lot or parcel in the
3126 subdivision and to provide adequate fire protection;
3127
- 3128 8. Street trees, if required, shall be of a type approved by the city and planted in approved
3129 locations;
3130
- 3131 9. Barricades, street signs and traffic safety devices shall be placed as required by the city
3132 engineer and city transportation engineer;
3133
- 3134 10. Street lighting facilities shall be provided in accordance with city policy for the area of
3135 the city where the subdivision is located, and shall be so screened as not to interfere with
3136 views from hillsides of the city;
3137
- 3138 11. All natural gas lines, and telephone, electric power, cable television or other wires or
3139 cables shall be placed underground. Equipment appurtenant to the underground facilities,
3140 such as surface mounted transformers, pedestal mounted terminal boxes and meter
3141 cabinets, and concealed ducts may be aboveground subject to compliance with Zoning
3142 Ordinance chapter 21A.40.160 Ground Mounted Utility Boxes or its successor. The
3143 subdivider shall make necessary arrangements with the utilities involved for the installation
3144 of the underground facilities;
3145
- 3146 12. Provisions shall be made for any railroad crossings necessary to provide access to or
3147 circulation within the proposed subdivision. (Ord. 7-99 § 20, 1999: prior code § 42-8-1)
3148

3149 **20.2840.20: UNDERGROUND UTILITY INSTALLATION:**

3150 All underground utilities, sanitary sewers and storm drains installed in streets or alleys shall be
3151 constructed prior to the surfacing of such streets or alleys. Connections for all underground
3152 utilities and sanitary sewers shall be laid to such length as will ~~obviate~~ avert the necessity for
3153 disturbing the street or alley improvements, when service connections thereto are made. (Prior
3154 code § 42-8-2)
3155

3156 **20.2840.030: IMPROVEMENTS; AS BUILT PLAN FILED ON COMPLETION:**

3157 A complete improvement plan "as built" (aka "Record Documents") shall be filed with the city
3158 engineer upon completion of said improvements. ~~Such as built plans shall be drawn on copies~~
3159 ~~of the original tracings and certified as to accuracy and completeness by the subdivider's~~
3160 ~~licensed contractor. Upon receipt and acceptance of the as built plan, the city engineer will~~
3161 ~~recommend formal acceptance by the mayor. (Amended during 1/88 supplement: prior code~~
3162 ~~§ 42-8-3)~~

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

3163
3164
3165
3166
3167
3168
3169
3170
3171
3172
3173
3174
3175
3176
3177

20.2840.040: FLOOD CONTROL REQUIREMENTS:

Notwithstanding the provisions of this section and sections 20.2840.010 through 20.2840.030 of this chapter, or successor sections, the following requirements shall be imposed as a condition of approval of a subdivision located within a floodplain area, as defined by title 18, chapter 18.68 of ~~this~~ Salt Lake City Code code:

- A. The subdivision design shall be consistent with the need to minimize flood damage;
- B. Adequate drainage must be provided so as to reduce exposure to flood hazards; and
- C. All public utilities and facilities such as sewer, gas, electrical and water systems shall be located, elevated or constructed so as to minimize or eliminate flood damage. (Prior code § 42-7-14)

Legend of edits:
deleted (strikethrough)
new language (dark red, bold underline)
language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

3178

3179

3180

3181

Chapter 20.3244
MODIFICATIONS OF STANDARDS AND
REQUIREMENTS ~~AND APPEALS~~

3182

**20.3244.010: MODIFICATIONS; PERMITTED WHEN; PETITION FROM
SUBDIVIDER:**

3183

3184

3185

3186

3187

3188

3189

3190

3191

3192

A. Whenever the land involved in any subdivision is of such size or shape, or is subject to such title limitations of record, or is affected by such topographical location or conditions, or is to be devoted to such use that it is impossible, impractical or undesirable in a particular case for the subdivider fully to conform to the ~~standard specifications~~ design standards and requirements contained in ~~title 18, chapter 18.28~~ chapter 20.12 of this code ~~Title~~, or its successor, the planning commission or its designee may recommend and the mayor may permit such modification thereof as may be reasonably necessary if such modifications are in conformity with the spirit and purpose of this title.

3193

3194

3195

3196

B. Application for any such modification shall be made by a verified petition of the subdivider, stating fully the grounds of the application and the facts relied upon by the petitioner. Such petition shall be filed with or after the filing of the preliminary plat of the subdivision.

3197

3198

3199

C. In order for the property referred to in the petition to come within the provisions of this section, it shall be necessary that the planning commission or its designee shall find the following facts with respect thereto:

3200

3201

3202

3203

3204

3205

3206

3207

1. There are special circumstances or conditions affecting said property;
2. The modification is necessary for the preservation and enjoyment of a substantial property right of the petitioner;
3. The granting of the modification will not be detrimental to the public welfare or safety, or injurious to other property in the ~~territory~~ vicinity in which the property is situated. (Ord. 7-99 § 24, 1999: prior code § 42-9-1)

3208

**20.3244.020: MODIFICATIONS; SUBDIVISIONS AS OR PART OF PLANNED
DEVELOPMENTS:**

3209

3210

3211

3212

3213

3214

3215

3216

~~A. The planning commission shall review applications on planned developments, and may approve modifications of zoning ordinances as may be appropriate and necessary, in accordance with the criteria established in title 21A of this code regarding planned developments.~~

A. ~~Additionally, upon an~~ For application of a planned development that desires approval as a subdivision of lots under this title, the planning commission shall review the application, pursuant to the procedure governing subdivisions, but, in its discretion, may

Legend of edits:

~~deleted (strikethrough)~~

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

3217 waive portions of the requirements of this title or title 21A of this code applicable to lot
3218 area, size, minimum side yards, public road dedication and minimum road frontage
3219 setbacks upon terms or conditions as it deems appropriate and consistent with criteria
3220 set forth in title 21A of this code regarding planned developments. (Ord. 7-99 § 25,
3221 1999: prior code § 42-9-2)

3222

3223 **20.32.30: APPEALS:**

3224 ~~A. Any person adversely affected by any final decision made by the mayor under section~~
3225 ~~20.32.010 of this chapter, concerning modifications to the standard subdivision~~
3226 ~~specifications contained in title 18, chapter 18.28 of this code, or its successor, may file a~~
3227 ~~petition for review of the decision with the district court within thirty (30) days after the~~
3228 ~~decision is rendered.~~

3229

3230 ~~B. Any person adversely affected by any final decision made by the planning commission under~~
3231 ~~section 20.32.020 of this chapter, concerning modifications to a subdivision involving a~~
3232 ~~planned development, may file an appeal with the land use appeals board within thirty (30)~~
3233 ~~days after the decision is rendered. (Ord. 77-03 § 4, 2003: Ord. 7-99 § 26, 1999: prior code~~
3234 ~~§ 42-9-3)~~

3235

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

3236

3237

3238

Chapter 20.48 APPEALS

3239

~~20.31.48.310~~48.110: EXHAUSTION OF ADMINISTRATIVE REMEDIES:

3240

No person may challenge in district court the city's actions on ~~an amendment~~ any petition under this chapter until that person has exhausted all available administrative remedies. (Ord. 7-99 § 23, 1999)

3241

3242

3243

3244

~~20.31.320~~48.115: APPEAL FROM ADMINISTRATIVE DECISION:

3245

Any person adversely and materially affected by any final decision made by the planning director or designee under this chapter may file a petition for review of the decision with the planning commission within ten (10) days after the record of decision is posted to the City's internet site.

3246

3247

3248

3249

3250

~~20.31.330~~48.120: APPEAL FROM PLANNING COMMISSION DECISION:

3251

Any person adversely affected by any final decision made by the planning commission under this chapter may file a petition for review of the decision with the land use appeals ~~board~~ authority within ~~thirty (30)~~ ten (10) days after the decision is rendered. (Ord. 77-03 § 3, 2003; Ord. 7-99 § 23, 1999)

3252

3253

3254

3255

3256

~~20.31.330~~48.130: APPEALS FROM LAND USE APPEALS-BOARD AUTHORITY AND CITY COUNCIL DECISIONS:

3257

3258

Any person adversely affected by any final decision made by the land use appeals ~~board~~ authority or the city council under this chapter may file a petition for review of the decision with the district court within ~~thirty (30)~~ ten (10) days after the decision is rendered. (Ord. 7-99 § 23, 1999)

3259

3260

3261

3262

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)

3263

3264

Chapter 20.36~~52~~ ENFORCEMENT

3265

3266

20.36~~52~~.010: UNLAWFUL ACTS INVOLVING SALE OR LEASE OF PROPERTY:

3267

A. No person shall offer to sell, contract to sell, sell, deed or convey any property contrary to the provisions of this title.

3268

3269

3270

~~B. Any deed of conveyance, sale or contract to sell made contrary to the provisions of this title is voidable at the sole option of the grantee, buyer or person contracting to purchase, his/her heirs, personal representative, or trustee insolvency or bankruptcy within one year after the date of execution of the deed of conveyance, sale or contract to sell, but the deed of conveyance, sale or contract to sell is binding upon any assignee or transferee of the grantee, buyer or person contracting to purchase, other than those above enumerated, and upon the grantor, vendor or person contracting to sell, or his or her assignee, heir or devisee. (Prior code § 42-10-1)~~

3271

3272

3273

3274

3275

3276

3277

3278

3279

C. The city, in addition to any other remedy provided by law, may seek to prevent any remedy or violation of this chapter which has occurred or is about to occur by instituting a proceeding for an injunction, mandamus, abatement or any other appropriate action.

3280

3281

3282

3283

D. The city may enforce the provisions of this chapter by refusing to issue building permits. (Ord. 7-99 § 23, 1999)

3284

3285

3286

20.36~~52~~.020: VIOLATION; PENALTY:

3287

It shall be unlawful for any person to fail to comply with the provisions of this title, and failure to comply with the provisions of this title shall constitute a class C misdemeanor. (Prior code § 42-10-2)

3288

3289

3290

3291

20.31.350~~52.030~~: CIVIL PENALTIES:

3292

Any violations of the provisions of this chapter shall subject the violator to a civil penalty in the following amounts:

3293

3294

A. Two hundred dollars (\$200.00) per day of the violation if the violation occurs in the foothills FR-1, FR-2, FR-3 district and FP foothills protection district.

3295

3296

B. One hundred dollars (\$100.00) per day of the violation for any other violation. (Ord. 7-99 § 23, 1999)

3297

Legend of edits:

deleted (strikethrough)

new language (dark red, bold underline)

language transferred directly from the Site Development Ordinance of City Code Title 18 Buildings and Construction. (single underline)