

APPENDIX A

County Wide Goals and Policies

The following goals and policies are to be used as a guide to development and General Plan decisions by the Planning Commission and County Commission. No goal or policy is overriding but must be weighed against other goals that also relate to a particular area, application or decision.

General Policies

1. The health and well-being of residents and the physical safety of property shall be protected by compliance with air and water pollution control standards and by identifying and avoiding areas of physical or geologic hazard or mitigating the hazards or development in relation to the hazard if possible based on "State of the Art" design.

2. The County should continue to allow a diverse range of housing in each community (price, type, size and location of dwellings) and also encourage a continuing high level of home ownership.

3. Salt Lake County Governments should encourage rational and orderly economic development to provide a stable tax base and stimulate employment opportunities consistent with maintaining community desired lifestyle and environment.

4. Cooperation should be encouraged between the public and private sectors to obtain mutually beneficial objectives, i.e. co development, density incentives, mixed use projects, etc.

5. Employment centers should be concentrated in locations, which maximize use of the existing transportation, and utility systems, encourage the development of an efficient transit system, and encourage energy conservation.

Productive agricultural areas should be conserved and protected.

6. The open space system should be expanded to provide varied recreational areas, natural open spaces and definition of neighborhoods.

7. Productive agricultural areas should be conserved and protected.

8. A balance between public costs for services and revenues to support these services should be promoted to protect against untimely or poorly located development.

9. The natural beauty and resources of the Wasatch and Oquirrh Mountains should be protected and preserved by 1) prohibiting development in hazardous or environmentally sensitive areas; 2) encouraging transfer of those areas to public ownership and 3) mitigating adverse effects of development.

Residential Policies

1. The traditional single-family neighborhood should remain as the predominant housing style. Neighborhood is defined as a primarily residential area that shares common characteristics such as housing style, dwelling density, common lifestyle, natural or man-made boundaries, etc. that distinguishes it in the minds of the

residents from other areas of the community.

2. Low density residential neighborhoods should be protected from incompatible uses. Amenities such as mini parks, street lighting, shade tree planting, etc. should be added as funds permit.

- a. Vacant land in the interior of low-density areas should be developed with housing of similar design, mass and density.
- b. More intense uses or traffic from more intense uses should not intrude into low-density neighborhoods.
- c. Residential areas should be provided with complete pedestrian and vehicular circulation facilities, i.e. curb, gutter and sidewalks, as well as landscaping, underground utilities, streetlights and drainage facilities.
- d. Adequate off street parking should be provided for all uses. Storage of recreation vehicles (including mobile homes, ORV's, travel trailers, etc.) should be discouraged in front and side yards.
- e. Small, conveniently located open areas should be provided in residential neighborhoods where feasible especially in high-density areas and areas of lots less than 8,000 sq. ft.
- f. Individual property owners should be encouraged to maintain and/or improve their properties through revitalization, rehabilitation and redevelopment programs, building and health code enforcement, zoning enforcement and

neighborhood self help programs as appropriate.

- g. Schools and parks should be developed as community recreational and social centers.
- h. Neighborhood revitalization efforts should include capital improvement projects such as curb, gutter and sidewalks, storm water drainage systems, stormwater pollution control facilities, etc.
- i. Assessment policies should be changed to encourage rather than discourage home improvements.
- j. Housing should be provided for persons with special needs in residential areas subject to development and location guidelines designed to permit the residents to be successfully integrated into the neighborhood.

Property assessment policies should encourage rather than discourage home improvements.

3. In order to provide a wide variety of housing types and styles, medium and high density residential uses should be allowed in appropriate areas and dispersed throughout the county in a logical pattern.

- a. Higher density residential uses should be located along major thoroughfares and transit corridors near retail and personal service establishments that supply the needs of the residents.

- b. Higher density residential uses must be made compatible with adjacent uses through detailed review of building mass, height and orientation, landscaping, setbacks, walls, building materials, location of parking and circulation areas, open space, recreation and other amenities which should be governed by development standards and site plan review.
- c. Traffic from higher density residential areas should have direct access to major traffic arterials, which have adequate capacity to accommodate traffic volumes as well as appropriate ingress and egress as determined by detailed traffic analysis.

Commercial Policies

1. Commercial development should generally be clustered in neighborhood, community and regional shopping or activity centers (including where appropriate a combination of retail, service commercial and professional offices) primarily at the intersection of major streets.

2. New commercial areas should generally not be permitted to occur in scattered or "strip" form of development but should be aggregated in attractively designed developments.

3. Community and regional shopping centers should incorporate or become the center of a broad range of goods and services to reduce the necessity for driving to separate destinations and to provide a social focus for communities.

4. In those cases where auto oriented commercial areas front on major arterials, they should present a high quality of design including sensitive signage and be adequately screened from adjacent uses. Access to these areas should be controlled and consolidated to assure safety and minimize traffic conflicts.

5. Any new or expanded commercial area should be planned in a manner which protects nearby low density neighborhoods through buffering with landscaped areas, transition uses, separation by streets or other barriers, and limiting operating hours.

6. All commercial areas should be sensitively designed subject to approved development standards and site plan review of parking setbacks, access, sign control, landscaping, screening walls, building scale, height, orientation and mass, directional lighting, etc. to insure that the commercial uses are compatible with land uses.

Industrial Policies

1. Industry should be dispersed throughout the County in planned districts to take advantage of the transportation system and promote energy conservation and convenience of the employment force.

2. Industries based on extraction of mineral resources should be protected to allow full utilization of the natural resources and should utilize a rehabilitation plan to provide a second generation use compatible with the surrounding neighborhood. Where slopes and other considerations preclude second-generation use property should be protected from erosion.

3. Heavy industries should be located where they can be economically and practically served by rail facilities, highway transportation, and utilities.

4. The development of industrial parks with a full range of site amenities should be encouraged.

5. Exclusive industrial zones and buffer areas to provide for a transition from industrial use to other uses should be provided.

6. There should be an inventory of the county's industrial land. This should be updated periodically to facilitate the development of sufficient quantities of industrial land for future years.

7. Existing zoning ordinances should be amended to include performance requirements for new heavy commercial and industrial uses which abut or can adversely impact adjacent residential or recreational uses. There should be specific criteria for approval or enforcement relating to odor, dust, drainage, landscaping, building bulk and heights, etc.

Adverse impacts of industrial development on adjacent uses should be mitigated through landscaped buffer areas, visual screening and code enforcement.

8. Adverse impacts of industrial development on adjacent uses should be mitigated through landscaped buffer areas, visual screening, code enforcement, etc.

Recreation Policies

1. It is essential to balance park type development fairly and impartially within the county's jurisdictional boundaries, in order to provide a mix of recreational opportunities to the greatest number of citizens.

2. The county must distribute all parks and open space development, facility construction and other capital expenditures in an equitable, unbiased and reasonably practical manner.

3. Unless the essential needs of certain neighborhood planning areas are not being adequately served, Salt Lake County will concentrate on the development of community and regional park open space.

4. To the maximum extent possible, components of the regional and local park systems should be linked by rights-of-way, easements, dedications or other agreements to provide a network of greenways for hiking, biking and horseback riding.

5. Property acquisition for development of parks and open space is of urgent consideration and must be done expeditiously, while they are still available.

6. The needs of specialized recreation activities should be recognized in planning future parks and recreation areas.

Transportation Policies

1. The location and design of proposed major and minor streets should be consistent with the existing and proposed patterns of land use.

2. Every means to support efforts to expand transit service, frequency of service and transit usage should be pursued. Salt Lake County should support ongoing mass transit studies by W.F.R.C.

3. Proposed major streets, freeways and substantial improvements to existing major streets, should be designed to reduce noise levels, mitigate other hazards and improve visual quality.

4. The official Salt Lake County major and secondary highway plan should be regularly updated and utilized for Federal, state, local and private sector highway improvements.

5. Curb, gutter and sidewalks should be provided on all new and improved thoroughfares and streets, and wherever possible, exclusive bicycle lanes should also be included.

6. Access to the canyons should be improved. Passing lanes, bike lanes, mass transit expansion and provision of park and ride lots within a reasonable distance from the canyon mouths should be considered.

7. All developments, which may have significant traffic impact, should provide a traffic impact analysis prepared by a qualified and experienced traffic engineer.

Agricultural Policies

1. Productive land should be retained in agriculture as long as possible rather than be converted to urban uses.

2. Appropriate areas should be zoned for rural residential to help preserve agriculture.

3. Garden type farms should be encouraged to remain and be protected from incompatible uses.

Public Facilities Policies

1. Salt Lake County should encourage school officials to designate school sites in advance where possible and sites should be of the proper size to accommodate future school needs.

2. Schools should be designed and located to provide multiple purpose use of the facilities by school age children, older members of the population, and community - wide groups without conflicting with the primary function of the school.

School buildings and grounds should be designed to provide flexibility including alternative uses of buildings, changing enrollment size, etc.

3. School buildings and grounds should be designed to provide flexibility including alternative uses of buildings, changing enrollment size, etc.

4. Libraries should be located in areas best suited to serve the residents of the County. Consideration could be given to locating public libraries in the schools where location, access, available parking and functional building design make cooperative use feasible.

Ways and Means

1. Community Council area master plans should be completed and updated every 5 years unless rapid or changing development requires update more often in particular areas. These plans should be adopted by the County Planning Commission and County Commission.

2. The Zoning ordinance should be revised, modernized and simplified by standardizing and consolidating residential zone requirements, adding performance standards to commercial and industrial zones, revising parking requirements and sign control, environmental controls, etc.

3. There should be strict, impartial enforcement and coordination of licensing, zoning laws and ordinances, building codes, etc.

4. Community Councils, representative of the people, should continue to serve as the public sounding board for development and master plan decisions.

5. The cities in Salt Lake County should recognize Salt Lake County's right to provide municipal services to the unincorporated area.

6. Salt Lake County and the cities should reach agreements on stabilized boundaries.

7. The county should develop and adopt an urban design element of the master plan to define the character of the communities and to ensure harmonious transition from new to existing development as the county continues to evolve within the Wasatch Front metropolitan area.

8. The County Planning Commission should review and comment on all redevelopment projects in the unincorporated area to insure that they are in harmony with overall development plans.

9. Salt Lake County should institute an orientation program for new Planning Commission, Board of Adjustment and community council members.

10. To the extent possible, new development should contribute to the various infrastructure funds of the county in proportion to the

impact of the project on the respective funds.

11. Salt Lake County should determine to what extent some unincorporated areas (such as canyons) serve the countywide population and provide needed facilities and services for the users through countywide funds.

12. Salt Lake County should study the service and taxation issues concerning unincorporated areas rendered non contiguous by city boundaries.

13. The Salt Lake County Planning Commission should enact development standards and guidelines to effectuate goals and policies.

APPROVALS:

Planning Commission, September 9, 1986.

Board of County Commissioners, October 29, 1986.

This page intentionally left blank

APPENDIX B

Soil Characteristics and Constraints

The soil survey information used to prepare the map was taken from the U.S. Department of Agriculture, Soils Conservation Service, Soils Survey of Salt Lake area, Utah. This was published in April 1974. The fieldwork for the survey was done in the early 1960's and determined the kinds of soil, where they are located and what their uses may be in Salt Lake County.

Soil scientists traversing the fields and mountains made the survey. Steepness, length and shape of slopes were observed and hundreds of holes were dug to expose the soil profiles whose characteristics were recorded. The items recorded were type, arrangements and thickness of the soil horizons or layers, the depth to seasonal high water table and depth to bedrock or hardpan (if encountered within 60 inches of the soil surface). Other items observed and recorded were soil color, texture, amount of rock fragmentation, type of parent rock material and the kinds of native plants or crops.

Comparisons were made among the soil profiles and the similar soils were grouped together. Soils were classified and named according to nationwide, uniform procedures. Those soils that have like or similar profiles comprise a soil series. Except for different texture in the surface layer, all the soils of one series have major horizons that were similar in thickness, arrangement, and other important characteristics. Each soil series is named for a town or other geographic feature near the place where the soil was first observed and mapped. Taylorsville and Bluffdale, for example, are the names of two soil series of Salt Lake County. All of the soils in the United States that have the same name are essentially similar and behave alike under similar land use conditions.

Soil series are often divided into types. For example, Bluffdale sandy loam, one to three percent slopes, and Bluffdale silty clay loam, zero to one

percent slopes is two of several types within the Bluffdale series. Therefore, soils of one series can differ in texture on the surface and in slope, stoniness, salinity, or other characteristics that affect the use of the soils. As the different soils were recognized and identified, the individual boundaries were located on aerial photographs. These photographs were used to prepare the soils maps contained in the soil survey reports. The maps in turn were used to prepare this soil map. Soils are identified on the map by symbols, or mapping units.

Some mapping units are made up of two or more soils of different series, or of different phases within one series. These are known as soil complexes or association. A soil complex consists of areas of two or more soils, so intermingled or so small in size that they cannot be shown separately on the soil map. An association is made up of adjacent soils that occur as areas large enough to be shown individually on the soil map, but are shown as one unit because the time and effort required to delineate them separately cannot be justified.

In Salt Lake County, there are places where the soil is so rocky, so shallow, or so severely eroded that it cannot be classified as a soil series. These places are delineated on the soils map, but they are called land types and are given descriptive names. "Clayey terrace escarpment" is a land type in Salt Lake County.

While a soil survey is in progress, samples of soils are taken for laboratory measurements and for engineering tests. On the basis of laboratory data, engineering tests, crop yield range yield and other data, test groups of soil are set up. These are reviewed and tested by farmers, agronomists, engineers and others. The interpretations that finally evolve reflect up-to-date knowledge of the soils and their behavior under present methods of use and

management. The soil survey report contains engineering soil interpretation tables that rate the soil for community development. These reports are available from your local Soil Conservation Service Office. These soil conditions are:

1. Water table, at depth of 0 to 30 inches
2. Rock Outcrop
3. Bedrock at depths of 0 to 20 inches
4. Soils with high shrink-swell potential
5. Very high or high erosion hazard
6. Strong salt or alkali effect
7. Very rapid or rapid permeability
8. Impermeable, very slow or slow permeability
9. High water runoff potential
10. Susceptibility to hillside slippage

The following information discusses each of these soil conditions, why it is considered to have a negative tide impact on development and what the possible mitigation might be.

Water table 0 to 30 inches -- The soils in which the seasonal high water table ranged from 0 to 30 inches, were grouped and identified. The operation and maintenance of septic tank absorption fields, sanitary land fills, excavation operations or the construction and maintenance of homes with basements would be constrained by the water table. Drainage may or may not be feasible, and location of outlets may be difficult to locate due to the relatively flat terrain. Also, drainage systems may fail and the water table may return to its natural level.

Rock Outcrop -- Areas that are 90 percent barren are considered as rock outcrop, but the landscapes may have inclusions of small pockets of soils that support good vegetive cover. Rock outcrop areas generally have value only

for wildlife or aesthetic purposes. Some soil delineations include areas of rock outcrop interspersed throughout the soils. Rock outcrop has a somewhat negative impact on development. It becomes more costly and difficult to place underground utilities, prepare roadbeds, and perform excavations in areas where outcrop is exposed. In areas where rock outcrop is interspersed throughout the soil delineation, realignment of underground utilities and roads is usually necessary.

Bedrock 0 to 20 inches -- Bedrock at 0 to 20 inches was considered to present serious constraint for development. Although the shallow depth is not a constraint in regard to foundation materials for dwellings, etc., it does present problems and increase costs of excavation and placement of underground utility lines. It is a severe constraint if septic tank absorption fields are placed in the area. Also, plant growth is generally sparse in these areas. Care should be taken to maintain plant vigor and density to prevent soil erosion.

High Shrink-Swell Potential -- This soil condition was considered to be a serious constraint to development. These soils swell upon wetting and shrink upon drying. Sufficient volume change occurs upon wetting and drying to exert pressure on foundation walls and bottoms. The pressure thus exerted can cause cracking of the foundation because of uneven stress on different parts of the structure.

Very High or High Erosion Hazard -- This soil condition identifies the erodibility of the soils in the presence of running water or wind

action. Soil erosion and resultant sedimentation can present serious problems. Although erosion takes place upon and affects a specific location, the sediment produced is mobile and may cause damage at locations far removed from the original source. Soil slope is probably the most important factor of soil erosion hazard. Generally, the steeper the slope, the faster the erosion. Vegetative cover or other artificial ground cover alters the amount of erosion but will not alter the erosion hazard rating.

Strong Salt or Alkali Effect -- This soil condition should be considered because it influences the kind and density of native plants or field crops. When developed, it influences the selection of plants used in landscaping, and extra cost is incurred in preparing the soil for successful plant growth. Metal pipes and concrete deteriorate rapidly when placed in soils that are strong in salt or alkali.

Very Rapid or Rapid Permeability -- is the ability of a soil to transmit air or water. It is an interaction of texture, structure, porosity, organic matter, etc. Rapid or very rapid permeability occurs in loamy sand or sandy soils. The rapid or very rapid permeability groups may allow pollutants or effluents to travel great distances through the soil.

Impermeable, Very Slow or Slow Permeability -- The soils in this group are mainly clay, silty clay, silty clay loam or silty loam soils that have weak structure and lack appreciable amounts of pores. These soils generally are susceptible to surface water floods during periods of high rainfall or rapid

snowmelt. These soils are also areas of rapid water runoff potential.

High Water Runoff Potential - Identifies the hydrologic soils groups that influence the minimum rate of infiltration obtained from a bare soil after prolonged wetting. The soils with high water runoff potential were identified because most of the water that falls on them moves to other soils as runoff. The water must seek a lower level on another soil or in a Drainageway or stream.

Susceptibility to Hillside Slippage -- This soil condition is identified as posing a real hazard to public safety and welfare through loss of life or property. Mitigation of this constraint is most difficult, and because of the major hazard involved, these areas should not be developed. These soils generally have low values of internal friction and cohesion and occur on steep or very steep slopes. Cutting of the slopes and additional loading by structures could possibly trigger massive slides.

Mitigation techniques for these constraints, particularly for areas of high erosion hazard and runoff potential, can be reviewed in the Salt Lake County 208 Water Quality Project report on Best Management Practices for the control of surface runoff. Larger maps at a scale of 1" = 2000' are available from the Planning Department in your area.

Prepared by the 208 Project Staff,

May 1977

Soil Symbol	0 to 30" Water table Depth	Rock Outcrop	0 to 20" Bedrock Depth	High Shrink - Swell Potential	Very High or High Erosion Hazard	Strong Salt or Alkali	Very Rapid or Rapid Permeability	Impermeable, Very Slow or Slow Permeability	High Water Runoff Potential	Susceptible to Hillside Slippage	Number of Overlapping Constraints
AGG*			X		X				X		3
AVH*		X	X		X				X		4
BAG					X						1
BbG					X						1
BCG		X	X		X		X		X		5
BCH		X	X		X		X		X		5
BDG					X						1
BEG*			X		X				X		3
BFF					X						1
BgA											0
BhA											0
BhB											0
BhC											0
BJG											0
BJE					X						1
BkC											0
BIB				X			X				2
BmB				X		X	X				3
BnA				X			X				2
BnB				X			X				2
Bb						X	X				3
BaA	X						X				2
BaB	X					X	X				3
Bt					X		X				2
BuE							X				0
BVF*			X					X			2
BWH*	X			X	X			X			2
CA				X	X			X			3
CaC	X						X		X		3
CaE	X						X		X		3
Ch	X						X		X		2
Ck	X					X	X		X		3
Cl	X					X	X		X		4
DAG					X				X		2
DBG					X						2
DCG				X	X			X		EX	EX
De				X	X	X		X			3
Df				X	X			X			2
DGG*				X	X			X		EX	EX
DhG				X	X		X				2
Dk				X		X		X			3
DPD*				X						EX	EX
DPE*				X	X					EX	EX
Dr											0
DRD*				X						EX	EX
Du2											0
EMG			X		X				X		3
FGG					X						1
FHD											0
FHG					X						1
FJG					X		X				2
FOG*	X		X		X			X			4
FZE*	X				X		X				3
FZG*	X				X		X				3
GEG					X						1
GGG*					X			X			2
Gp					X						1
GU					X						1
HaB											0
HaC											0
HbA						X		X			2
HbB						X		X			2
HDF*				X				X		EX	EX
HeB						X					1
HfC											0
HGG*				X	X			X	X		2
HHE*				X	X			X	X		2
HHD				X	X			X	X		3
KdB											1
KdC											0
KfA											0
KfB											0
KnA									X		1
KoB									X		1
KoC									X		1
KrA									X		1
KsF2*											1
LaA											0
LaC											0
LbC											0
LcA									X		3
LdA									X		3
LdB									X		3
LeE											0
LeF				X			X				1
LeG				X			X				1
LEH*				X			X				2
LfD											0
Lk											3
Lo									X		0
LSG*									X		1
Ma									X		1
Mc											4
Mg	X								X	X	4
Mn	X								X	X	4
Mu	X								X	X	2
NbE											1
NbG									X		1
NcD											0
NcD									X		1
NJH									X		1
NVG*									X		1
NZC									X		0
NZD									X		0
OJD											0
OJE									X		1
OJG									X		1
OLG									X		1
ORG									X		2
PaA										X	0
PBE									X		1
PBG									X		1
PCG*									X		4
PeA										X	0
PeB											0
PfC										X	1
PgB											0
PhB											0
PLG									X		1
PrD									X		2
PrF									X		2
PsB									X		2
PTG*									X		3
PUE*									X		3
PUH*		X							X		3
PWG*									X		3
Re											5
RO									X		0
RVH*									X		3
Sa	X							X			2
SC								X			4
Sd	X							X	X		1
Se								X			4
SMG*								X			2
SO								X		X	3
SP								X			1
St	X							X			1

HJD				X				X			2
HKF*			X	X				X		EX	EX
H1A											0
H1B											
H1C											
HmE				X	X			X		EX	
HNF*				X				X		EX	
HoG					X						
HtF2*					X			X			
HWF											
HYG					X				X		
Ir	X				X						
Jo				X		X					
KaB						X		X			
KaC											
KBG*					X						
KdA							X				

TaA										X			1
TaB										X			1
TaC										X			1
TbB										X			1
Te								X		X		X	4
TtA											X		0
TtC													0
TuB													0
Tv								X		X		X	4
VGG												X	3
VRG							X		X			X	4
WAG							X		X			X	3
WgD											X		1
WgE											X		1
WmA													0
WmB													0
ZWH*	X	X						X				X	4

SOILS: CONSTRAINTS TO DEVELOPMENT

This map and soil information must be used in conjunction with slope map.

- 0 - No soil constraints
- 1 - 1 soil constraint
- 2 - 2 overlapping soil constraints
- 3 - 3 overlapping soil constraints
- 4 - 4 overlapping soil constraints
- 5 - 5 overlapping soil constraints
- EX - Exclusion area. Constraints generally cannot be mitigated.

* Asterisk indicates soil mapping unit is a complex or association. If the most restrictive soil makes up 50 percent or more of the soil-mapping unit, the entire soil delineation is mapped as to the restrictive value.

¹ A soil-mapping unit that 30 percent or more of the mapping unit consisting of rock outcrop is mapped as high runoff potential.

² “Du” may be a severe constraint area due to subsidence, insects, and methane gas generation.

APPENDIX C Chapter 19.72

Hillside Protection Zone

Sections:

- 19.72.10 Purpose of provisions.
- 19.72.11 Overlay zone-Scope-Conflict resolution.
- 19.72.12 Applicability of provisions-Maps.
- 19.72.13 Slope and lot size specifications.
- 19.72.14 Building site requirements.
- 19.72.15 Plans and report required.
- 19.72.16 Soils report.
- 19.72.17 Geology report.
- 19.72.18 Grading and drainage plan-Contents.
- 19.72.19 Vegetation plan.
- 19.72.20 Other reports and plans.
- 19.72.21 Vegetation preservation requirements.
- 19.72.22 Grading and drainage plan-Review and approval.
- 19.72.23 Access to other properties.
- 19.72.24 Development proposal processing.
- 19.72.25 Lots of record.
- 19.72.26 Bonds for improvements.

19.72.010 Purpose of provisions.

A. The purpose of the hillside protection zone is to promote health, safety and the general public welfare of the residents of the county, by establishing standards for development of certain hillsides located in the unincorporated areas of the county to minimize soil and slope instability, erosion, downstream siltation, and to preserve the character of the hillsides.

B. The provisions herein are designed to accomplish the following:

1. Encourage the location, design and development of building sites to provide maximum safety and human enjoyment while adapting the development to the natural terrain;
2. Provide for safe circulation of vehicular and pedestrian traffic to public and private areas and minimize the scarring and erosion effects of cutting, filling and grading related to hillside street construction;
3. Prohibit activities and uses which would result in degradation of fragile soils and steep slopes;
4. Encourage preservation of open space by encouraging clustering or other design techniques to preserve the natural terrain;
5. Minimize flooding by protecting streams, drainage channels, absorption areas and floodplains from substantial alteration of the natural functions. ((Part) of Ord. passed 9/25/80: prior code 22-35-1)

19.72.020 Overlay zone-Scope-Conflict resolution.

The hillside protection zone shall be an overlay zone of the zoning classifications set out in Section 19.06.010 of this title. In case of conflict between the provisions of the existing zoning classification, building code, subdivision ordinance and or health ordinance and the overlay zone, the most restrictive provision shall apply. ((Part) of Ord. passed 9/25/80: prior code 22-35-2)

19.72.030 Applicability of provisions-Maps.

The maps showing those foothill areas which are included in the hillside protection zone are attached to the ordinance codified in this chapter and are on file with the county planning commission. Such maps are a part of this title as if fully described and detailed herein. ((Part) of Ord. passed 9/25/80: prior code 22-35-3)

19.72.040 Slope and lot size specifications.

In keeping with the purposes set forth in Section 19.72.010, and after excluding all property having a slope greater than thirty percent, lots within the hillside protection zone shall comply with the following schedule:

Average Slope	Minimum Lot Size Residential Lots (Unless existing zone requires larger lots)	Maximum Residential Lots Per Acre in a Planned Unit Development (Unless existing zone requires smaller maximum)
0 - 20%	See existing zone	See existing zone
20 - 25%	15,000 square feet	2.9
25 - 30%	½ Acre	2
Over 30%	Development	not permitted.
Average slope is determined by the following:		
S =		$\frac{.00229 \times I \times L}{A}$

S = Average slope in percent,.00229 - a conversion factor, I = the contour interval (or vertical distance between adjacent contour lines of the map, in feet). The contour interval may not exceed 10 feet. L = the total length in feet of all the contour lines within the subject parcel, excluding areas of slope greater than 30%, and A = the area in acres of the subject parcel, excluding the areas of slope greater than 30%. Average slope shall be determined on an individual lot basis and/or by areas of generally uniform slope which have a maximum size of five acres.

Roads and other vehicular routes shall not cross property having a slope greater than thirty percent unless, after review by the planning commission, it is determined that:

- A. Appropriate engineering measures can be taken to minimize the impact of the cuts and fills, consistent with the purpose of this chapter, and

B. The environment and aesthetics of the area will not be significantly affected. (Ord. 966 3, 1986: (part) of Ord. passed 9/25/80: prior code 23-35-4)

19.72.050 Building site requirements.

A. Each lot or parcel of land shall contain a primary building site appropriate to accommodate the primary residential structure, which building site shall be outlined on the subdivision plat.

B. Grading of the lot or parcel which is related to creation of the primary building site or construction of the structure shall not extend more than thirty feet, horizontally, in front, to the rear or to the side of the proposed structure unless a greater distance is approved by the planning commission upon a showing by the developer that a greater distance will not be contrary to the purposes of this chapter.

C. The primary building site shall have a natural or manmade slope of twenty percent or less.

D. Building sites for accessory buildings or structures such as tennis courts, swimming pools, outbuildings, etc., shall be approved by the planning commission.

E. The driveway(s) to the building site shall have a maximum slope of fifteen percent and shall have direct access to a public street or private right-of-way approved by the planning commission. (Ord. 966 4, 1986: (part) of Ord. passed 9/25/80: prior code 22-35-5)

19.72.060 Plans and reports required.

The planning commission shall require the following reports and plans to be provided by the applicant. Unless the applicant is notified of deficiencies in such reports and plans within thirty days of their submission to the planning commission, the reports and plans shall be deemed adequate for the planning commission to complete the processing of the application. The planning commission may waive any reports and plans it determines are not necessary to determine whether the development meets the requirements of this chapter. ((Part) of Ord. passed 9/25/80: prior code 22-35-6(part))

19.72.070 Soils report.

The soil report shall be prepared by a qualified soils engineer, and must contain the following information:

A. A slope analysis;

B. An estimate of the normal highest elevation of the seasonal high-water table;

C. The location and size of swamps, springs and seeps, which shall be shown on the site plan, and the reasons for the occurrence of these underground water sources. An analysis of the vegetative cover or other surface information may be used to show the presence of underground water;

D. A unified soil classification for the major horizons or layers of soil profile, or of the zone of the footing foundation;

E. Appropriate accepted soils engineering tests to determine bearing capacity, settlement potential, and shrink/swell potential of the site soils;

F. Potential frost action, based on the depth to the water table and the Unified Soils Classification;

G. An analysis of the soil suitabilities, constraints and proposed methods of mitigating such constraints in implementing the proposed development plan;

H. A written statement by the person or firm preparing the soils report, identifying the means proposed to minimize hazard to life, property, adverse effects on the safety, use or stability of a public right-of-way or drainage channel, and adverse impact on the natural environment. ((Part) of Ord. passed 9/25/80: prior code 22-35-6(1))

19.72.080 Geology report.

A. A geology report shall be prepared by a person or firm qualified by training and experience to have expert knowledge of the subject. A geologic map shall accompany the report. Mapping should reflect careful attention to the rock composition, structural elements, and surface and subsurface distribution of the earth materials exposed or inferred within both bedrock and surficial deposits. A clear distinction should be made between observed and inferred features and/or relationships.

B. The report shall contain at least the following information:

1. Location and size of subject area and its general setting with respect to major geographic and geologic features;
2. Identification (including author and date) of the geologic mapping upon which the report is based;
3. Topography and drainage in the subject area;
4. Abundance, distribution and general nature of exposures of earth materials within the area,
5. Nature and source of available subsurface information;
6. Estimated depth to bedrock;
7. Bedrock: igneous, sedimentary, metamorphic types;
8. Structural features, including but not limited to stratification, stability, folds, zones of contortion or crushing, joints, fractures, shear zones, faults, and any other geological limitations;
9. Conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and recommendations covering the adequacy of sites to be developed;
10. A written statement by the person or firm preparing the geology report identifying the means proposed to minimize hazard to life or property, adverse effects on the safety, use or stability of a public right-of-way or drainage channel, and adverse impact on the natural environment. ((Part) of Ord. passed 9/25/80: prior code 22-35-6(2))

19.72.090 Grading and drainage plan-- Contents.

A. A grading and drainage plan shall be prepared by a professional engineer registered in the state. The plan must be sufficient to determine the erosion-control measures necessary to prevent soil loss during construction and after project completion.

B. The plan shall include, at least, the following information:

1. A map of the entire site, showing existing details and contours of the property and proposed contour modifications, using a minimum of ten-foot contour intervals at a scale of one inch equals one hundred feet;
2. Map(s) of area(s) to be graded, showing existing details and contours at five-foot intervals where terrain will not be modified, and proposed details and contours of two-foot intervals where terrain modification is proposed, using a scale of one inch equals twenty feet;
3. An investigation of the effects of high intensity rainstorm (one-hundred-year occurrence according to U.S. Department of Commerce Weather Bureau Frequency Curves), evaluating how the proposed drainage system will handle the predicted flows, including effects of drainage areas outside the development which drain through the subject area and the anticipated flow of the drainage leaving the development;
4. The history, including frequency and duration, of prior flooding;
5. The location of any existing buildings or structures on the development, and any existing buildings or structures on land of adjacent owners which are within one hundred feet of the property, or which are on the land of adjacent owners and may be affected by the proposed development;
6. The direction of proposed drainage flow and the approximate grade of all streets (not to be construed as a requirement for the final street design);
7. Proposed plans and locations of all surface and subsurface drainage devices, walls, dams, sediment basins, storage reservoirs, and other protective devices to be constructed with or as part of the proposed work, together with a map showing drainage areas and the proposed drainage network, including outfall lines and natural drainageways which may be affected by the proposed project. Include the estimated runoff of the areas served by the drainage plan;
8. A description of the method to be used on obtaining fill for use on the site and the site of acquisition of such fill;
9. A description of methods to be employed in disposing of soil and other material which is removed from the site, including the location of the disposal site;
10. A plan showing temporary erosion-control measures to prevent erosion during the course of construction;
11. A schedule showing when each stage of the project will be completed, including the total area of soil surface which is to be disturbed during each stage and an estimate of starting and completion dates. The schedule shall be drawn to limit to the shortest possible period the time that soil is exposed and unprotected. In no event shall the existing natural vegetation or ground cover be destroyed, removed or disturbed more than fifteen

days prior to commencing grading for development as scheduled;

12. A written statement by the person or firm preparing the grading and drainage plan, identifying any grading and drainage problems of the development and further stating an opinion as to the ability of the proposed plan to mitigate or eliminate such problems in a manner as to prevent hazard to life, hazard to property, adverse effects on the safety, use or stability of a public way or drainage channel, and adverse impact on the natural environment. ((Part) of Ord. passed 9/25/80: prior code 22-35-6(3))

19.72.100 Vegetation plan.

The vegetation plan and report shall be prepared by a person or firm qualified by training and experience to have expert knowledge of the subject, and shall include at least the following:

- A. A survey of existing trees, large shrubs and ground covers;
- B. A plan of the proposed revegetation of the site, detailing existing vegetation to be preserved, new vegetation to be planted, and any modifications to existing vegetation;
- C. A plan for the preservation of existing vegetation during construction activity;
- D. A vegetation maintenance program, including initial and continuing maintenance necessary;
- E. A written statement by the person or firm preparing the vegetation plan and report, identifying any vegetation problems, and further stating an opinion as to the ability of the proposed plan to mitigate or eliminate such problems in a manner as to prevent hazard to life or property, adverse effects on the safety, use or stability of a public way or drainage channel, and adverse impact on the natural environment. ((Part) of Ord. passed 9/25/80: prior code 22-35-6(4))

19.72.110 Other reports and plans.

Other reports and plans shall be prepared as deemed necessary by the planning commission. ((Part) of Ord. passed 9/25/80: prior code 22-35-6(5))

19.72.120 Vegetation preservation requirements.

A. Vegetation shall be removed only when absolutely necessary, i.e., for buildings, filled areas, roads, and firebreaks. Every effort shall be made to conserve topsoil which is removed during construction for later use on areas requiring vegetation or landscaping, i.e., cut-and-fill slopes. Vegetation sufficient to stabilize the soil shall be established on all disturbed areas. Areas not contained within lot boundaries shall be protected with adapted fire-resistant species of perennial vegetative cover after all construction is completed. The new vegetation shall be equivalent to or exceed the amount and erosion-control characteristics of the original vegetation cover.

B. The property owner and contractor shall be fully responsible for any destruction of native vegetation proposed for retention under the approved vegetation plan, and shall be responsible for the replacement of destroyed

vegetation, including vegetation destroyed by employees and subcontractors. ((Part) of Ord. passed 9/25/80: prior code 22-35-7)

19.72.130 Grading and drainage plan--Review and approval.

A. The drainage and grading plans shall be approved by the development services division prior to final approval by the planning commission. Approvals by said divisions shall be based upon official standards and ordinances administered by the individual divisions.

B. It is unlawful to excavate or grade any area within the hillside protection zone prior to final approval of the grading and excavation plan by the planning commission. ((Part) of Ord. passed 9/25/80: prior code 22-35-8)

19.72.140 Access to other properties.

Safe, convenient and adequate access, approved by the planning commission, shall be provided to adjacent private and public lands for vehicles, pedestrians and essential service and maintenance equipment. ((Part) of Ord. passed 9/25/80: prior code 22-35-9)

19.72.150 Development proposal processing.

A. Development proposals in the hillside protection zone shall be processed in a timely manner under established conditional use or subdivision procedures.

B. In order to fulfill the purpose of the hillside protection zone, described in Section 19.72.010, the planning commission shall determine whether the proposed development meets the requirements of this chapter, based on the required reports and other data available to it. The planning commission shall, when it deems necessary, request recommendations from other agencies such as the board of health, Utah State Forestry, U.S. Forest Service, and the U.S. Soil Conservation Service.

C. Any area which is determined to contain natural hazards to life, limb or property, including but not limited to soil hazards, geologic hazards or hydrologic hazards, shall not be approved for development unless the applicant demonstrates that such identified hazards or limitations can be overcome in such a manner as to minimize hazard to life, limb or property; adverse effects on the safety, use or stability of a public way or drainage channel; and other adverse impacts on the natural environment.

D. The planning commission may set requirements it determines are necessary to overcome any natural hazards and to ensure that the purposes of this chapter are met. These requirements may include, but not be limited to, a revegetation program, a time schedule for completion of the development, flood-control and erosion-control improvements, location of structures, and phasing of development. ((Part) of Ord. passed 9/25/80: prior code 22-35-10)

19.72.160 Lots of record.

The planning commission may waive any requirements of this chapter for lots of record, lots and plans of subdivisions which were approved by the planning commission prior to the enactment of the ordinance from which this section derives, if such waiver would not be injurious to health, safety and the general public welfare of the inhabitants of the county and is consistent with the purpose of this chapter. (Ord. 966 5, 1986: (part) of Ord. passed 9/25/80: prior code 22-35-11)

19.72.170 Bonds for improvements.

Bonds for improvements required under this chapter shall be subject to the provisions of the Salt Lake County subdivision ordinance set out at Title 18 of this code, and Section 19.02.110 of this title. ((Part) of Ord. passed 9/25/80: prior code 22-35-12)

Appendix C - Hillside Protection Zone and Ridgeline Protection Areas

Open this map as a separate file

This page intentionally left blank

Appendix D - Existing Farm Properties

Open this map as a separate file

This page intentionally left blank

Appendix E - Generalized Topography

Open this map as a separate file

This page intentionally left blank

APPENDIX F

Residential Open Space Subdivision Overlay

The following sample ordinances for single family residential is included as an appendix to illustrate how residential open space subdivision development could be incorporated into the Salt Lake County Zoning Ordinance and Subdivision Ordinance.

The contemporary approach to cluster subdivision development is quite simple. Clustering allows the developer to develop lots smaller than those specified in the zoning ordinance, provided the land saved is reserved for permanent common use, usually in the form of open space. The open space subdivision is often equated with the Planned Unit Development (PUD), which also employs a cluster site design, but PUD is a much broader concept. The PUD involves mixed uses and relaxed public improvement standards in return for better design. The open space subdivision more closely resembles conventional subdivision practice in that it complies with existing zoning in respect to overall density and use.

The cluster site design allows a more economical use of the site than the conventional subdivision would. In order to yield the total number of lots permitted per acre, the conventional subdivision would have to cover the entire site with building lots. Most of the time this is not possible, since some portion of any given parcel of land will usually be unsuited for building. Clustering, however, allows a developer the maximum effective density.

In addition to its potential as a cost effective concept, clustering is also an environmentally sound form of site design. The well-planned open space design concentrates dwelling units on the most buildable portion of the tract and preserves natural drainage systems, open space, and other significant natural features of a site. Energy is saved at the construction phase of the cluster development by the reduction of street lengths and utility installations. Later savings in energy can be realized in street maintenance, electricity, water and sewer service, and in provision of services like garbage collection.

General Provisions for open space subdivisions are usually found in the supplementary section to the district regulations, and in some cases as separate chapters in the zoning ordinance. In general, the provisions always include the following items;

- , A statement of purpose;
- , A provision permitting transfer of densities within the subdivision;
- , Review criteria;
- , Identification of districts where the cluster option is allowed;
- , Minimum size requirements; and,
- , Open space requirements.

Today, many communities permit cluster subdivisions. The key for successful implementation in Salt Lake County will be to make it attractive to developers, insure high standards, and create an efficient review process.

This page intentionally left blank