

**MARRIOTT-SLATERVILLE CITY
ORDINANCE 2025-07**

VARIOUS LAND USE AND CODE AMENDMENTS

AN ORDINANCE OF MARRIOTT-SLATERVILLE CITY, UTAH, AMENDING MARRIOTT-SLATERVILLE MUNICIPAL CODE FOR 5.01.090 BUSINESS LICENSE APPROVAL AS AN ADMINISTRATIVE FUNCTION AMENDMENTS; 13.01.030 AMENDMENTS RELATING TO CODE INTERPRETATION; 13.06.030 AMENDMENTS RELATING TO PERMITTED USES IN THE A-1 ZONE; 13.06.060 AMENDMENTS RELATING TO CONDITIONAL USES IN THE A-1 ZONE; SECTION 13.10.040 COMMERCIAL USES; CHAPTER 13.11 MANUFACTURING ZONE AMENDMENTS; 13.23.060 AMENDING CONDITIONAL USE APPEALS; 13.26 REGULATIONS APPLICABLE TO MORE THAN ONE ZONE AMENDMENTS; 14.08 COMMUNITY PLANS AMENDMENTS; 15.37.030 STORM WATER ACTIVITY PERMITS AMENDMENTS; SEVERABILITY; AND EFFECTIVE DATE.

WHEREAS, Marriott-Slaterville City (hereafter the “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §10-8-84 and §10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, Title 10, Chapter 9a, of the *Utah Code Annotated*, as amended, enables municipalities to regulate land use and development;

WHEREAS, the City finds it necessary to update the municipal code in order to meet the challenges presented by state law, and to protect public health, safety, and welfare;

WHEREAS, after publication of the required notice the Planning Commission held its public hearing on August 19, 2025, to take public comment on this proposed Ordinance, after which the Planning Commission gave its recommendation to approve this Ordinance;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on August 21, 2025;

NOW, THEREFORE, be it ordained by the City Council as follows:

Section 1: Repealer. Any ordinance or portion of the municipal code inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: Amendment. The *Marriott-Slaterville Municipal Code* is re-enacted to read as follows:

5.01.090 Licensing Authority.

1. Powers and Duties. The City Administrator shall designate one or more licensing authorities to operate under the direction of the City Administrator to administer the provisions of this Title as follows:
 - a. Receive initial license applications and fees filed with the City and forward to the Mayor for action.
 - b. Classify each business license application within the appropriate classification as set forth in the Schedule based upon the information supplied in the application, and any supplemented by an regulatory authority.
 - c. Receive business license application or renewal fees and forwarded such, along with a copy of the business license application for initial applications, to the financial officer.
 - d. Request that applicant provide additional information when questions arise or to verify the accuracy of information offered in an application or relating to an existing business license.
 - e. Communicate and coordinate matters in this Title with the City Administrator.
 - f. Communicate and coordinate with an applicant, licensee, or other interested party of the status or any action relating to an application or license.
 - g. Communicate and coordinate inspections, investigations, and enforcement with all regulatory authorities.
 - h. Maintain municipal records and information regarding business licenses.
 - i. Forward any information or enforcement matters involving a business to the regulatory authority.
 - j. Prepared and issue upon approval a business license certificate signed by the Mayor and/or licensing authority. The business license certificate shall:
 - i. Be issued by the City.
 - ii. Specify by name the person, firm, or corporation to whom it is issued.
 - iii. Designate the location where the business is conducted.
 - iv. Specify the classification of the business and license number.
 - v. Upon approval arrange for the service, delivery, or mailing of the certificate to the address indicated on the application or as otherwise arranged by the parties.
2. Mayor. Each new application for a business license filed with the licensing authority shall be submitted to the Mayor for approval or denial within a reasonable time. Renewal applications do not require the Mayor's approval.
3. City Council. ~~Initial business license applications are submitted to the City Council for review.~~ Upon request, a copy of the initial business license filed with the City is provided to a member of the City Council.

13.01.030 Interpretation.

In interpreting and applying the provisions of the municipal code, and more specifically ~~this Title~~ Title 13, the requirements herein are declared to be the minimum requirements for the purpose set forth. Specific uses listed as Permitted or Conditional uses in a zone are allowed. Uses not listed are not allowed in that zone. Title 13, and any applicable building code(s), is subject to the interpretation of the Building Official, in conjunction with the City Attorney and Community Development Director. The Planning Commission shall make interpretation of this Title where City staff declines or is otherwise unable to make an interpretation.

13.06.030. Permitted Uses.

1. Accessory building or use customarily incidental to any permitted or conditional use.
2. Agriculture, agricultural experiment station, apiary, aquarium.
3. Animals or fowl kept for family food production as an accessory use to a primary residential use.
4. Cemetery.
5. ~~Convalescent or rest home~~ Residential facility for the elderly, youth, or disabled subject to Chapter 13.08.
6. Church, synagogue, or similar building used for regular religious worship.
7. Residential Conservation Subdivision as provided in the Subdivision Regulations. Rural Residential Subdivision in accordance with Chapter 13.22.
8. Corral, stable, or building for keeping of animals or fowl, provided such building is located in accordance with Chapter 13.26.090.
9. Fruit or vegetable stand for produce grown on the premises only.
10. Golf course, except miniature golf course.
11. ~~Greenhouse and nursery limited to sale of materials produced on premises and with no retail shop operation.~~
12. Home occupations – with no visiting clientele.
13. Household pets and exotic pets as permitted by Title 9.
14. Parking as an ~~lot~~ accessory to uses allowed in this zone.
15. Agriculture in the Community as provided in Chapter 15.01 ~~Private park, playground or recreational area but not including privately owned commercial amusement business.~~
16. Keeping of one (1) horse (private stable) if the pasture area used for the horse is 20,000 square feet or more. One additional horse for each 10,000 square feet of pasture area used for horses.
17. Public building, public park, recreation grounds and associated buildings, public school, private educational institution having a curriculum similar to that ordinarily given in public schools.
18. ~~Residential facility for persons with a disability meeting the requirements of Chapter 13.08.~~
19. ~~Residential facility for elderly persons meeting the requirements of Chapter 13.08.~~
20. Single-family dwelling.
21. Temporary buildings or use incidental to construction work. Such buildings shall be removed upon completion or abandonment of the construction work.

22. Parking of (1) school bus. No on-street parking is permitted of any type of bus. School bus parking, provided the vehicle is parked at least 30 feet from a public street.

13.06.060 Conditional Uses.

The following uses shall be permitted only when authorized by a Conditional Use Permit obtained as provided in Chapter 13.23 of this Zoning Ordinance:

1. Animal hospital or clinic, dog breeding, dog kennels, or dog training school, on a minimum of two (2) acres and not exceeding 10 dogs of more than 10 weeks old, per acre, at any time, provided any building or enclosure for animals shall be detached from any structure used for residential purposes, be located not less than one hundred (100) feet from a public street, and be located not less than fifty (50) feet from any side or rear property line. Additionally, the requirements of Chapter 13.26 must also be followed.
2. Child day care, or preschool limited to a maximum eight (8) children.
3. Seasonal amusement.
4. ~~Educational/Institutional identification sign.~~
5. ~~Greenhouse, sod farm, or nursery including sales and accessory uses for the same and Nursery limited to the sale of plants, landscaping materials, fertilizer, pesticide and insecticide products, tools for garden and lawn care and the growing and sale of sod.~~
6. Home occupations – with visiting clientele.
7. ~~Vacant.~~
8. Private park, playground, or recreation grounds, including accessory buildings and buildings not open the general public and to which no admission charge is made, but not including private owned commercial amusement business.
9. Private equestrian training and stable facilities on a minimum of five (5) acres of land and at a density of not more than six (6) horses per acre.
10. ~~Public equestrian training and stable facilities on a minimum of 10 acres at a density of not more than 5 horses per acre.~~
11. ~~Public storage facilities developed by a public agency.~~
12. Public utility substation.
13. ~~Radio or television station or tower and telephone tower.~~
14. ~~Raising and slaughtering of rabbits limited to a maximum of five hundred (500) rabbits at any one time.~~
15. ~~Vacant.~~
16. Commercial raising, harvesting, processing Slaughtering, dressing, and marketing on a commercial scale of chickens, turkeys, or other fowl, rabbits, fish, frogs, or beaver in conjunction with the hatching and raising of such animals on farms having a minimum area of five (5) acres.
17. On a minimum of two (2) acres, where the owner is a permanent resident, the following may be parked:
 - a. One (1) vehicle The overnight parking of not more than one vehicle other than an automobile, light truck or recreational vehicle, of not more than twenty- four thousand (24,000) pounds gross vehicle weight, including one (1) associated trailer. lbs. net weight, on property of not less than two (2) acres in area and upon

~~which the operator has his permanent residence provided that the vehicle is parked at least fifty (50) feet from a public street. The overnight parking of one owner-operator semi-truck and one flat-bed trailer on no less than two (2) acres subject to, among other conditions, adequate off-street parking and turn around; additional setbacks from adjoining property, no dynamic breaking on city roads or subject property, dust control or solid surface parking area.; or~~

- b. Two (2) light construction vehicles (example: skidster, mini excavator, or similar equipment)
- ~~18. The storage and use of light construction equipment such as a backhoe, front end loader or up to a ten-wheel truck for off-premise contract work by the owner/resident of property of not less than five (5) acres in area.~~
- 19. Wastewater treatment or disposal facilities meeting the requirements of the Utah State Division of Health Code of Waste Water Regulations.
- ~~20. Vacant.~~
- ~~21. On-site assembly of prefabricated all-wood components, with no on-site sales and no visiting clientele.~~

13.10.040 Use Regulation.

2. C2-P Zone:

a. Permitted Uses:

- i. Automotive limited to: automobile or trailer sales, service, repair, carwash. Subject to Section 13.10.030.
- ii. Fuel. Convenience store limited to fuel, food service, and small items. Subject to a feasibility study that includes a traffic element and traffic routing plan.
- iii. Retail beverage and alcohol sales.
- iv. Food service limited to: ~~convenience store with fuel~~, grocery store, or restaurant. Maximum building size is ~~±5,000~~ 25,000 square feet, ~~except grocery store.~~
- iv. Medical. Limited clinic, laboratory, hospital, medical offices or services office space. Max building size: ~~±0,000~~ 25,000 square feet, ~~except hospital.~~
- v. Personal services such as: barber, fitness, salon, spa. Max building size: ~~±0,000~~ 25,000 square feet.
- vi. Professional office space. Max building size: ~~±0,000~~ 25,000 square feet.
- vii. Retail sales such as: arts and crafts store, appliance store, books or media store, clothing store, floor or wall covering store, furniture store, hardware store, home and garden store, merchandise, parts store, rental establishment, or variety store. Maximum building size: 25,000 square feet.

Chapter 13.11

Light Manufacturing Zone (LM-1)

Sections:

13.11.010 Purpose And Intent.

13.11.020 Uses.

- 13.11.030 Conditional Uses.**
- 13.11.035 Conditional Uses In The Central Business District.**
- 13.11.040 Special Use Regulations.**
- 13.11.050 Site Development Standards.**

13.11.010 Purpose And Intent.

The purpose of the Light Manufacturing Zone (LM-1) is to provide suitable areas that will accommodate the need for light-intensity type manufacturing and its associated accessory uses, some of which may have an environmental impact requiring a Conditional Use Permit after public review and/or special regulation.

13.11.020 Permitted Uses.

1. Accessory uses and structures buildings customarily incidental to a Permitted Use.
2. Agriculture, limited to:
 - a. Agriculture in the Community as provided in Chapter 15.01.
 - b. Agricultural experiment station.
 - c. Apiary.
 - d. Aquarium.
 - e. Beekeeping, honey extraction, packaging, distribution, and sales.
 - f. Commercial raising, harvesting, processing, dressing, and marketing of chickens, turkeys, or other fowl, rabbits, fish, reptiles, frogs, or beaver other commonly used small animals on farms having a minimum area of five (5) acres.
 - g. Dairy on farms having a minimum area of five (5) acres.
 - h. Egg farm, handling, processing, and sales.
 - i. Raising and grazing of horses, cattle, sheep, and similar livestock as per A-1 Zone limits on number of animals.
3. Animal hospital or clinic, including animal breeding, shelter or kennel, and/or training.
4. Automobile repair or service, subject to the Special Use Regulations of this Chapter, is limited only to the following uses:
 - a. Autobody.
 - b. Emissions and inspections.
 - c. Lube and oil service.
 - d. Mechanic or technician.
5. ~~Animals and fowl for family food production.~~
6. ~~Boat sales and service.~~
7. ~~Bookbinding.~~
8. ~~Body and fender work, if conducted in an enclosed building.~~
9. ~~Building material sales, if conducted in an enclosed building.~~
10. ~~Carpenter shop, cabinet shop.~~
11. Cleaning service, limited to:
 - a. Carpet cleaning.
 - b. Disaster cleaning
 - c. Housekeeping.

- d. Laundry.
- e. Dry cleaner rug cleaning.
- 12. Contractor's building and storage yard or wood yard., subject to Special Use Regulations of this Chapter, and limited to only the following uses:
 - a. Artist.
 - b. Carpenter.
 - c. Construction.
 - d. Electrician.
 - e. Excavator.
 - f. Flooring.
 - g. Framer.
 - h. Delivery service, driver, or transporter.
 - i. Designer.
 - j. Drywall.
 - k. HVAC mechanical.
 - l. Inspector.
 - m. IT or technical support.
 - n. Landscaper and fencing.
 - o. Mason.
 - p. Painter.
 - q. Plumber.
 - r. Roofer.
 - s. Sand blasting or restoration.
 - t. Welder.
- ~~13. Dairy.~~
- ~~14. Dry cleaning.~~
- ~~15. Egg handling, processing, and sales.~~
- ~~16. Electric appliances and/or electronic instrument assembling, sales, and service.~~
- ~~17. Express office.~~
- 18. Furnishings, including: Furniture making, sales and service.
 - a. Cabinet making, sales, and service.
 - b. Carpet and rug sales.
 - c. Furniture store.
 - d. Interior design.
 - e. Upholstery.
- 19. Glass and window sales and service.
- ~~20. Home occupations - with no visiting clientele.~~
- ~~21. Honey extraction.~~
- 22. Healthcare.
- ~~23. Ice manufacturing, sales, and storage.~~
- ~~24. Kennel.~~
- 25. Laboratory.
- 26. Mail or shipping service.

- ~~27. Landscaping and fencing business.~~
- ~~28. Laundry.~~
- ~~29. Photography.~~
- 30. Manufacturing, compounding, processing, sales, packing and treatment of the following products:
 - a. Bakery goods.
 - b. Candy or ice cream.
 - c. Dairy products.
 - d. Ice.
 - e. Pharmaceuticals.
- 31. Manufacturing and maintenance of the following:
 - a. Light sheet metal products, including heating and ventilating ducts and equipment.
 - b. Musical instruments.
 - c. Novelties.
 - ~~d. Rubber and metal stamps.~~
 - e. Toys.
 - f. Monument works.
- 32. Motion picture studio.
- ~~33. Motor vehicles, trailers, bicycles and machinery repairing, rentals, sales and reconditioning.~~
- 34. Parking lot.
- ~~35. Plumber 's office.~~
- 36. Printing, including:
 - a. Blueprints.
 - b. Copies and design.
 - c. Digital art.
 - d. Engraving and photoengraving.
 - e. ~~blueprinting, photostating and duplication~~
 - f. Stamps.
 - g. Signs.
- 37. Public and quasi-public uses.
- ~~38. Light equipment and machine rental and sales yard.~~
- ~~39. Raising and grazing of horses, cattle, sheep, and similar, and agriculture farming operations.~~
- 40. Retail sales, including: of products produced by, developed in conjunction with or normally required and used in the performance of a commercial or manufacturing operation permitted in this zone; and provided the retail sale is clearly an accessory use to the main permitted use and in conducted within the same building or if the main use is not a building then on the same property provided however, no retail sale of products may be make in conjunction with a warehousing or wholesale business.
 - a. Appliances.
 - b. Clothing.

- c. Consumables.
 - d. Electronics.
 - e. General merchandise.
 - f. Goods and products.
 - g. Groceries.
 - h. Light equipment and machine rental, sales, and service.
- 41. ~~Sand blasting.~~
 - 42. Software development and engineering, servers, and technology.
 - 43. ~~Sign painting shop.~~
 - 44. ~~Single family dwelling, on five acres.~~
 - 45. ~~Upholstering, including mattress manufacturing, rebuilding and renovating.~~
 - 46. ~~Used car lot.~~
 - 47. ~~Veterinary, and hotel and beauty parlor for cats and dogs.~~
 - 48. Vehicle and dealership, limited to new and used rental, sales, and service of:
 - a. Automobiles.
 - b. Bicycle.
 - c. Boats and watercraft.
 - d. Recreational vehicles and off-highway vehicles (OHV).
 - e. Transportation devices defined by the Municipal Code.
 - 49. ~~Warehouse or wholesale, subject to the Special Use Regulations of this Chapter.~~
 - 50. Water storage reservoir and facilities developed operated by a public agency.
 - 51. ~~Weaving.~~
 - 52. ~~Welding shop.~~
 - 53. ~~Wholesale business.~~

13.11.030 Conditional Uses.

The following uses shall be permitted only in the LM-1 zone, and only after issuance of when authorized by a Conditional Use Permit as provided in Chapter 13.23:

- 1. Building materials sales yard, including the sale of rock, sand, gravel, or concrete, subject to the Special Use Regulations in this Chapter asphalt hot and/or mix or refurbishing, concrete batching, and crushing, if site is 5 acres minimum, accesses directly from an industrial park road to S.R. 126, 750 feet from any agriculture zone or residential use in the City.
- 2. ~~Dwelling unit for night watchman or guard and family.~~
- 3. ~~Fertilizer and soil conditioner manufacture, processing and/or sales, providing only non-animal products and by-products are used.~~
- 4. ~~Glass manufacturing.~~
- 5. ~~Home occupations - with visiting clientele.~~
- 6. ~~Non-commercial trucking service station.~~
- 7. ~~The raising and grazing of horses, cattle, sheep or goats as part of a farming operation including the supplementary or full feeding of such animals.~~
- 8. Public utility substation.
- 9. Railroad easement.

10. Seasonal amusement.
11. ~~Site leveling and preparation for future development.~~
12. ~~Mixed retail shops, may include pawnshops and food service, and business offices along the length of the frontage of the street to a minimum depth of 150 feet, with storage unit facilities in the rear so long such storage facilities meet minimum landscaping requirements, are completely surrounded by a solid earth-tone colored masonry wall, 24-hour on-site management and personnel during business hours or operating hours, comprehensive security plan including site security and background checks on users, graffiti removal plan, maximum storage facilities size of three (3) acres, not located within one (1) mile of any property line of a similar facility or RV storage facility or outdoor storage facility or automobile storage/salvage yard in the city limits, and compliance with other applicable ordinances. Storage facility, including recreational vehicle storage on a maximum five (5) acres, subject to Special Use Regulations in this Chapter.~~

~~13.11.035 Conditional Uses In The Central Business District. (Repealed in its entirety)~~

13.11.040 Special Use Regulations.

1. ~~Generally. The special use regulations in 13.10.030 apply to this chapter.~~
2. ~~Limited recycling. The following special requirements apply:~~
3. ~~Minimum lot size is five (5) acres, and must be located within the Central Business District as shown on the City's General Plan.~~
4. ~~Development agreement required that may include and host fee.~~
5. ~~One location allowed for the first 20,000 resident population, and one additional location for each 10,000 additional population within Marriott Slaterville City.~~
6. ~~Maintain an approved security and environmental plan for the property.~~
7. ~~Earth tone fencing to be installed and maintained surrounding any vehicle recycling storage and/or processing area not to exceed a maximum height of ten (12) feet. No slatted fence allowed.~~
8. ~~No stacking of any vehicles shall be visible over the height of the solid fence from the perspective of a reasonable person viewing from the sidewalk profile.~~
9. ~~Hours of operation are limited to 6:00 AM to 8:00 PM.~~
10. ~~All auto storage and any processing area shall be maintained separate and fenced from customer parking, sales, and service facilities.~~
11. ~~Recycling area and processing area shall be set back a minimum 150 feet from the frontage right of way.~~
12. ~~Compliance with all local, state, and federal regulations.~~
 1. Automobile. All operations, including but not limited to repair and service, shall be conducted in an enclosed building, maximum of ten (10) vehicles parked outside, except for a state licensed dealership. No salvage or parting whatsoever.
 2. Contractor. No outdoor storage of any kind. No metal or prefabricated buildings allowed.
 3. Warehouse or wholesale. Shall be a minimum 750 feet from any Agriculture Zone or residential use.

4. Building materials. Shall be a minimum 750 feet from any Agriculture Zone or residential use. Maximum lot size shall not exceed five (5) acres. Storage of material shall not exceed twenty (20) feet in height.
5. Storage facilities. Must be surrounded by a solid concrete fence not to exceed eight (8) feet, and provide twenty-four (24) hour on-site security. Spaces 1.5 miles apart.

13.11.050 Site Development Standards.

1. Building Size.
 - a. Maximum. Maximum building size is limited to 25,000 square feet.
 - b. Contractor Maximum. Maximum contractor use building size is 7,000 square feet.
 - c. Accessory Building. One (1) accessory building is allowed per parcel and limited to 3,000 square feet.
2. Frontage. Each manufacturing lots lot shall have a minimum frontage of one-hundred (100) feet.
3. Lots and Uses. The minimum lot size in the manufacturing zone shall be a ½ acre is 20,000 square feet. No more than two (2) uses per 20,000 square feet ½ acre. The same site development standards in Section 13.10.020.3, .4., .5 shall apply to this Zone.
4. Maximum Coverage. No building and/or accessory buildings shall cover more than thirty-five percent (35%) of any total lot area.
5. ~~Site Development. The site development shall conform to the same requirements set forth in Sections 13.10.020, 13.10.050, 13.10.060, 13.10.070, 13.10.080.~~
6. Design and Landscaping. Architecture, screening, and landscaping shall comply with the site development standards of Chapter 15.27. At least 20% of the overall site being landscaped, except as otherwise provide in Chapter 15.27.
7. Storm Water. All local, state and federal storm water regulations shall be followed. Best management practices shall be provided and implemented for all storm water controls and facilities. Each site plan shall include the necessary on-site, open and previous, landscaped, storm water basins size to accommodate a minimum 100-year storm event. No underground storm water facilities of any kind shall be allowed.
8. Site Development. The site development shall conform to the same requirements set forth in Sections 13.10.020, 13.10.050, 13.10.060, 13.10.070, 13.10.080.
9. Signs. All signs shall be in accordance with the regulations set forth in Chapter 13.35.

13.23.060 Appeal.

1. ~~The decision of the planning commission may be appealed to the mayor at the next regular council meeting by filing a written appeal within 15 days after the date of the planning commission meeting where the decisions was rendered.~~
2. ~~After review and opinion from the council, the mayor may uphold or reverse the decision of the planning commission and impose any additional conditions that it may deem necessary in granting an appeal.~~
3. ~~The decision of the mayor may be appealed to the board of adjustment within 15 days of the decision of the mayor, only after the filing a written appeal by an aggrieved party. The~~

~~board of adjustment shall review the decision of the mayor and planning commission decisions for correctness.~~

Any appeal shall be made in writing to the Appeal Authority and filed with the City Recorder within the ten (10) days of the Notice of Action in accordance with the procedure outlined in Section 13.02.070, and as may otherwise provided in state law for land use decision appeals under Title 10, Chapter 9a of the Utah Code Annotated.

Chapter 13.26 Regulations Applicable to More than One Zone

13.26.200 Additional Yard Regulations.

4. Open Yard. Except for landscaping vegetation, every part of a required yard shall be open to the sky, unobstructed except for accessory buildings in a rear yard, and except for the ordinary projections of skylights, sills, belt courses, cornices, and other ornamental features, which do not project more than two feet into the required yard.
5. Projections. Outside stairways, fire escapes, fireplace structures not wider than eight (8) feet measured along the wall of a building, ~~regular unwallied porches~~, terraces, and balconies may project five (5) feet into a required front yard, ten (10) feet into a required rear yard, and three (3) feet into a required side yard. The ordinary projections of chimneys and flues are permitted.
6. Lot Coverage Limits. No accessory building nor group of accessory buildings in any agriculture or residential zone shall cover more than twenty-five (25) percent of the rear yard.
7. Sunbreaks. Sunbreaks or related designs that control light entering a building shall be a permanent part of a building, may project five (5) feet into a required front yard, or ten (10) feet into a required rear yard, and three (3) feet into a side yard.
8. Service Canopies. Service station canopies may extend in the required front yard of a service station site to cover pump islands and the adjacent vehicle service area, provided that such canopies are not located closer than five (5) feet to a property line.
9. Berms. Earthen berms in any residential zone shall not exceed the height of four (4) feet measured from the average adjoining grade of the public road frontage for the front yard thirty (30) foot setback on the parcel. No earthen berm shall exceed ten (10) feet outside the front yard setback, or fifteen (15) feet adjacent to a railroad.

13.26.220 Fence Height Regulations.

No fence, decorative wall, hedge, berm, hill, ~~or raised elevation, or obstruction~~ that could be considered a fence or to limit view, or any combination of the above, shall be in excess of six (6) feet in height on any lot used for non-agricultural purposes, unless otherwise specifically provided in the municipal code. No fence, decorative wall, hedge, berm, hill, or raised elevation, or obstruction that could be considered a fence or to limit view, or any combination of the above, in excess of four (4) feet shall be allowed in the front yard of any lot used for residential purposes. No fence shall be topped with barb wire, razor wire, or similar device on lots used for residential purposes. Corner lots shall follow additional restrictions that apply to visibility and

obstructions as provided in the applicable code and use ordinances. Tennis courts shall be constructed only in the rear yard and may include a maximum twelve (12) foot chain-link fence.

13.26.320 Vehicle And Junk Storage.

In any residential zone, excepting mixed-use or high density no junk or inoperable vehicles are permitted, regardless of the size of a parcel, no more than:

1. Limits. Regardless of the size of a parcel, no more than (4) inoperable or unregistered vehicles or trailers shall be kept on a lot not approved for vehicular storage. Any such vehicle or trailer shall be kept in a tidy manner in the rear yard behind a solid fence so as not to be visible from an adjoining property to the extent feasible. Parts, appliances, tires, equipment and other junk on a site not approved for such storage, shall be kept in a tidy manner in the rear yard in limited quantities so as to be contained entirely within a 10x10 square foot area, not exceeding six (6) feet in height. This section does not apply to any implements of husbandry.
2. Parking. No bus, equipment, recreational vehicle, trailer, or unlicensed vehicle of any time shall be parked on any public street improved surface in any zone except as part of a lawfully issued permit.

Chapter 14.08
Community Capital Improvements Plans

Sections:

- 14.08.010 Purpose And Policy Statement.**
- ~~**14.08.020 Community Services Plan.**~~
- ~~**14.08.0320 Cooperative Pathways Plan.**~~
- ~~**14.08.040 Recreation And Open Space Plan.**~~
- ~~**14.08.050 Storm Water Plan.**~~
- ~~**14.08.060 Secondary Water Plan.**~~
- 14.08.030 Plan Adoption.**

14.08.010 Purpose And Policy Statement.

1. Purpose. This Chapter provides a mechanism for the City to initiate, complete, and adopt community plans as strategic planning documents that may be limited to a specific area, limited to a specific enterprise or service, emergency planning or response, or limited to a specific or series of governmental or community functions. Community plans may include long-range and/or short range planning, general plan elements, capital projects, equipment schedules, service schedules, depreciations schedules, acquisitions, other planning documents, and options to aid budgeting and financing.
2. Policy. It is the policy of the City to plan ahead, this may include, but is not limited to:
 - a. Coordinating multi-jurisdictional projects with other governmental entities.
 - b. Systematic evaluation of all potential projects at the same time.
 - c. Ability to plan, budget, and consolidate projects to reduce costs.
 - d. Provide information to the public about planning and projects.

- e. Economic development.
- f. Schedule the installation, repair, upgrade, or replacement of public infrastructure and/or facilities over time.
- 3. CIP. A Capital Improvement Plan and/or Capital Investments Plan (both may be referred to as “CIP”) is contemplated as a community plan under this Chapter.
- 4. Plan. The Mayor, City Council, or any Department may initiate and complete any community plan and associated documents(s), and schedule(s).
- 5. Contents. An ideal community plan may contain the following information:
 - a. Justification or statement of purpose of the plan.
 - b. The projects ranked in order of preference.
 - c. The plan for financing the projects.
 - d. A timetable for the projects.
 - e. Itemized of expenses for each project.
 - f. Map of each project location, project details, and project cost.
 - g. Schedules for acquisition, equipment, or other items to be purchased.
 - h. Schedules for installation, repair, upgrade, or replacement of public infrastructure and/or facilities.
- 6. Implementation. Annually presentation of a CIP in conjunction with the City Council which includes:
 - a. Short term and long term projects.
 - b. Prioritization and ranking of projects.
 - c. Evaluation of completed, unimplemented, or incomplete projects.
 - d. Solicit, compile, and evaluate new project requests.
 - e. Identify the specific steps for project development.
 - f. Take inventory of existing capital assets.
 - g. Assess financial capacity and possible grant funding.
 - h. Schedule for development and a financing plan.
 - i. Regulatory compliance and bidding procedures.
 - j. Manage and monitor approved projects.
 - k. Update existing/ongoing CIPs.

14.08.0320 Cooperative Pathways Plan.

- 1. Purpose. It is the purpose of the Cooperative Pathways Plan is to serve as a CIP to promote, plan, and protect non motorized and motorized public trails and pathways, and to maintain and enhance the local beauty, pastoral atmosphere, rural lifestyle, outdoor recreational opportunities and sense of community. The vision is to establish a network of pathways and facilities to enable residents, visitors and their children to travel in safety on foot, bicycle, horseback, skates, snowshoes or skis, to a wide variety of destinations throughout the community.
- 2. Multi-jurisdictional. This CIP is adopted in conjunction with planning and coordination between the City, Weber County, and other municipalities.
- 3. Generally. In this CIP the City adopts trail and pathway plans and policies, identifies potential future trail and pathway locations, access points, and facilities.

4. Adoption. The Weber County Cooperative Pathways Master Plan, dated May 2010, is hereby adopted and incorporated herein by this reference.
5. Preservation and Acquisition. The City shall secure legal permission to preserve, acquire, access, and/or otherwise use any potential corridors, access points, and/or facilities. Specific attention shall be given to any corridors, access points, and/or facilities that are at risk of permanently disappearing. The City may acquire by easements or other ownership interest any corridors and access points for trail, pathway, and/or facilities approved by the Mayor, subject to any fund requirements of the City Council. The City shall always promptly accommodate the donation of any trail, pathway, and/or facilities.
6. Design. Trails and pathways are highly desired amenities for communities and should be designed to standards set forth by the American Association of State of Highway Transportation Officials (AASHTO) and/or other uniform standards acceptable to the City.
7. Facilities. Facilities as used in this section means any trail-head, restroom facility, parking area, buffer, safety area, station, service area, park, bowery, garden, plot, habitat area, open space, other support facility, or property of any kind.
8. Pedestrian Design. As primary roads are improved, separated bicycle and pedestrian trails should be included. In rural areas that do not have sidewalks it is important to provide safe pathways for residents and others who bicycle and walk in the area.
9. Equestrian Design. The rural quality of some areas and the abundance of horses used for leisure activity indicates that equestrian trails are highly desired and will be used, especially with the proximity of the Weber County Fairgrounds. Areas where horses are likely to be used for recreation or otherwise should be considered in trail development.
10. Watercourses. Watercourses and canals are routinely identified as trail corridors throughout Utah and the west United States. There are various natural waterways and canals in the City which are to be utilized for trails, pathways, and facilities to the greatest extent possible.
11. Limited Liability. The state legislature adopted the “Limitations on Landowner Liability” set forth in Title 57, Chapter 14 of the Utah Code Annotated to afford liability protections to landowners who provide for trail and pathway access. Under this Section, landowners shall be afforded full rights of limited liability consistent with the state statute.
12. Implementation. The City shall implement this section as follows:
 - a. Review each new subdivision to see if it intersects pathway corridors and coordinate with developers to accommodate trails during subdivision review.
 - b. Coordinate with Weber Pathways, Weber County, UDOT, property owners, local transportation agencies, and others to identify and align trails and pathway, and to secure funding for trail development.
 - c. Coordinate with any known local equestrian interests, property owners, and others for development and funding of equestrian trails and facilities.
 - d. Coordinate with local irrigation officials and others involved when creating trails and pathways along watercourses and canals.
13. Maps. The City hereby adopts and incorporates herein the following maps:
 - a. Bike Route Map.

- b. Multi-jurisdictional Trail and Pathway Map.
- c. Marriott-Slaterville Trail and Pathway Map.
- 14. Map Updates. Maps shall automatically update as new or modified routes and pathways are adopted by the City or adopted by any jurisdiction(s) where such are located.
- 15. Trail and Pathway Classification. Trails may be classified as bike routes, pedestrian, equestrian, non motorized, motorized, seasonal use, or otherwise within in the City or as may be depicted on any maps.
- 16. Funding. The City officials may develop a budget and impose authorized impact fees to fund the CIP provided in this Section. City staff is authorized to seek any and all sources of federal and state funding for this CIP.

14.08.030 Plan Adoption.

As allowed by law, the Mayor may adopt any community plan, associated document(s), and schedule(s) by executive order. The City Council may adopt any community plan, associated document(s), and schedule(s) by ordinance or resolution. Any existing or adopted CIP, community service plans, recreation and open space plans, storm water plan, secondary water plan, or other official plan remain adopted under this section. Any community plan may be adopted by reference to said plan. An interlocal agreement or any contract is not a community plan under this Chapter.

15.37.030 Activity Permit Procedure.

- 1. Process. Any person or entity desiring a storm water construction activity permit must first submit a “Notice of Intent” (NOI) with DEQ. Upon DEQ approval of the NOI, any person desiring a storm water construction activity permit must file the SWPPP with the City along with any documentation necessary for the City to calculate the number of ERUs for each parcel upon completion of development. The storm water construction activity permit is approved and issued in conjunction with a building permit.
- 2. ~~Compliance. Failure to submit a SWPPP required for the required storm water construction activity permit is grounds for denying a development application.~~
- 3. Fee. A storm water construction activity permit fee is required for each building permit where a SWPPP is required in the amount established by ordinance or resolution.
- 4. Approval. Approval of the building permit includes issuance of the storm water construction permit. The City may impose conditions in connection with the approval of a building permit to enforce the SWPPP and include specific measures to prevent erosion, unlawful discharge, sediment accumulation, debris removal, and other storm water measures for the construction site.
- 5. Effect. Unless otherwise revoked or suspended for a violation, a storm water construction activity permit is effective for the full period of the construction activity. The construction activity will not be considered to be completed until all federal, state, and applicable local requirements are met ~~the following events occur:~~
- 6. Termination. The storm water construction activity permit shall be considered terminated after the permittee notifies the City of completion of the project and a final inspection is performed to verify site stabilization. Permittee shall also verify the site is stabilized and

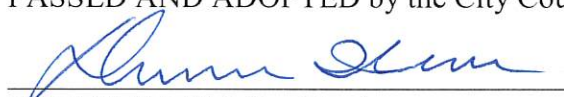
give “Notice of Termination” to DEQ. The permittee shall keep and maintain all permit-required improvements on the site until termination.

7. Amendments. In the event that the proposed construction activity for a site to which a permit pertains is materially altered from the SWPPP, an amended SWPPP shall be submitted for approval by permittee.

Section 3: Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.

Section 4: Effective date. This Ordinance takes effect immediately upon mayoral approval and posting.

PASSED AND ADOPTED by the City Council on this 21st day of August, 2025.


DENNIS ILLUM, President,
Marriott-Slaterville City Council

PRESENTED to the Mayor this 25 day of Aug, 2025.
APPROVAL of the Mayor granted this 25 day of Aug, 2025.


SCOTT VAN LEEUWEN, Mayor

ATTEST:


City Recorder

RECORDED this 25 day of Aug, 2025.
PUBLISHED OR POSTED this 25 day of Aug, 2025.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah Code Annotated §10-3-713, 1953 as amended, I, the City Recorder of Marriott-Slaterville City, hereby certify that the foregoing Ordinance was duly passed, and published or posted as required by State Law.

 DATE: 8.25.2025
City Recorder