

Proposed Code Amendment Title 21, *Land Development Code*



Proposal

- Amends Title 21, *Land Development Code*
- Chapter 11, *Special Use Standards* - Section 26, *Residential Short-Term Rental (STR)*; and
- Chapter 15, *Sensitive Area Overlay Zone*, Section 7, *Violations, enforcement and penalties*.



Proposed Code Amendment

- Purpose of the Code Amendment:
- Remove civil fine amounts from the Land Development Code.
- Relocate them to the fee schedule.
- Other minor clarifying text amendments associated with removing the fines.

Planning Commission Recommendation to City Council

Forward a positive recommendation to the City Council to amend Title 21, Chapters 11 and 15, of the Sandy Municipal Code, relating to removing fines from the Land Development Code based on the analysis and findings in the staff report.



Proposed Code Amendment Title 1 and 19, *Sandy City Code* *Fee Schedule amendments*

Proposal

- Amends Title 1 & 19, Sandy City Code and the Fee Schedule
- Title 1, Chapter 4, Administrative Code Enforcement – Multiple code sections; *and*
- Title 19, Chapter 1, Administration, Section 7, Abatement of Weeds, Garbage or Refuse.



Proposed Code Amendment

- Purpose of the Code Amendment: to clarify applicability of the City’s code enforcement process to violations of local ordinances and State statutes.
- Adding “applicable state law”.
- Removing the requirement to pay a “filing fee”;
- Modifying the requirement that a hearing must be held within 35 days vs 21 days.
- Other minor clarifying text amendments associated property abatements.
- Title 19 is amended to remove the section that outlines the process to have a hearing with the Hearing Officer. Similar language in Title 1.
- Add fines to the Fee Schedule that the City Council reviews annually.

**EXHIBIT A
CIVIL FINES – ADMINISTRATIVE CODE ENFORCEMENT**

Administrative Civil Fines	2025 Proposed	
Title 12 (All violations)		\$50 (this fine will double after each violation within a 12-month period)
Title 13 and 14 (All violations)		\$40
Title 19 (All violations)		\$50
Title 21: All residential zones (excluding Short Term Rental (STR) and Sensitive Area Overlay Zone violations. These are outlined separately.		Nonpermitted use; violation of permit or approval – \$50
All Commercial Zones		Nonpermitted use; violation of permit or approval – \$75
Industrial Zone		Nonpermitted use; violation of permit or approval – \$100
Administrative Costs – Staff time spent on case		Actual Cost – Minimum \$100
Re-hearing Fee (if the applicant does not provide the correct information, i.e. attorneys name, address, and phone number a day before the hearing)		No fee
Re-inspection fee		\$55 to be applied if more than one inspection is necessary
Preparing the Record fee		\$50
All other violations of city ordinances		\$25
Total accrued fines for any violation shall not exceed \$5,000 per violation. There shall be no maximum fine amounts related to Sensitive Area Overlay Zone violations.		
STR Violations (per 21-11-26 (g) see code section for additional regulations related to fines.		
For the first violation within any 12-month period, the penalty shall be \$500.		
For a second violation within any 12-month period, the penalty shall be \$750.		
For a third violation and all additional violations within any 12-month period the penalty shall be \$1,000.		
For any violation within any 12-month period following the third violation, the penalty shall be \$1,000.		
Sensitive Area Overlay Zone Violations (per 21-15-7) see code for additional regulations related to fines.		
	Base Fine	Daily Fine (additional to base fine) assessed the day after the first violation notice.
Minor Violation	\$1,000	\$10
Intermediate Violation	\$1,000	\$25
Major Violation	\$1,000	\$40
Default Interest Rate determined by state code Post Judgment Interest Rates (utcourts.gov)		Post Judgment Interest Rates CY 2024 – 6.81%

Proposed Fee Schedule

Recommendation

Title 1, 19 and the Fee Schedule are not required to be reviewed by the Planning Commission.

Staff would recommend that the City Council approve the proposed amendments to Title 1, 19 and the fee schedule.

~End~