

EMIGRATION CANYON

METRO TOWNSHIP



Municipal Code Updates

Combined Planning Commission / Council Project



GREATER SALT LAKE

Municipal Services
District

Project Goals

- Ensuring compliance with State Legislation.
- Encouraging conformity with the adopted General Plan.
- Promoting ease of use for both staff and residents.
- Meeting unique needs and preserving the character of the community.



Project Summary

As the land use authority, the Planning Commission has the authority to recommend changes to the Council on Title 18 Subdivisions and Title 19 Zoning of the Emigration Canyon Metro Township Code.

Staff will work closely with the Planning Commission and Council to review drafted materials and lead ordinance revisions through the formal adoption process. This project has an anticipated end date of March 2024.

Combined Planning Commission and Council Workshops will be arranged. The workshops may occur during the Planning Commission's regularly scheduled monthly meetings, unless otherwise requested by the Council.

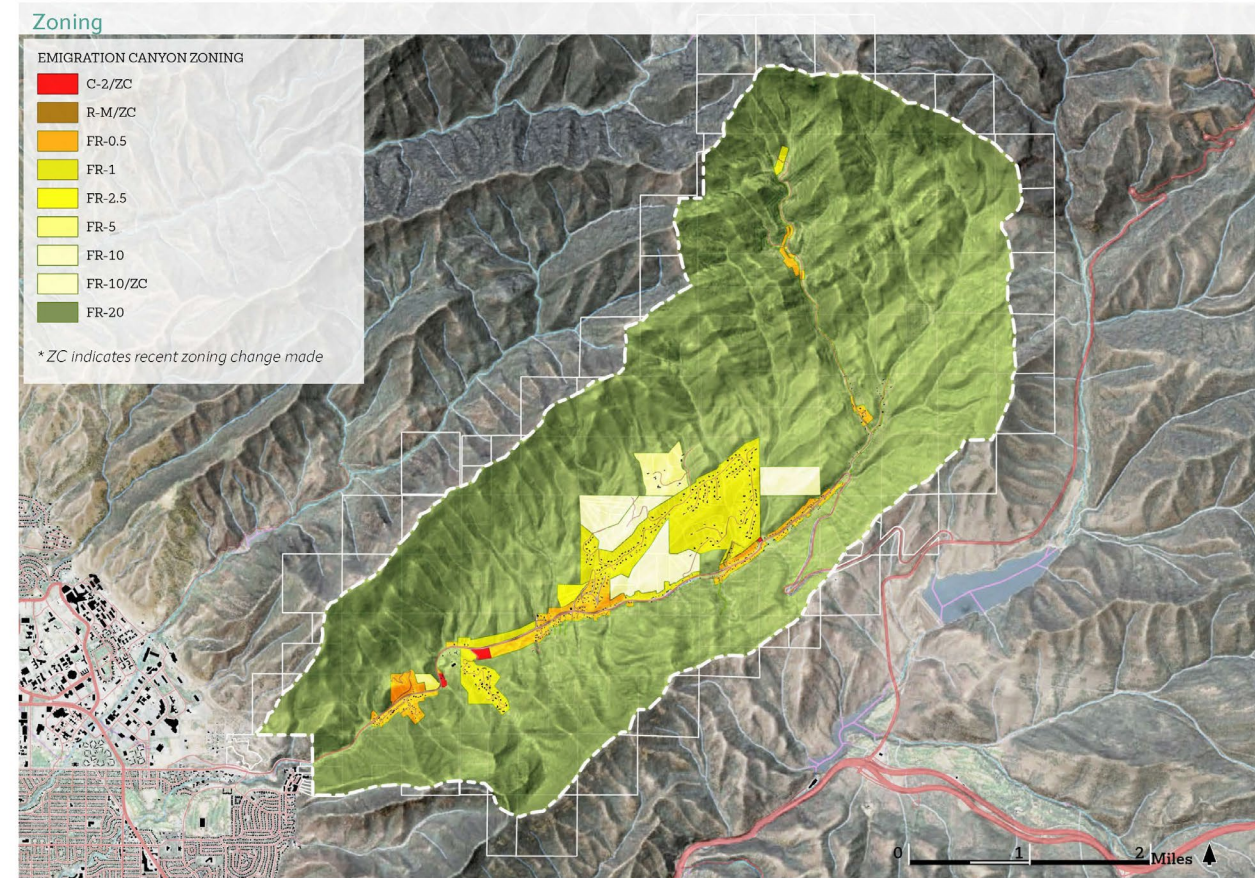
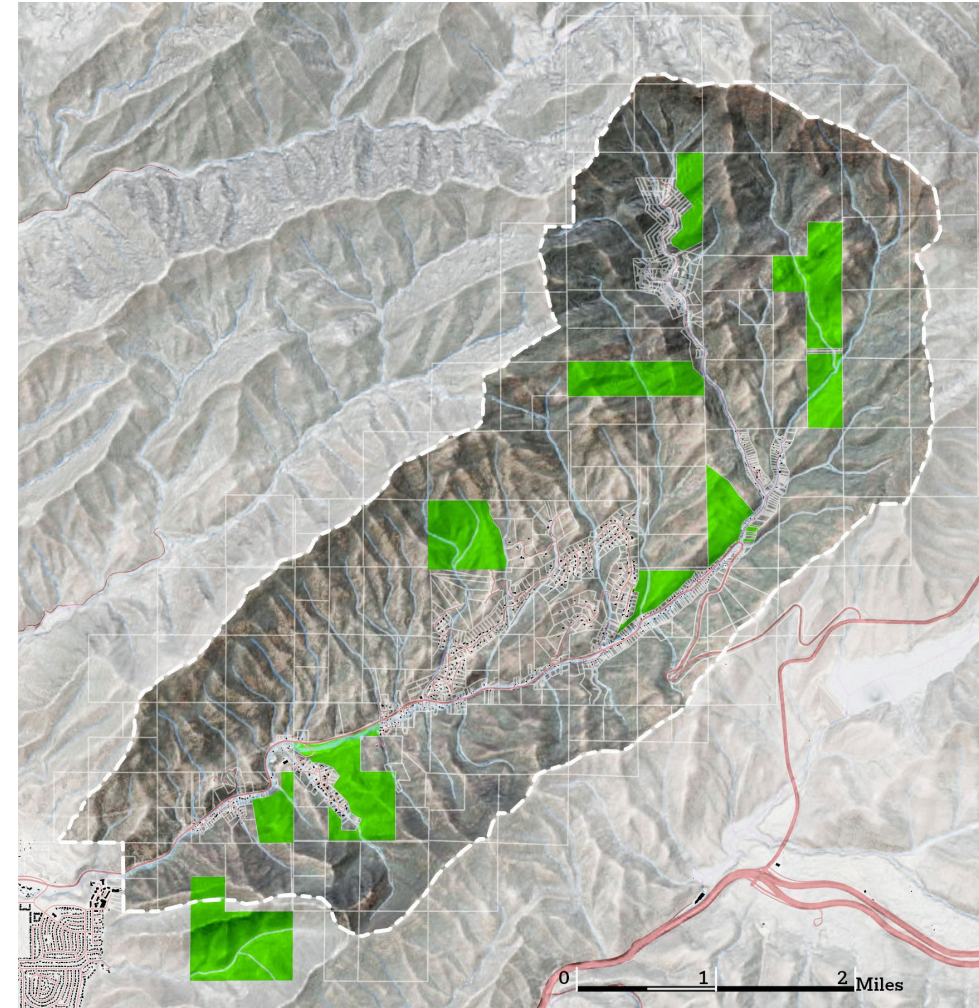


Figure 2.4: Current zoning for Emigration Canyon. See Figures 2.10 and 2.11 for details on commercial zoning.

Parties Involved

- ECMT Planning Commission and Council,
- MSD Staff
- Emigration Canyon Legal Team
- Affected Entities and Stakeholders



Anticipated Work

Low-Effort Tasks

- Reorganize chapters.
- Update language.
- Consolidate similar standards together.

Medium-Effort Tasks

- Reformat standards into tables for user convenience.
- Renumbering standards.
- Update references to state code.

High-Effort

- Update zone standards.
- Update overlay zone standards.
- Update development standards (if needed)
- Review for compatibility with the General Plan.

Title 19 Zoning	
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	Chapter 19.04 DEFINITIONS
	Chapter 19.05 PLANNING COMMISSION
	Chapter 19.06 ZONES, MAPS, AND ZONE BOUNDARIES
Zones and Overlay Zones	Chapter 19.08 F-1 FORESTRY ZONE
	Chapter 19.12 FR-0.5, FR-1, FR-2.5, FR-5, FR-10, FR-20, FR-50 AND FR-100 FORESTRY AND RECREATION ZONES
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	Chapter 19.94 ENFORCEMENT

ECMT | Planning Commission & Council Focus

High-Effort

- Update zone standards.
- Update overlay zone standards.
- Update development standards (if needed)
- Review for compatibility with the General Plan.

Adjust Use & Development Standards

Consolidate all three existing into one Zone.

Consider the addition of a Mixed-Use for EC

Ensure that all chapters comply is the standards outlined here

Not Addressed

Introduce Open Space Zone?

Introduce Public Facilities Zone?

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General Plan Guidance

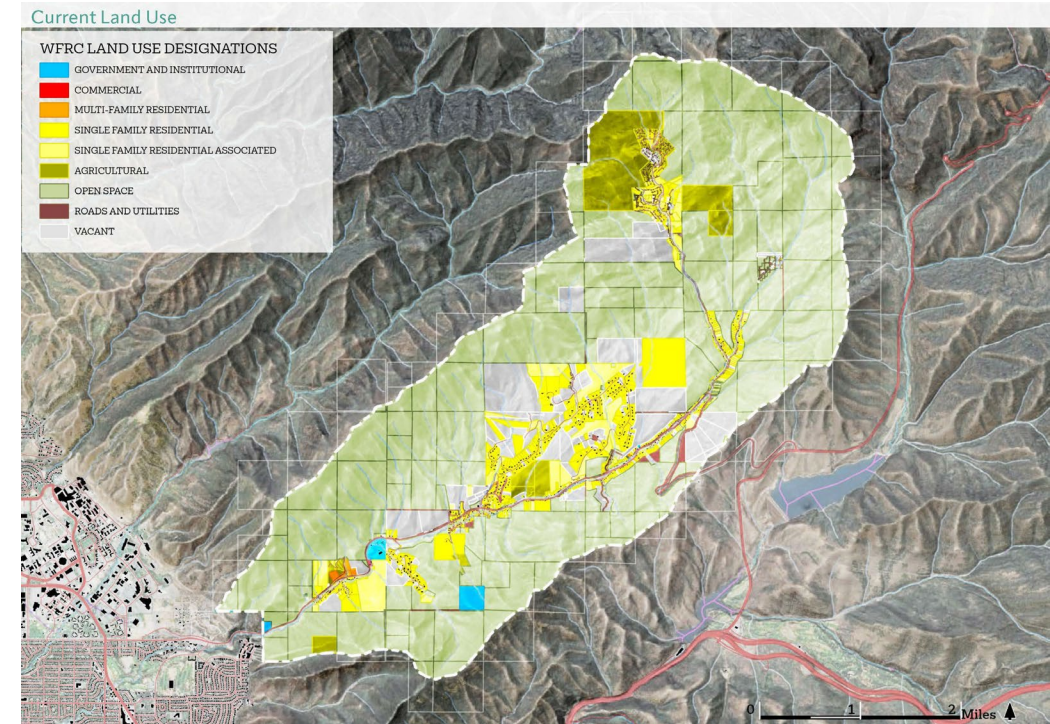
Land Use & Character Areas Work Program

Enhance protection of the unique canyon ecosystem and scenery.

- Preserve existing zoning standards that protect the unique canyon ecosystem and scenery, including those that mandate large-lot zoning where such zoning is appropriate for the mountain setting.
- Establish a working group, at EC Metro's discretion, to develop guidelines and standards for new developments that will incorporate principles of connectivity and open space design, such as cluster subdivisions, where feasible and appropriate.
- Encourage any new residential development to infill already existing neighborhoods, rather than building on currently undeveloped lands.
- In adopting ordinances, consider working group recommendations regarding enhanced standards and guidelines for new developments.

Improve the safety, sustainability, and resilience of the built environment.

- Adopt a waterwise ordinance.



General Plan Guidance

Land Use & Character Areas Work Program

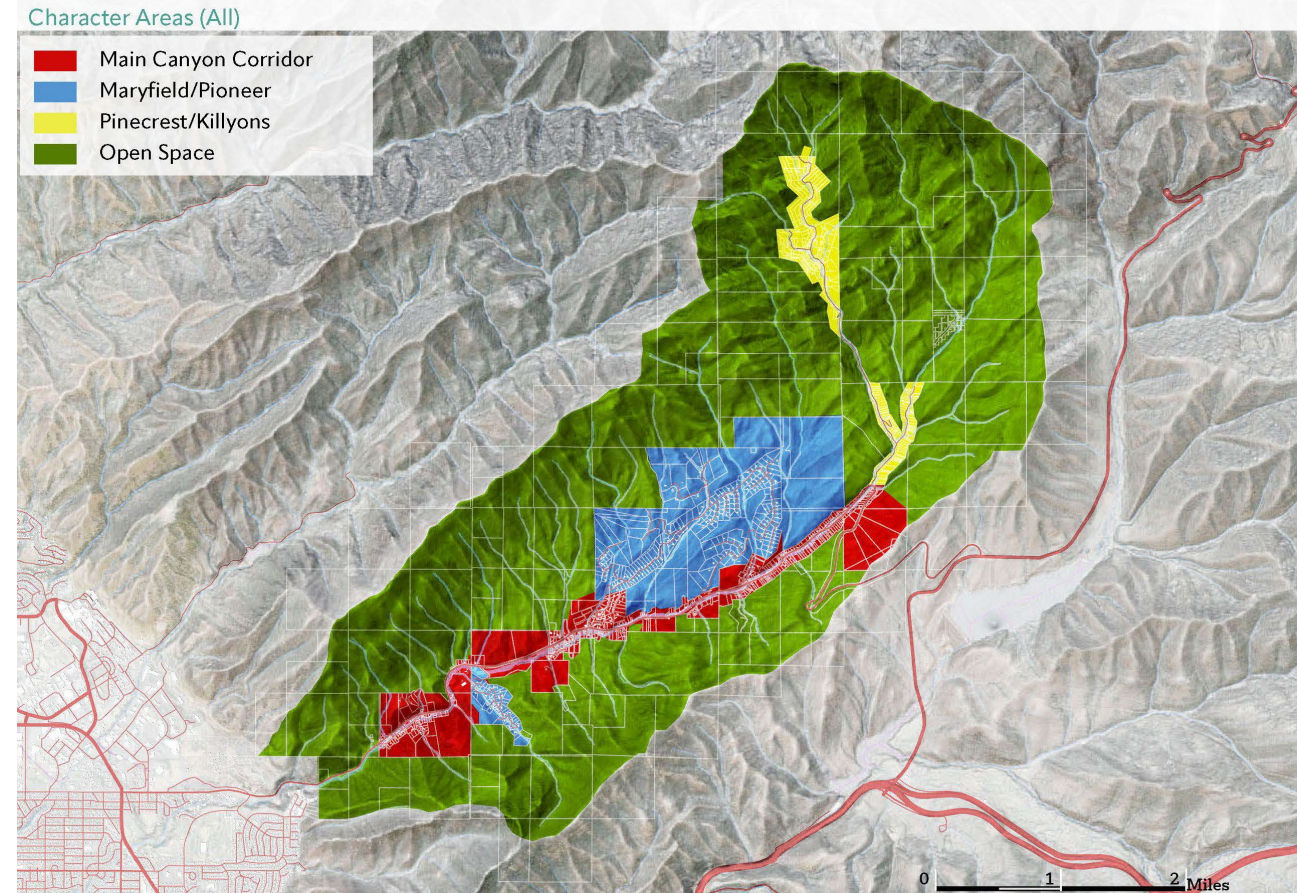
Increase connectedness and sense of place within and between character areas.

- Consider future Ag/FR Zone conflicts, especially those associated with animals, and update zoning/ordinances as needed.

Improve management of existing open space amenities.

Preserve and enhance existing commercial activities.

- Allow small home-based businesses as long as parking is available and deemed adequate for the type of business desired.



General Plan Guidance

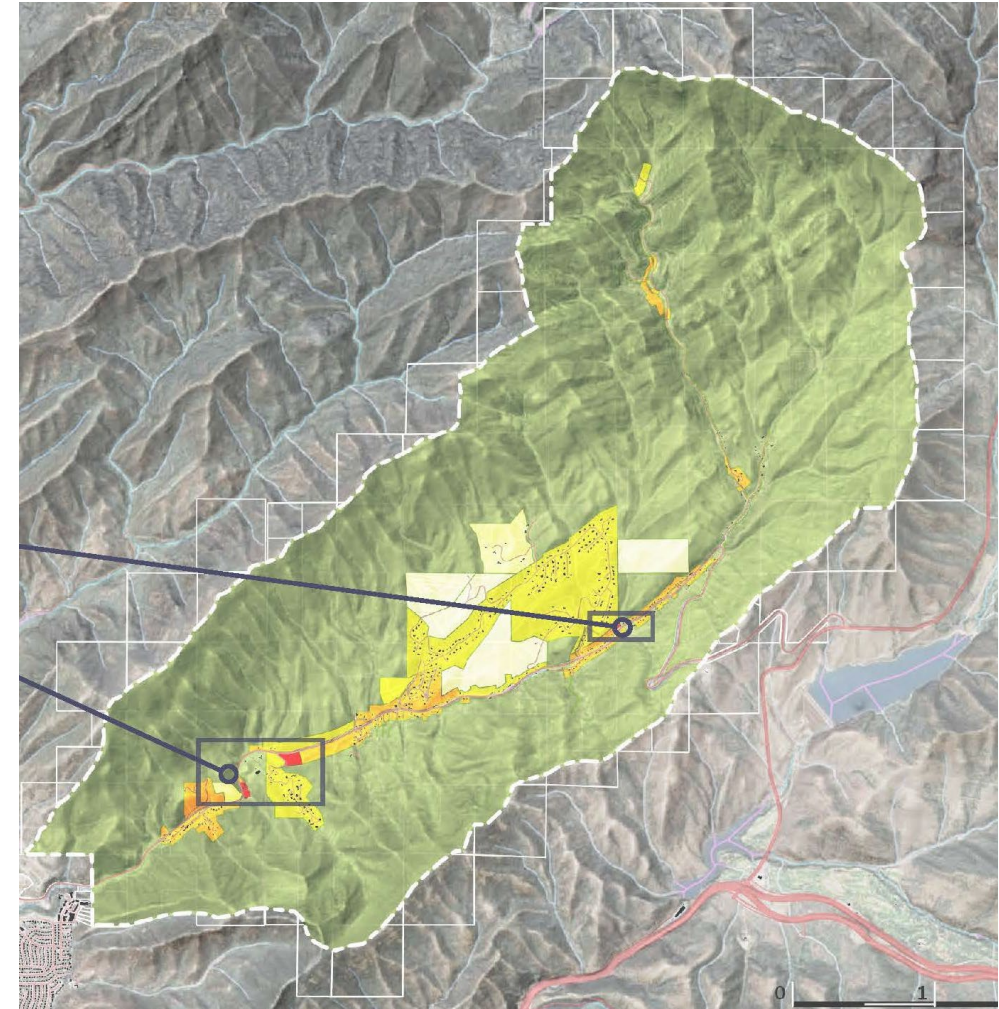
Economic Development Work Program

Enhance a community environment that embraces sustainable economic growth, while preserving the community's dedication to the environment, recreational amenities and historic identity.

- Support sustainable economic growth opportunities that would strengthen the community, while still preserving the community's dedication to the environment, recreational amenities and historic identity.

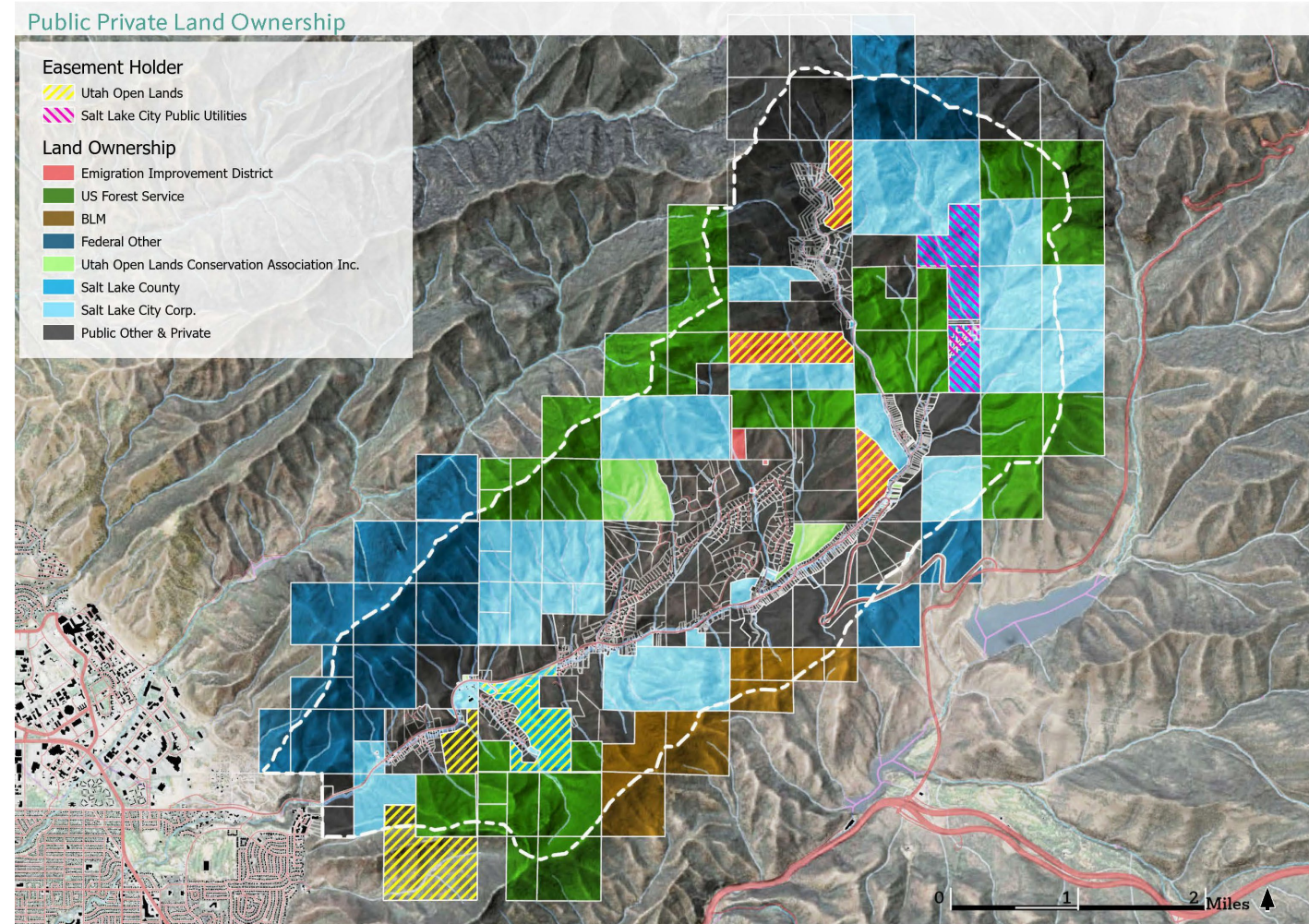
Preserve and enhance existing commercial activities.

- Allow small home-based businesses as long as parking is available and deemed adequate for the type of business desired.



Objectives

1. **Drop** - Unused Zones
2. **Refine** - Commercial Zone with the purpose of developing one commercial zone appropriate for EC.
3. **Introduce** - an Open Space Zone that will facilitate preservation and smaller-scale recreation infrastructure improvements
4. **Reduce** - allowed uses in all FR-Zones
5. **Tailor** - Landscaping requirements to meet EC and FCOZ needs.
6. **Incorporate** - Smith-Hartvigsen revisions



Process

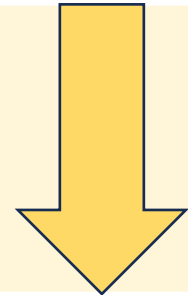
Introduction

- MSD Staff will update PC and Council
 - Identify Biggest issues



Workshops

- 3 Workshops Total (PC & Council Combined)
 - October, November, & January
- MSD Staff will update PC and Council with staff reports on topics to be discussed prior to the workshop



Public Hearings

- Final Drafts Completed
 - Notice to go out to public



Adoption

- Appeal and Replace Municipal Code



Workshop Topics

Workshop #1

- Commercial Zones
 - Consolidate all Commercial Zones into 1 zone appropriate for EC
- Mixed-Use Zones
 - Potential New Zone for EC
- FR 10, 20, & Multi-family Residential Zones
 - Reduce Standards where appropriate

Workshop #2

- Open Space Zone
 - Potential New Zone for EC
- Public Facilities Zone
 - Potential New Zone for EC
- Landscaping Standards
 - Review updates to ensure compliance with standards articulated in FCOZ

Workshop #3

- Review remaining Development and Use Standards & Administration

Anticipated Timeline

★ Recommendations of Code Changes with Staff Report or Memo to be delivered

		September	October	November	December	January	February	March		
Important Events		Present to PC/Council	Workshop	Workshop		Workshop	Public Hearing	Adoption		
	Scope of Work									
Phase 1 (Zones and Environmental Considerations)	Definitions (Update)	First Draft Complete					Final Draft Complete			
	Forestry and Multi-Family Zones		Review and Update							
	Commercial Zones									
	(New) Open Space Zone	First Draft Complete		Review and Update			Final Draft Complete			
	FCOZ (Review and Update)									
	Floodplains (Keep Existing)						Final Draft Complete			
	Geologic Hazards (Keep Existing)									
Phase 2 (Development and Use Standards)	IADUs (Keep Existing)	First Draft Complete				Review and Update	Final Draft Complete			
	(New) Specific use Standards									
	(New) Temporary Use Standards									
	Off-Street Parking (Update)					Review and Update	Final Draft Complete			
	Signs (Update)									
Phase 3 (Administration)	Site Development Standards	First Draft Complete				Review and Update	Final Draft Complete			
	Title, Purpose, and Applicability									
	Nonconformities									
	Enforcement					Review and Update	Final Draft Complete			
	Establishment of Zones, Zoning Map, Amendments									
	Land Use Process and Procedures									
Appeals, Variance, and Exceptions										
Title 18 Subdivisions										
Phase 4	Final Title 19 and Title 18 Assembled						Final Draft Complete	Adoption		

Anticipated Result

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Chapter 19.22 Open Space Zone	★
Chapter 19.24 Forestry Zones	★
Chapter 19.30 Medium Density Residential	★
Chapter 19.32 Commercial Zone	★
Chapter 19.34 Mixed-Uses Zone	★
Chapter 19.38 Public Facilities Zone	★

- ★ New Zone (Potential)
- ★ Zone Consolidation
- ★ Zone Update
- ★ Dropped Zone

Questions & Comments

- Do the topics / issues discussed seem correct?
- Is the combined PC / Council Workshop format a workable solution?
- Is the timeline appropriate?

Thank You for your Time and Attention!