



EMIGRATION
CANYON



Municipal Code Updates

Combined Planning Commission / Council Project



GREATER SALT LAKE
Municipal Services
District

Project Goals

Measuring Success

- Ensuring compliance with State Legislation.
- Encouraging conformity with the adopted General Plan.
- Promoting ease of use for both staff and residents.
 - Integration of FCOZ and Development Standards
- Meeting unique needs and preserving the character of the community.
 - Introduced Open Space Zone
 - Introduced Public Infrastructure and Facilities Zone
 - Improved Commercial Zone
 - Introduce Neighborhood Mix-Use Zone
 - Eliminate Multi-Family Residential Zone



Anticipated Work

- Zone Regulations Review Complete
- Zone Eliminated
- Low Effort Sections
- High Effort Sections
 - Distribution of the FCOZ Contents into the appropriate sections of the code.

- **Title 18 Subdivisions**
 - *Subject of the October PC Meeting*
- **Foothill and Canyons Overlay Zone (FCOZ)**
 - *Subject of the November – January PC Meetings*
- **Title 19 Development Zones Wrap-up**
 - *Subject of the February – March PC meetings*

DRAFT ZONING ORDINANCE | Title 19 | All Chapters (Emigration Canyon)

Article I. GENERAL PROVISIONS

CHAPTER 19.02: TITLE, PURPOSE, AND APPLICABILITY

CHAPTER 19.04: DEFINITIONS

CHAPTER 19.06: NONCONFORMITIES

CHAPTER 19.08: ENFORCEMENT

CHAPTER 19.10: PROCEDURES FOR ANALYZING TAKINGS

Article II. ADMINISTRATION

CHAPTER 19.12: ADMINISTRATIVE BODIES, POWERS & DUTIES

CHAPTER 19.14: ESTABLISHMENT OF ZONES, ZONING MAP, AMENDMENTS

CHAPTER 19.16: LAND USE PROCESSES AND PROCEDURES

CHAPTER 19.18: PLANNED UNIT DEVELOPMENTS

CHAPTER 19.20: APPEALS, VARIANCES AND EXCEPTIONS

Article III - Zone Regulations

CHAPTER 19.22: OPEN SPACE

CHAPTER 19.24: FORESTRY ZONES

CHAPTER 19.30: MEDIUM AND HIGH-DENSITY RESIDENTIAL ZONES

CHAPTER 19.32: COMMERCIAL ZONES

CHAPTER 19.36: MIXED USE ZONES

CHAPTER 19.38: FOOTHILLS AND CANYONS OVERLAY ZONE

CHAPTER 19.40: PUBLIC INFRASTRUCTURE AND FACILITIES ZONE

Article IV. SPECIFIC AND TEMPORARY USE STANDARDS

CHAPTER 19.42: SPECIFIC USE STANDARDS

CHAPTER 19.44: TEMPORARY USE STANDARDS

Article V. DEVELOPMENT STANDARDS

CHAPTER 19.46: SITE DEVELOPMENT STANDARDS

CHAPTER 19.48: OFF-STREET PARKING AND LOADING

CHAPTER 19.50: LANDSCAPING & SCREENING

CHAPTER 19.52: SIGNS

CHAPTER 19.54: NIGHT LIGHTING

CHAPTER 19.56: FLOOD PLAIN REGULATIONS

CHAPTER 19.58: GEOLOGICAL HAZARDS

Title 18 Subdivisions

- Low Effort Sections

- This section of the Code needs to be updated and adopted **before November 1, 2024** to comply with legislative mandates from the 2024 legislature. As such, staff will be holding a public hearing on proposed updates at the next ECPC meeting, seeking a recommendation from the PC, and will then bringing the updates to the council with a recommendation for adoption during the October or November Council meeting.
 - Jay Springer from Smith Hartvigsen is currently working on a version of this ordinance that includes some amendments to comply with legislative mandates from the 2024 legislature.
 - Title 18 is largely administrative in nature and there are a limited number of policy decisions we need to make.
 - Much of the ordinance deals with MSD Planning's process (largely mandated by Utah Code), the application process (somewhat mandated by Utah Code but also a reflection of what EC planners, our engineering team, and the surveyor have determined that we need to review a subdivision, bonding processes (largely mandated by Utah Code), Subdivision amendments (almost entirely mandated by Utah Code), and Surveying (written in accordance with the County Surveyor's policies and professional best practices).

Foothill and Canyon Overlay Zone (FCOZ)

- High Effort Sections

- *Subject of the November – January PC Meetings*

- Because the entirety of Emigration Canyon is located within FCOZ, the question is how to deal with these regulations and the general site plan regulations. There is no obvious need to have baseline site plan regulations and an additional set of regulations that alters those baseline regulations in certain areas (FCOZ) when the entire community is subject to both sets of regulations.
- We have had some debate during PC meetings regarding where this section of the EC Municipal Code should ultimately reside within the EC Municipal Code.
 - **Staff Recommendation:** The contents of the FCOZ section, with any proposed changes, be integrated into the *19.46 Site Development Standards* section of the municipal code. Site Development Standards would be renamed to reflect “**19.46 Site Development, Environmental Protection, and Scenic Quality Promotion Standards**”.
 - **Alternatively:** The section would remain an overlay zone. In this option, it would likely receive a new title reflective of the idea that there are no foothills within EC, and reflective of the proposed changes to the standards that would distinguish it from the FCOZ inherited from the county. Something like, “**Environmental and Scenic Quality Protection Standards**”.
- Staff is supportive of having one set of baseline site plan regulations that apply everywhere rather than two sets that apply everywhere.

Title 19 Development Zones Wrap-up

- **High Effort Sections**

- *Subject of the February – March PC meetings*

Once the PC have reviewed Title 18 and the reviewed and made recommended changes to the FCOZ section of the code. We will return to the Title 19 Development Zones to ensure that their regulations are consistent with all changes made to the municipal code to date. At the completion of this review, it is anticipated that we will have a more comprehensive set of Development Zones including:

- **Forestry Zones** | FR – 0.5, FR – 1, FR – 2.5, FR – 5, FR – 10, and FR – 20
 - These Zones have been a catch-all zone for land use in the canyon and have been reduced in their scope to function as our single-family residential housing zones.
- **Open Space Zone** | OS
 - This zone is intended to replace the FR-20 zone on properties that are unsuitable for development. Such as, properties currently protected by a conservation easement, under federal and state ownership, and those which are considered unbuildable because of the existing site conditions such as steep slope and hazard areas. Making these changes to the zoning map should clarify development opportunities and intended land use in EC.
- **Commercial Zone** | C-V
 - This zone is current identified as C-2 zone. It has been revised and will be renamed

a C-V (Commercial Visitation Zone). The regulations of this zone are designed to encourage the provision of, restaurants, retail and service-oriented spaces, and other commercial activities providing for the convenience, welfare, or entertainment of the resident, tourists, and traveler.

- **Public Facilities Zone** | PF
 - The purpose of the PF Zone is to provide areas for facilities owned by public and quasi-public entities such as religious institutions and non/not-for-profit institutions.
- **Public Institutions Zone** | PI
 - The purpose of the PI zone is to provide areas for educational institutions, municipal uses, civic uses, and public gathering facilities. These uses are established to promote the health and betterment of the community at large.

The municipal Code will no longer include a Multi-Family Zone as this type of development has been determined to be inappropriate for the EC.

Project Summary | Previous v Proposed Title 19 Table of Contents

Title 19 Zoning	
Administrative Processes, General Provisions	Chapter 19.02 GENERAL PROVISIONS AND ADMINISTRATION
	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
	Chapter 19.15 REGULATE INTERNAL ACCESSORY DWELLING UNITS
	Chapter 19.44 R-M RESIDENTIAL ZONE
	Chapter 19.56 C-1 COMMERCIAL ZONE
	Chapter 19.60 C-V COMMERCIAL ZONE
	Chapter 19.62 C-2 COMMERCIAL ZONE
	Chapter 19.72 FOOTHILLS AND CANYONS OVERLAY ZONE
	Chapter 19.73 FOOTHILLS AND CANYONS SITE DEVELOPMENT AND DESIGN STANDARDS
Development Standards	Chapter 19.74 FLOOD DAMAGE PREVENTION ORDINANCE
	Chapter 19.75 GEOLOGICAL HAZARDS ORDINANCE* (Formerly "Natural Hazard Areas")
	Chapter 19.76 SUPPLEMENTARY AND QUALIFYING REGULATIONS
	Chapter 19.78 PLANNED UNIT DEVELOPMENTS
	Chapter 19.79 UTILITY AND FACILITY SYSTEM PLACEMENT REGULATIONS
	Chapter 19.80 OFF-STREET PARKING REQUIREMENTS
	Chapter 19.82 SIGNS
Administrative Processes, General Provisions	Chapter 19.83 WIRELESS TELECOMMUNICATIONS FACILITIES
Administrative Processes, General Provisions	Chapter 19.84 CONDITIONAL USES
Special Use Conditions	Chapter 19.85 HOME BUSINESS
	Chapter 19.86 HISTORIC PRESERVATION
Administrative Processes, General Provisions	Chapter 19.87 RESIDENTIAL FACILITIES FOR PERSONS WITH A DISABILITY
	Chapter 19.88 NONCONFORMING USES AND NONCOMPLYING STRUCTURES*
	Chapter 19.90 AMENDMENTS AND REZONING
Special Use Conditions	Chapter 19.91 SEXUALLY ORIENTED BUSINESSES
Administrative Processes, General Provisions	Chapter 19.92 LAND USE HEARING OFFICER
	Chapter 19.93 PROCEDURES FOR ANALYZING TAKINGS CLAIMS
	Chapter 19.94 ENFORCEMENT

DRAFT ZONING ORDINANCE | Title 19 | All Chapters (Emigration Canyon)

Article I. GENERAL PROVISIONS

CHAPTER 19.02: TITLE, PURPOSE, AND APPLICABILITY

CHAPTER 19.04: DEFINITIONS

CHAPTER 19.06: NONCONFORMITIES

CHAPTER 19.08: ENFORCEMENT

CHAPTER 19.10: PROCEDURES FOR ANALYZING TAKINGS

Article II. ADMINISTRATION

CHAPTER 19.12: ADMINISTRATIVE BODIES, POWERS & DUTIES

CHAPTER 19.14: ESTABLISHMENT OF ZONES, ZONING MAP, AMENDMENTS

CHAPTER 19.16: LAND USE PROCESSES AND PROCEDURES

CHAPTER 19.18: PLANNED UNIT DEVELOPMENTS

CHAPTER 19.20: APPEALS, VARIANCES AND EXCEPTIONS

Article III - Zone Regulations

CHAPTER 19.22: OPEN SPACE

CHAPTER 19.24: FORESTRY ZONES

CHAPTER 19.30: MEDIUM AND HIGH-DENSITY RESIDENTIAL ZONES

CHAPTER 19.32: COMMERCIAL ZONES

CHAPTER 19.36: MIXED USE ZONES

CHAPTER 19.38: FOOTHILLS AND CANYONS OVERLAY ZONE

CHAPTER 19.40: PUBLIC INFRASTRUCTURE AND FACILITIES ZONE

Article IV. SPECIFIC AND TEMPORARY USE STANDARDS

CHAPTER 19.42: SPECIFIC USE STANDARDS

CHAPTER 19.44: TEMPORARY USE STANDARDS

Article V. DEVELOPMENT STANDARDS

CHAPTER 19.46: SITE DEVELOPMENT STANDARDS

CHAPTER 19.48: OFF-STREET PARKING AND LOADING

CHAPTER 19.50: LANDSCAPING & SCREENING

CHAPTER 19.52: SIGNS

CHAPTER 19.54: NIGHT LIGHTING

CHAPTER 19.56: FLOOD PLAIN REGULATIONS

CHAPTER 19.58: GEOLOGICAL HAZARDS

Next Steps

- Upon completion of the above suggested work program,
- **Council Review and Adoption**
 - the PC will hold a public hearing on the comprehensive code update, make a recommendation for adoption, and pass the Municipal Code to the Council for review and adoption.
- **Zone Changes**
 - Next steps for the City will include zone changes on a number of properties to reflect the opportunities supported by the newly adopted development zones.
 - Primarily, updating appropriate properties with the OS Zones, updating commercial properties to reflect the C-V Zone designation, and updating appropriate properties with the PF & PI Zones (such as the Firehouse Property and Camp K).

Project Summary | Future Zoning Map

EMIGRATION CANYON ZONING
EMIGRATION CANYON ZONING

C-2/ZC
R-M/ZC
FR-0.5
FR-1
FR-2.5
FR-5
FR-10
FR-10/ZC
FR-20

Future-Zone

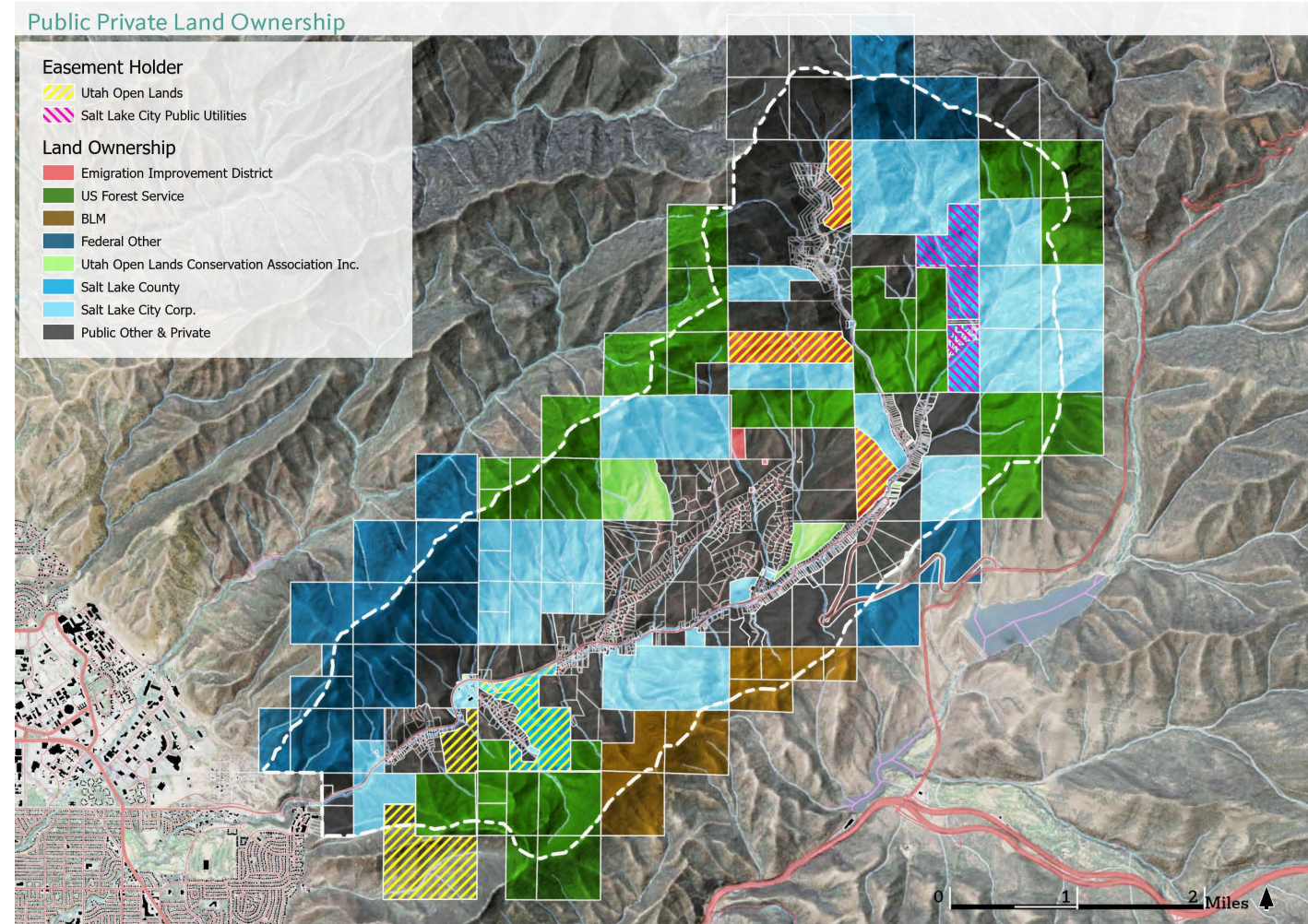
<Null>
C-V
FR-0.5
FR-1
FR-2.5
FR-5
FR-10
FR-20
Open Space
PF
PI
<all other values>

0 0.75 1.5 Miles

0 0.75 1.5 Miles

Parties Involved | Public Land Holders

- ECMT Planning Commission and Council,
- MSD Staff
- Emigration Canyon Legal Team
- Affected Entities and Stakeholders
 - Salt Lake City (Owner of Camp K)
 - All Commercial Property Owners



Questions & Comments

- Do the topics / issues discussed seem correct?
- Is the timeline appropriate?

Thank You for your Time and Attention!