

# Planning Commission Staff Report

## File #8Z24-DCA-000496-2024

**Public Hearing and Recommendation to the City Council for a Zoning Text Amendment to Sections 13.08.020; 13.11.250; 13.24.080; and 13.36.190 of the Taylorsville Municipal Code, Updating Standards Related to Reception Centers**



Department of Community Development

<b>Staff Report Date:</b>	November 8, 2024
<b>Meeting Date:</b>	November 12, 2024
<b>Agenda Item:</b>	Public Hearing and Recommendation to the City Council for a Zoning Text Amendment to Sections 13.08.020; 13.11.250; 13.24.080; and 13.36.190 of the Taylorsville Municipal Code, Updating Standards Related to Reception Centers
<b>Subject Property Address:</b>	City-wide
<b>Applicant:</b>	City of Taylorsville
<b>Author:</b>	Jim Spung, AICP, Senior Planner
<b>Parcel #:</b>	n/a
<b>Applicable Ordinances:</b>	Title 13
<b>Agenda Item #:</b>	5

**Attachments:**

Exhibit A: Proposed zoning text amendment

## Summary

The city is requesting the Planning Commission review proposed standards intended to streamline and clarify the requirements to operate a reception center in Taylorsville and to promote the public health, safety, and welfare. Exhibit A includes a tracked-changes version of the affected sections of the Land Development Code, including footnotes identifying changes from current code. The bullet points below summarize proposed key changes:

- Updates land use permissions to allow reception centers as an administrative conditional use in the Boulevard Commercial (BC); Community Commercial (CC); and Professional Office (PO) zoning districts. Reception centers are prohibited in all other zoning districts.
- Places limit on the number of reception centers allowed in the City to 1 per 10,000 population – meaning a maximum of six (6) reception center business licenses can be issued at any given time.
- Reception centers not permitted to be located within 1,000 feet of another reception center.
- Maximum occupancy determined by Building Official and Fire Marshal.
- New hours of operation, based on proximity to residential zoning districts.
- Standards clarifying when on-site employees must be present, as well as licensed and insured security guards.
- Applicants must provide a noise mitigation report to identify potential noise impacts and so those impacts can be adequately addressed.
- Updated standards requiring property owners to verify information provided in the application.
- New on-site posting requirements and mailed notice requirements, ensuring important information regarding the license and permit are posted for public inspection and available to neighboring property owners and residents.
- New standards regulating on-site alcohol consumption.
- New parking standard requiring 10 vehicle parking spaces per 1,000 square feet of assembly area.
- Updated definition for “reception center.”

## Public Comment

A public notice was published on the Utah State Notice Website and the City’s website on November 1, 2024. As of November 8, 2024, staff has not received public comment regarding this application.

## Findings

1. This application was initiated by the City of Taylorsville.
2. The city is requesting a text amendment to the Taylorsville Municipal Code Sections to Sections 13.08.020; 13.11.250; 13.24.080; and 13.36.190 of the Taylorsville Municipal Code, updating standards related to Reception Centers.
3. This amendment is intended to streamline and clarify the requirements for operating a reception center in Taylorsville to promote public health, welfare, and safety.
4. The proposed text amendment is included in Exhibit A, using a strike-through and underline format.
5. The City Council is the final decision-making authority for a text amendment to the Taylorsville Municipal Code.

## **Staff Recommendation**

Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend the Taylorsville Municipal Code related to reception centers, as specified in Exhibit A of this Staff Report.

## **Recommended Motion**

I move that we send a positive recommendation to the City Council for File #8Z24-DCA-000496-2024 to amend the Taylorsville Municipal Code related to reception centers, as specified in Exhibit A of this Staff Report, based on the findings outlined in this Staff Report.

13.08.020 PERMITTED LAND USE MATRIX BY THE COMMERCIAL, OFFICE, INDUSTRIAL, MIXED USE, TRANSIT CORRIDOR, AND RESEARCH AND DEVELOPMENT DISTRICTS:

E. **Table Of Uses:** The table below classifies land uses, zoning districts and permitting types within the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts:

Land Use Category	RC Regional Commercial	BC Boulevard Commercial	CC Community Commercial	NC Neighborhood Commercial	LC Limited Commercial	PO Professional Office	ID Industrial District	MU Mixed Use	TC Transit Corridor	RD Research and Development
Reception center <sup>1</sup>	N	NC AC <sup>12</sup>	NCAC <sup>12</sup>	NCN	NCN	NCAC <sup>12</sup>	N	NCN	NCN	N

**Notes:**

12. Reference regulatory standards in the special use standards section of this Code.

<sup>1</sup> Given the new standards listed below, it is recommended to change the conditional use permit review from non-administrative (Planning Commission approval) to administrative (Director approval). If all of the standards are satisfied there shouldn't be a need to attend a Planning Commission meeting. If the application is unusually complex or controversial, the Director can refer the application to the Planning Commission for their review.

### **13.11.250 RECEPTION CENTERS**

#### **A. Number and Proximity**

1. No more than one reception center per 10,000 population in the city shall be permitted. Population numbers are based on the U.S. Census Bureau's annual estimates.
2. A reception center shall not be located closer than 1,000 feet from another licensed reception center. This distance shall be measured in a straight line, from the primary entry door of each business. This standard does not apply if the properties are bisected by a freeway or principal arterial street, as identified in the Taylorsville General Plan.<sup>2</sup>

#### **B. Operation Standards**

1. The maximum total occupancy of the facility shall be determined by the Building Official and Fire Marshal as part of the conditional use permit review and shall be posted at the main entrance and inside the facility.
2. Consecutive or repeated similar events shall not be held by the same customer.<sup>3</sup>
3. Events shall comply with the Salt Lake County Health Department Noise Regulations, as amended.<sup>4</sup>
4. Events shall terminate, meaning music is off and guests are vacating the premises, according to the following:
  - a. Events held within 250 feet of a residential district, measured from the nearest property line, shall terminate at 10:00 p.m., unless otherwise approved by the Planning Commission. In no case shall an event continue past 12:00 a.m. (midnight).
  - b. Events held more than 250 feet from a residential district shall terminate no later than 12:00 a.m. (midnight).
  - c. In all cases, the premises shall be completely vacated by all persons no later than one hour after the event's designated termination time.
5. For events without alcohol, a minimum of one reception center employee shall be on-site for the duration of the event if it continues past 10:00 p.m. and 75 or more people are present.<sup>5</sup>

#### **C. Supplemental Information Required**

1. A noise mitigation report prepared by a licensed sound engineer, acoustician, or related professional may be required as part of the conditional use permit review. Additional noise and/or vibration mitigation efforts including, but not limited to soundproofing and noise reduction solutions may be required as part of the conditional use permit approval to reduce potentially negative impacts to adjacent land uses.
2. The current property owner shall provide a signed affidavit sworn before a notary public that certifies to the city that:
  - a. They are the current property owner of the subject property;

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<sup>2</sup> Intended to eliminate concentrations of reception centers.

<sup>3</sup> From current definition, relocated to these standards.

<sup>4</sup> From current definition, relocated to these standards.

<sup>5</sup> This has been a topic of conversation among the Planning Commission. This new standard requires on-site supervision for events with 75 or more people and that extend beyond 10:00pm.

- 37           b. They have reviewed and are familiar with the reception center conditional use  
38           permit application contents along with any attached plans, exhibits, and other  
39           information;  
40           c. That said contents are in all respects true and correct based upon their knowledge;  
41           d. They understand that conditions of approval may be imposed and that they will  
42           receive a copy of the conditions; and  
43           e. They understand the property owner(s) is responsible to ensure the facility is  
44           operating in compliance with applicable laws, including state and municipal  
45           ordinances.

46 **D. On-Site Posting and Noticing Requirements**

- 47           1. Prior to issuance of a business license, the Required Business Information form and  
48           associated conditions of approval shall be mailed to all property owners and residents  
49           within 300 feet of the reception center.  
50           2. The conditional use permit approval letter and the Required Business Information form  
51           must be posted so they are visible at all times on the exterior side of the main entrance  
52           of the reception center. The business owner or a designated representative shall be  
53           available at all times to immediately respond by telephone and, when necessary, be able  
54           to physically respond within one hour. If the owner is unreachable after three attempted  
55           contacts by Taylorsville City, a notice of violation will be issued.  
56           3. Notices of violation or citations issued may warrant the review and suspension or  
57           revocation of the conditional use permit by the original approval authority.

58 **E. On-Site Alcohol Consumption**

59 For any event where alcohol is present on-site, the following shall apply:

- 60           1. The sale or distribution of alcoholic beverages on-site shall be in accordance with  
61           applicable regulations of the Utah Department of Alcoholic Beverage Services (DABS),  
62           the City of Taylorsville, and other applicable entities.  
63           2. For events that continue past 10:00 p.m., a minimum of one reception center employee  
64           and one licensed and insured security guard per 75 people at the event shall be on-site  
65           for the duration of the event.<sup>6</sup>  
66           3. Alcohol shall only be served on-site by a person(s) with an active certification to serve  
67           alcohol in the state of Utah.

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<sup>6</sup> This has been a topic of conversation among the Planning Commission. This new standard requires that one employee and one security guard be present for events that extend beyond 10:00pm.

### 13.24.080: PARKING SPACE REQUIREMENTS:

#### A. Specific Requirement For Each Land Use

Off street parking shall be provided for land uses as described below. Requirements based upon floor area shall be calculated as defined above. Parking for uses not specifically listed below shall be provided in the same ratio as the use most nearly approximating the characteristics of the unlisted use, as determined by the planning commission for nonadministrative conditional uses and the director for permitted and administrative conditional uses. Land uses are grouped into categories that have comparable parking requirements.

#### B. Table Of Parking Requirements By Land Use Category:

Land Use Categories	Space Requirements
<b>Residential:</b>	
Dwelling, single-family	2 spaces per dwelling unit (within an enclosed garage)
Dwelling, duplex	2 spaces per dwelling unit
Dwelling, multiple-unit (triplex, fourplex, and fiveplex)	2 spaces per dwelling unit
Dwelling, multiple-unit (apartments):	
1 bedroom unit	1.5 spaces per unit
2 bedroom unit	2.0 spaces per unit
3 or more bedroom unit	2.5 spaces per unit
Guest parking	0.25 space per unit Note: There shall be no less than 1.5 covered parking spaces (1.0 carports, 0.5 garages) per unit
Assisted living center, nursing home, convalescent home and other similar uses as determined by the planning commission upon review	0.5 space per bed, plus 10% for support staff/physicians, plus a bus only parking stall to meet the dimensions of a handicap parking stall
Senior or elderly housing	1 space per unit  (The completed parking ratio may be reduced to 1 space per unit for any congregate care facility, provided that adequate space is created and landscaped that can be converted to additional parking stalls. The area that is held in reserve for additional parking shall not be located within a required landscape setback area and shall not be used in the calculations for any required landscaping or open space coverage percentage.)

<b>Retail commercial:</b>	
Automotive repair (service bays are not included in the required number of required parking spaces)	5 spaces per 1,000 square footage of floor area
Commercial retail sales and services	5 spaces per 1,000 square footage of floor area  Exceptions: Reduction may be allowed by the planning commission for retail businesses and shopping centers over 80,000 square feet
Commercial center, community	5 spaces per 1,000 square footage of floor area
Commercial center, convenience	5 spaces per 1,000 square footage of floor area
Commercial center, neighborhood	5 spaces per 1,000 square footage of floor area
Commercial center, regional	5 spaces per 1,000 square footage of floor area
Heavy commercial	5 spaces per 1,000 square footage of floor area
Liquor sales	5 spaces per 1,000 square footage of floor area
<b>Commercial services, offices:</b>	
Bar, tavern, club	3.5 spaces per 1,000 square footage of floor area
Business or financial services	4.0 spaces per 1,000 square footage of floor area
Dance hall, discotheque	3.5 spaces per 1,000 square footage of floor area
Daycare, group	4.0 spaces per 1,000 square footage of activity or assembly area. Childcare facilities providing care or instruction to 10 or more individuals at any one time shall also provide a designated passenger loading/unloading zone
Medical and healthcare	5.0 spaces per 1,000 square footage of floor area
Motel, hotel	1.0 space per rental unit; 1.0 space for each 200 square footage of floor area of assembly, conference space, banquet, sit down restaurant facility, and office space
Office, call center	6.0 spaces per 1,000 square footage of floor area
Office, professional	5.0 spaces per 1,000 square footage of floor area



<u>Reception Center</u>	<u>10.0 spaces per 1,000 square feet of assembly area</u>
Veterinary office	5.0 spaces per 1,000 square footage of floor area
<b>Recreation, indoor:</b>	
Bowling center	5 spaces per lane
Movie theater	1 space per 4 seats
Skating rink	3 spaces per 1,000 square footage of floor area of skating area
<b>Restaurants:</b>	
Restaurant	10 spaces per 1,000 square feet of floor area. Required parking spaces do not include spaces required in drive-through lanes
<b>Public uses:</b>	
Elementary and middle school (public or private)	1 space per teacher and staff, plus 1 space per 2 classrooms
Hospital	2 spaces per bed
Rehabilitation center	0.5 space per bed
Religious or cultural activity	1 space per 4 seats
Senior high school (public or private)	1 space per teacher and staff, plus 1 space per 5 nonbussed students
Theater or concert hall	1 space per 4 seats
<b>Industry:</b>	
Industry, light and medium	1 space per 1,000 square footage of floor area
Warehouse, wholesale, storage	1 space per 1,000 square footage of floor area
<b>Special review:</b>	
Athletic, tennis or health centers	Specific off street parking shall be determined by the planning commission
Auto, truck, RV, and equipment sales and storage	Specific off street parking shall be determined by the planning commission
Cemetery, columbarium, mausoleum	Specific off street parking shall be determined by the planning commission
Golf course	Specific off street parking shall be determined by the planning commission
Park (active and passive)	Specific off street parking shall be determined by the planning commission
Recreation center	Specific off street parking shall be determined by the planning commission
Recreation, outdoor	Specific off street parking shall be determined by the planning commission

79 **13.36.190: "R" DEFINITIONS**

80 RECEPTION CENTER: A building, together with its accessory buildings and premises, which is a place  
81 of assembly with the ~~predominant~~ purpose of hosting single contracted private events (not open to  
82 the public) either occurring alone or as part of another activity or business. ~~The noise ordinance~~  
83 ~~shall be enforced as provided in section 26A-1-114 of the Utah Code Annotated.~~ Typical uses include  
84 wedding receptions, birthday parties, bar mitzvahs, quinceañeras, conventions, and other similar  
85 events, etc. ~~Consecutive or repeated similar events shall not be held by the same applicant.~~ This  
86 definition does not include religious assembly.<sup>7</sup>

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<sup>7</sup> Updated definition to clarify events are "private" and not open to the public and that this use does not include religious assembly. Relocated operation standards to the use-specific standards section.