CITY COUNCIL
AGENDA SUMMARY FORM
COMMUNITY DEVELOPMENT DEPARTMENT

MEETING DATE:	December 4, 2024
AGENDA ITEM:	CONSIDERATION OF ORDINANCE NO. 24-12, APPROVING A ZONING TEXT AMENDMENT TO THE TAYLORSVILLE MUNICIPAL CODE, SECTIONS 13.08.020; 13.11.250; AND 13.36.190, UPDATING STANDARDS RELATED TO RECEPTION CENTERS.
FILE #:	8Z24-DCA-000496-2024
PUBLIC HEARING REQUIRED:	☐ Yes ☑ No
ORDINANCE REQUIRED:	☑ Yes ☐ No
RESOLUTION REQUIRED:	☐ Yes ☑ No
AUTHOR:	Jim Spung, AICP, Senior Planner
PRESENTER:	Wayne Harper, Economic & Community Development Director
SUMMARY:	This amendment streamlines and clarifies the standards for operating a reception center in Taylorsville. Exhibit A includes a tracked-changes version of the affected sections of Title 13, including footnotes identifying changes from current code. Exhibit B includes supplemental documents required for permitting. Below are key changes: • Updates use permissions to only allow reception centers in the Boulevard Commercial (BC); Community Commercial (CC); and Professional Office (PO) zoning districts. • Limits the number of reception centers to 1 per 10,000 population (a maximum of six reception center business licenses at any given time). • Reception center must be at least 1,000 feet from another reception center. • Maximum occupancy determined by Building Official and Fire Marshal. • Hours of operation, based on proximity to residential zoning districts. • Standards for when employees and/or a licensed and insured security guard must be present on-site. • Noise mitigation report required to identify potential noise impacts. • Property owner must verify application information at submittal (Exhibit B). • On-site posting requirements and mailed notice requirements (Exhibit B). • 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."

STAFF RECOMMENDATION:	Staff recommends approval of Ordinance No. 24-12, based on the findings outlined in this report.
PLANNING COMMISSION RECOMMENDATION:	☑ Approve ☐ Deny
PLANNING COMMISSION VOTE:	7-0
SUMMARY OF PUBLIC COMMENTS:	No public comments were received related to this application.
ATTORNEY'S OFFICE	☑ Yes ☐ No
ATTACHMENTS:	Ordinance No. 24-12 with corresponding Exhibit A Exhibit B: Sample Owner's Affidavit & Business Information Form

TAYLORSVILLE, UTAH
ORDINANCE NO. 24-12

AN ORDINANCE OF THE CITY OF TAYLORSVILLE APPROVING A ZONING TEXT AMENDMENT TO THE TAYLORSVILLE MUNICIPAL CODE, SECTIONS 13.08.020; 13.11.250; AND 13.36.190, UPDATING STANDARDS RELATED TO RECEPTION CENTERS.

WHEREAS, the Taylorsville City Council (the "Council") met in regular session on December 4, 2024, to consider, among other things, approving a text amendment to Sections 13.08.020; 13.11.250; and 13.36.190, updating standards related to reception centers; and

WHEREAS, pursuant to TAYLORSVILLE MUNICIPAL CODE Section 13.35.050, notice of a public hearing before the City's Planning Commission was published on the city's official website on November 1, 2024; and

WHEREAS, the notice of a public hearing before the City's Planning Commission was also published on the Utah Public Notice Website on November 1, 2024; and

WHEREAS, the City's Planning Commission held a properly noticed public hearing on the proposed amendments on November 12, 2024, during which the Planning Commission voted 7-0 to forward a positive recommendation to the Council regarding the proposed text amendment; and

WHEREAS, although not required by City ordinances, the City Council heard courtesy public comment on the proposed amendments during its regularly scheduled meeting on December 4, 2024; and

WHEREAS, after careful consideration, the Council has determined that it is in the best interest of the health, safety, and welfare of the citizens of Taylorsville to approve the proposed amendments.

NOW, THEREFORE, BE IT ORDAINED by the Taylorsville City Council that the proposed text amendment to Sections 13.08.020; 13.11.250; and 13.36.190, updating standards related to reception centers, are hereby approved, as articulated in Exhibit "A."

This ordinance, assigned Ordinance No. 24-12, shall take effect as soon as it shall be published or posted as required by law, deposited, and recorded in the office of the City Recorder, and accepted as required herein.

PASSED AND APPROVED this _____ day of _____, 2024.

TAYLORSVILLE CITY COUNCIL

By: _____
Council Chairperson

VOTING:

Meredith Harker	Yea ___ Nay ___
Ernest Burgess	Yea ___ Nay ___
Robert Knudsen	Yea ___ Nay ___
Curt Cochran	Yea ___ Nay ___
Anna Barbieri	Yea ___ Nay ___

PRESENTED to Mayor of Taylorsville for her approval this _____ day of _____, 2024.

APPROVED this _____ day of _____, 2024.

_____
Mayor Kristie S. Overson

ATTEST:

_____
Jamie Brooks, Recorder

DEPOSITED in the Recorder's office this ____ day of _____, 2024.

POSTED this ____ day of _____, 2024

EXHIBIT A

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[1]	N	~~N~~C[12]	~~N~~C[12]	~~N~~N	~~N~~N	~~N~~C[12]	N	~~N~~N	~~N~~N	N

Notes:

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

[1] Given the new standards listed below, it is recommended to change the use permission 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. Planning Commission Review Required

Reception centers with a gross floor area of 2,500 square feet or more shall be subject to the non-administrative conditional use permit procedure.[2]

B. 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.[3]

C. 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.[4]
3. Events shall comply with the Salt Lake County Health Department Noise Regulations, as amended.[5]
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.[6]

D. 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

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2 The Planning Commission requested to retain non-administrative conditional use permit review for reception centers that are larger than average. Based on reception center data from 2015-2024, the average size of a reception center is 2,226 square feet. A threshold of 2,500 square feet is proposed with this update.

3 Intended to eliminate concentrations of reception centers.

4 From current definition, relocated to these standards.

5 From current definition, relocated to these standards.

6 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.

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

E. On-Site Posting and Noticing Requirements

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

F. On-Site Alcohol Consumption

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

1. The sale or distribution of alcoholic beverages on-site shall be in accordance with applicable regulations of the Utah Department of Alcoholic Beverage Services (DABS), the City of Taylorsville, and other applicable entities.
2. For events that continue past 10:00 p.m., a minimum of one reception center employee and one licensed and insured security guard per 75 people at the event shall be on-site for the duration of the event.[7]
3. Alcohol shall only be served on-site by a person(s) with an active certification to serve alcohol in the state of Utah.

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7 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**
Residential:	
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.)

Retail commercial:	
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
Commercial services, offices:	
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

Reception Center	10.0 spaces per 1,000 square feet of assembly area
Veterinary office	5.0 spaces per 1,000 square footage of floor area
Recreation, indoor:	
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
Restaurants:	
Restaurant	10 spaces per 1,000 square feet of floor area. Required parking spaces do not include spaces required in drive-through lanes
Public uses:	
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
Industry:	
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
Special review:	
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

13.36.190: "R" DEFINITIONS

RECEPTION CENTER: A building, together with its accessory buildings and premises, which is a place of assembly with the ~~predominant~~ purpose of hosting single contracted private events (not open to the public) either occurring alone or as part of another activity or business. ~~The noise ordinance shall be enforced as provided in section 26A-1-114 of the Utah Code Annotated.~~ Typical uses include wedding receptions, birthday parties, ~~bar mitzvahs,~~ quinceañeras, conventions, and other similar private events~~, etc~~. ~~Consecutive or repeated similar events shall not be held by the same applicant.~~This definition does not include religious assembly. [8]

[8] 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.

EXHIBIT B

TAYLORSVILLE
COMMUNITY DEVELOPMENT

I (we)_____ , being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application that:

_____ I (we) have read the application and attached plans and other exhibits and are familiar with its contents;

_____ that said contents are in all respects true and correct based upon my personal knowledge;

_____ I (we) understand that conditions of approval may be imposed and I (we) will receive a copy of the conditions.

_____ I (we) understand that property owners are responsible to ensure that tenants are operating in compliance with applicable laws, including state and municipal ordinances.

_____ _____

Owner's Signature Owner's Signature (co-owner if applicable)

Subscribed and sworn to before me this _____day of _____ , 20_____

_____

Notary Public

Residing in_____

My commission expires:_____

2600 West Taylorsville Blvd.
Taylorsville, UT 84129 | (385) 308-0534 | tbergeson@taylorsvilleut.gov
www.taylorsvilleut.gov

EXHIBIT B

REQUIRED BUSINESS INFORMATION

THIS INFORMATION MUST REMAIN POSTED WITHIN PUBLIC VIEW AT ALL TIMES

BUSINESS NAME	
BUSINESS ADDRESS	**PHONE**

BUSINESS CONTACT	**PHONE**
BUSINESS OWNER	**PHONE**
PROPERTY OWNER	**PHONE**

APPROVED HOURS OF OPERATION	SUNDAY MONDAY TUESDAY WEDENSDAY THURSDAY FRIDAY SATURDAY	*(*Established during CUP review process)*
BUILDING DESIGNATION	*(*Per building dept)*	**MAXIMUM OCCUPANCY** *(*Established during review w/ building & fire)*
ALCOHOL & NOISE	*(*To include key conditions of approval from CUP review, for example:* • *Private parties only- no alcohol sales, attendance limited to host invitation.* • *Security guard required to be onsite if alcohol is present.* • *Certified employee onsite serving alcohol.* • *Live music until 10 pm.* • *Event permitted until 12 am.* • *Premises vacated by 1 am.)*	

Emergency contacts in order of priority:

CONTACT #1	**PHONE**
CONTACT #2	**PHONE**
CONTACT #3	**PHONE**

Removal of this notice by any person is a violation of conditions of approval for operation and may be grounds for revocation of the permit. This information will be provided to police and fire departments for use in cases of an emergency or onsite response as the result of nonemergency complaints.