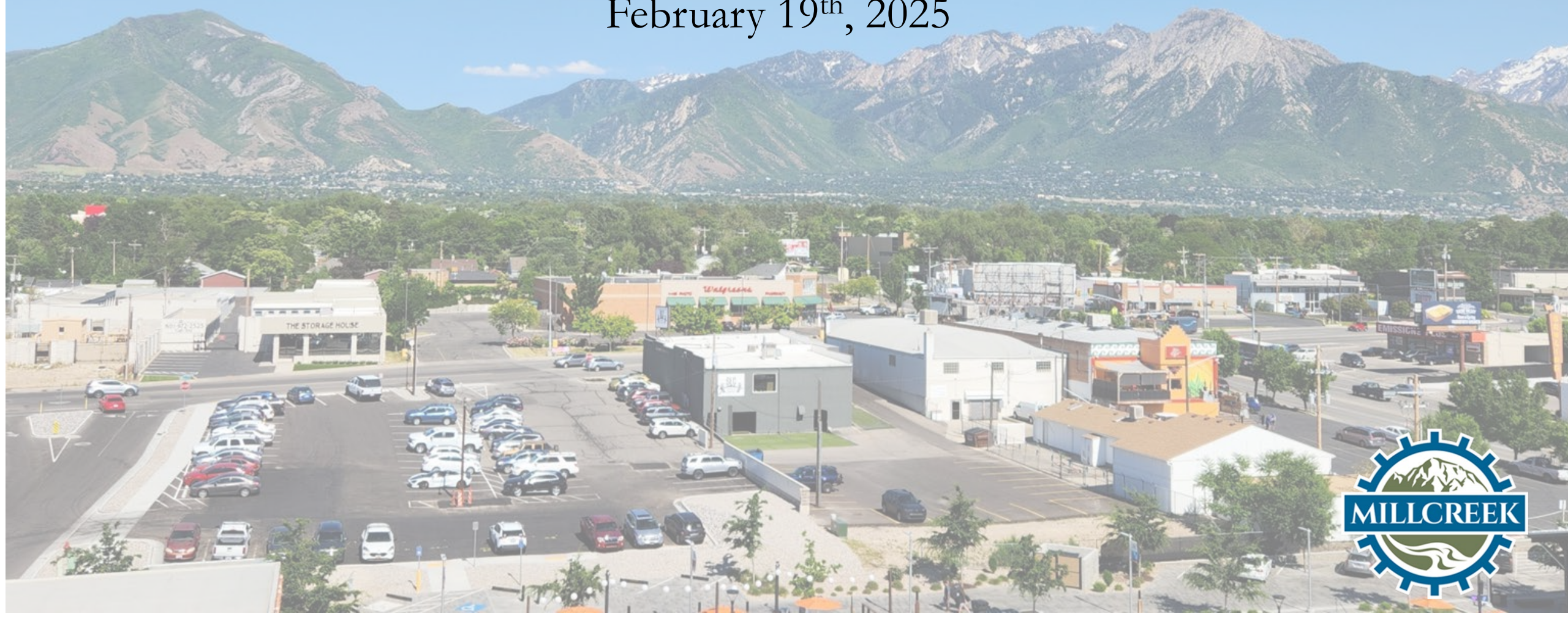


PLANNING COMMISSION

February 19th, 2025



ZM-25-002

Request to Rezone 2 Properties from R-1-21 Single Family Residential Zone to the R-1-10 Single Family Residential Zone

Location: 4471 S Covecrest
Dr & 4548 S Mathews Wy
Applicant: Millcreek
Planner: Zack Wendel

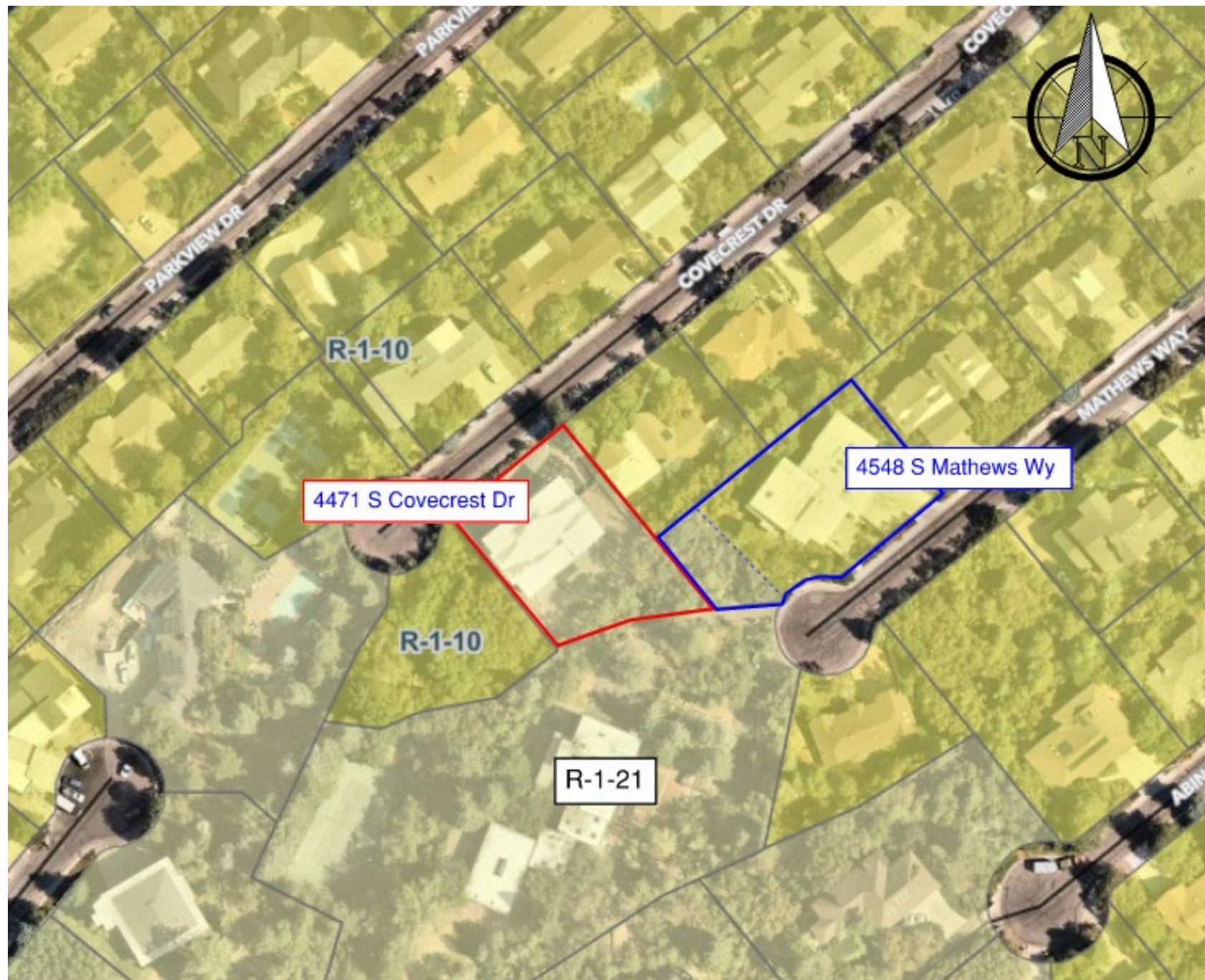
REQUEST AND SYNOPSIS:

- Millcreek Staff is processing an application, on behalf of two individual landowners, located at 4471 South Covecrest Dr and 4548 South Mathews Wy, to rezone the properties from the Single-Family Residential Zone (R-1-21) to Single-Family Residential Zone (R-1-10). The purpose of the application is to adjust the zoning map to better align with current and minor adjustments to the property lines.
- This application is being initiated as the property owner for 4471 S Covecrest Dr and the neighboring property owner for 4463 S Covecrest Dr submitted an application for a lot line adjustment to adjust their property lines to follow an existing fence line between the properties. The 2 properties are not within the same zone, so this lot line adjustment would require a rezone application to move the zone boundary line along with the lot line. Millcreek Staff has determined that changing the zone for 4471 S Covecrest Dr would be the better option as the property currently does not meet the standards set forth in Millcreek's Single-Family Residential Zone (R-1-21). Millcreek Staff also determined that it would be worthwhile to also include the neighboring property of 4548 S Mathews Wy in this rezone application as it currently is split between the R-1-21 Zone and the R-1-10 Zone allowing the opportunity to bring the whole property under one zone regulation.
- **No new development is being proposed on either of these properties.**

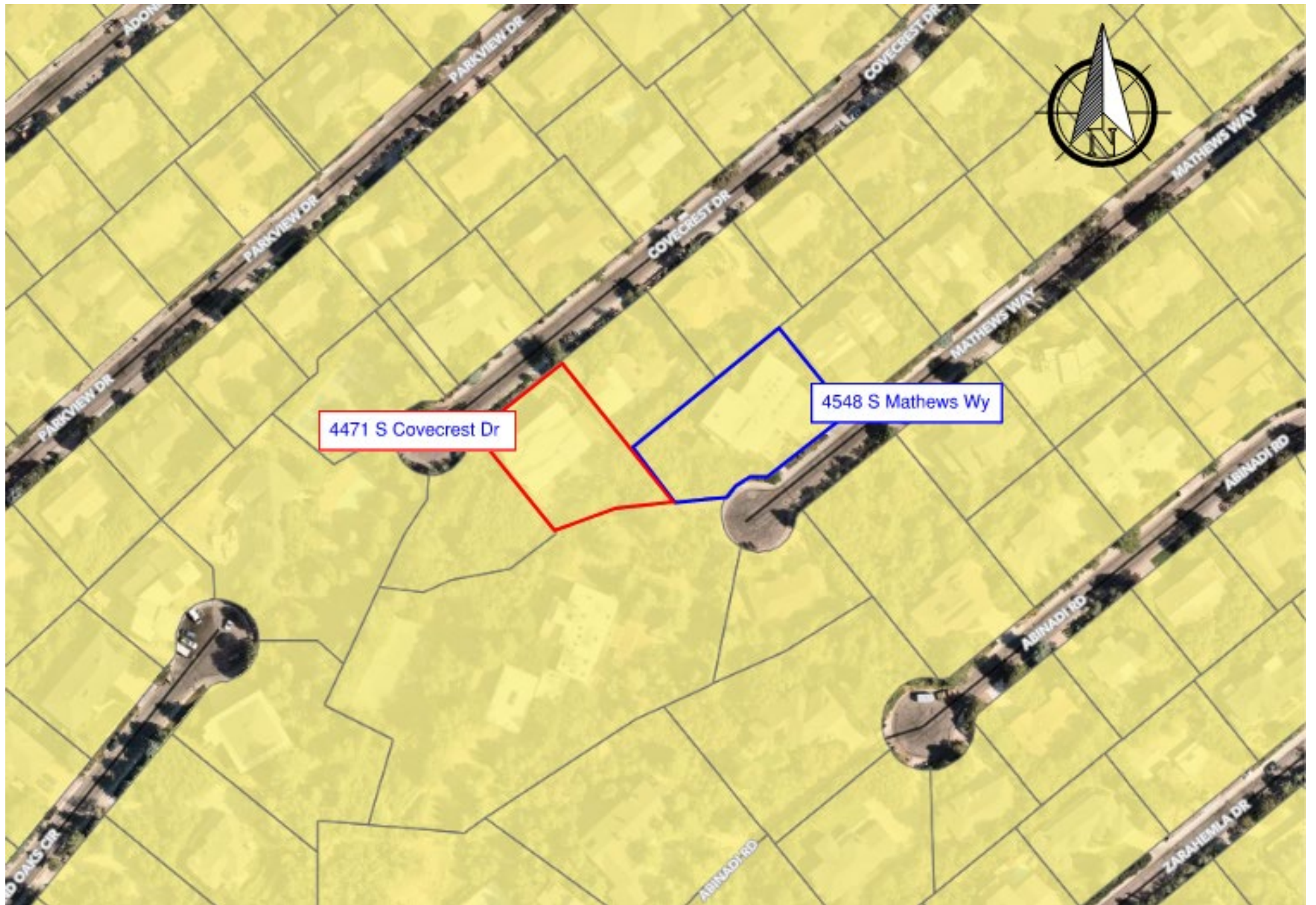
AERIAL



ZONING



LAND USE



CONCLUSIONS AND FINDINGS:

Findings:

- The adopted Future Land Use Map shows the future land use designation of the entire property, as well as the abutting properties to the North, East, and West, as being 'Neighborhood 1'.
- Staff finds that the subject rezone application is consistent with Staff's internal policy to clean up inconsistent zone boundaries.
- Staff finds that the setback and height requirements between the R-1-21 and the R-1-10 are the same with the only difference being that R-1-21 has a lot coverage limit of 25% while R-1-10 has a lot coverage limit of 31%.

Conclusions:

- The proposed zone change likely will not have a significant effect to the surround area, since the properties are already within the Single-Family Residential Zone and both properties already have a built single-family home.
- The zone change is supported by the adopted Future Land Use Map showing the land use designation as being 'Neighborhood 1'.
- The proposed zone change will clean up a misaligned zone boundary for one property and bring the other better into compliance with the Single-Family Residential Zone requirements.
- No development improvements are currently being proposed.

RECOMMENDATION AND MOTION:

Recommendations:

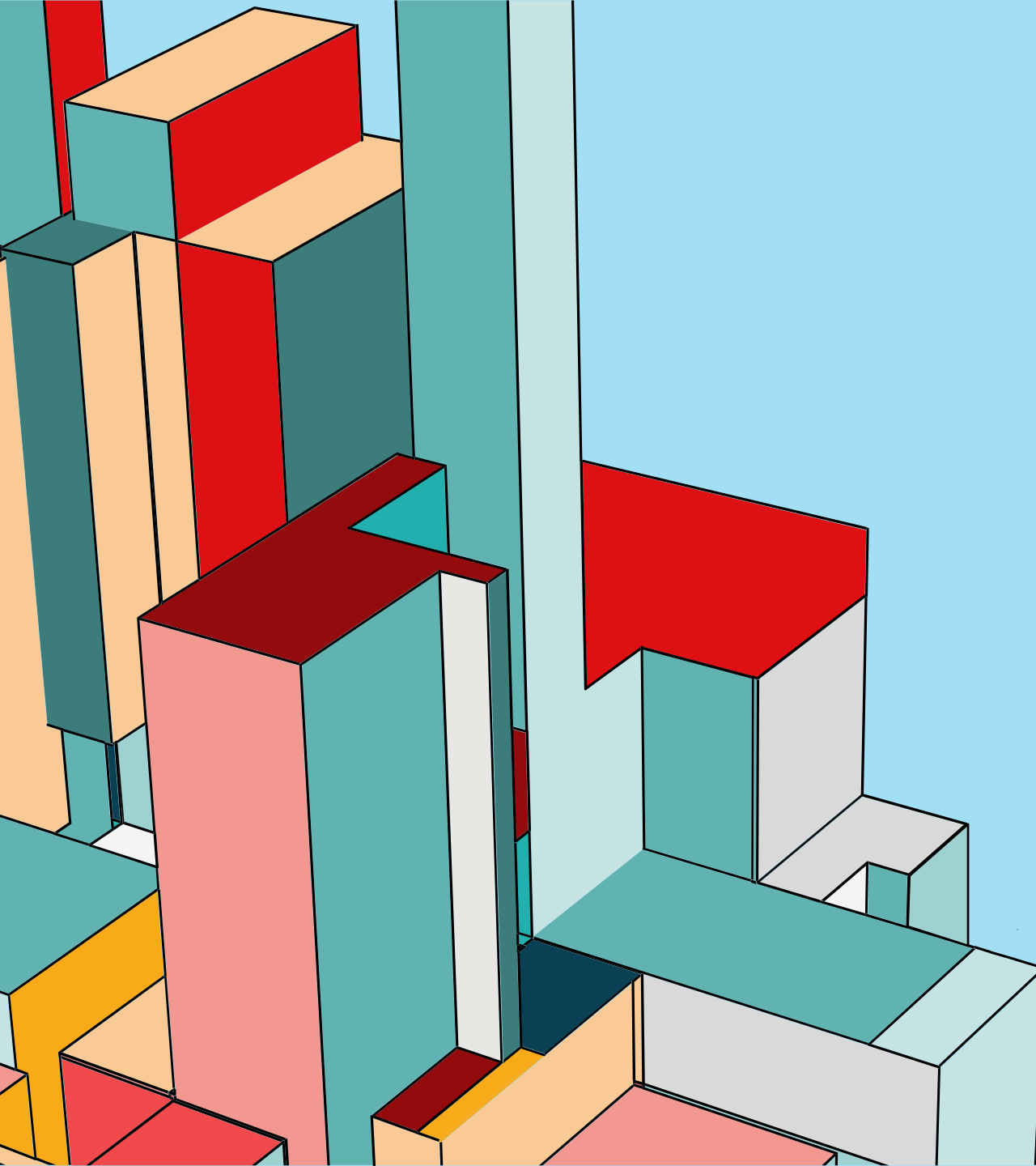
- The Mount Olympus Community Council met on February 3rd to review and discuss the proposal. Most questions were regarding the differences between the R-1-21 and the R-1-10. There was some concern whether the rezone would affect existing easements. And interest into what initiated the rezone application. After some discussion, 7 Council members recommended in favor of changing the zone from the R-1-21 to the R-1-10 Zone with 1 Council member abstaining.
- Based on the findings and conclusions listed above, Staff recommends that the Planning Commission take public comments and make a positive recommendation to the City Council to rezone the properties located at 4471 S Covecrest Dr and 4548 S Mathews Wy from the R-1-21 Zone to the R-1-10 Zone. Unless during the hearing facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

Motion:

- Based on the findings and conclusions listed contained within the report, I move that the Planning Commission recommend approval of application file number ZM-25-002, as proposed.



Thank You



ZONING AND SUBDIVISION CODE UPDATE

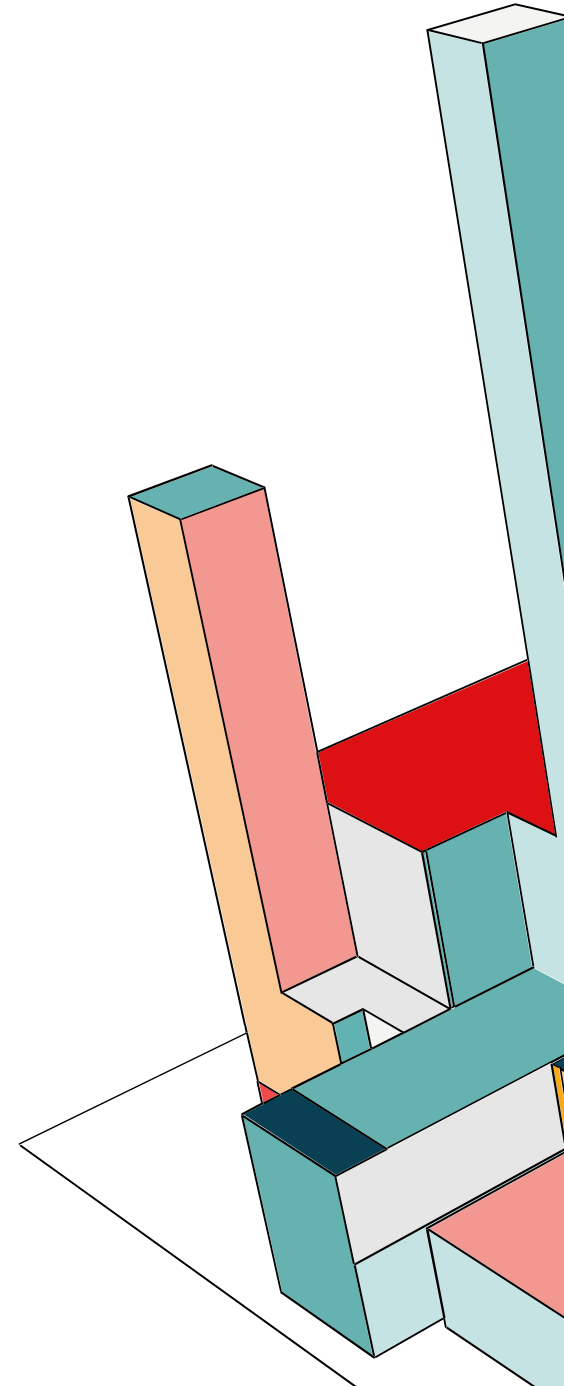
RECODIFICATION HEARING AND RECOMMENDATIONS

MILLCREEK PLANNING COMMISSION

19 FEBRUARY 2025

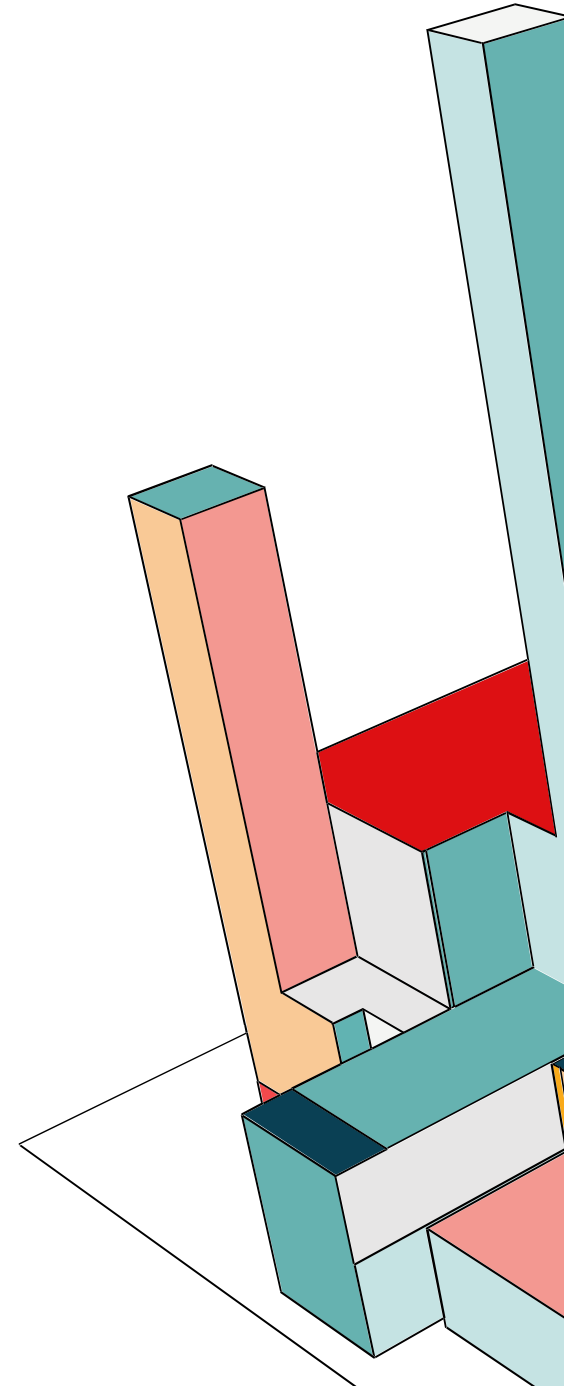
ALMOST DONE!

- **2022:** Code Assessment, Initial Interviews, and Survey
- **2022-2023:** Stakeholder Committee Evaluations
- **2023-2024:** Individual Chapters Reviewed by Public Bodies
- **2023:** Neighborhood Outreach on R-1 and R-2 / RCOZ Updates
- **2025:** Neighborhood Outreach on Recodification



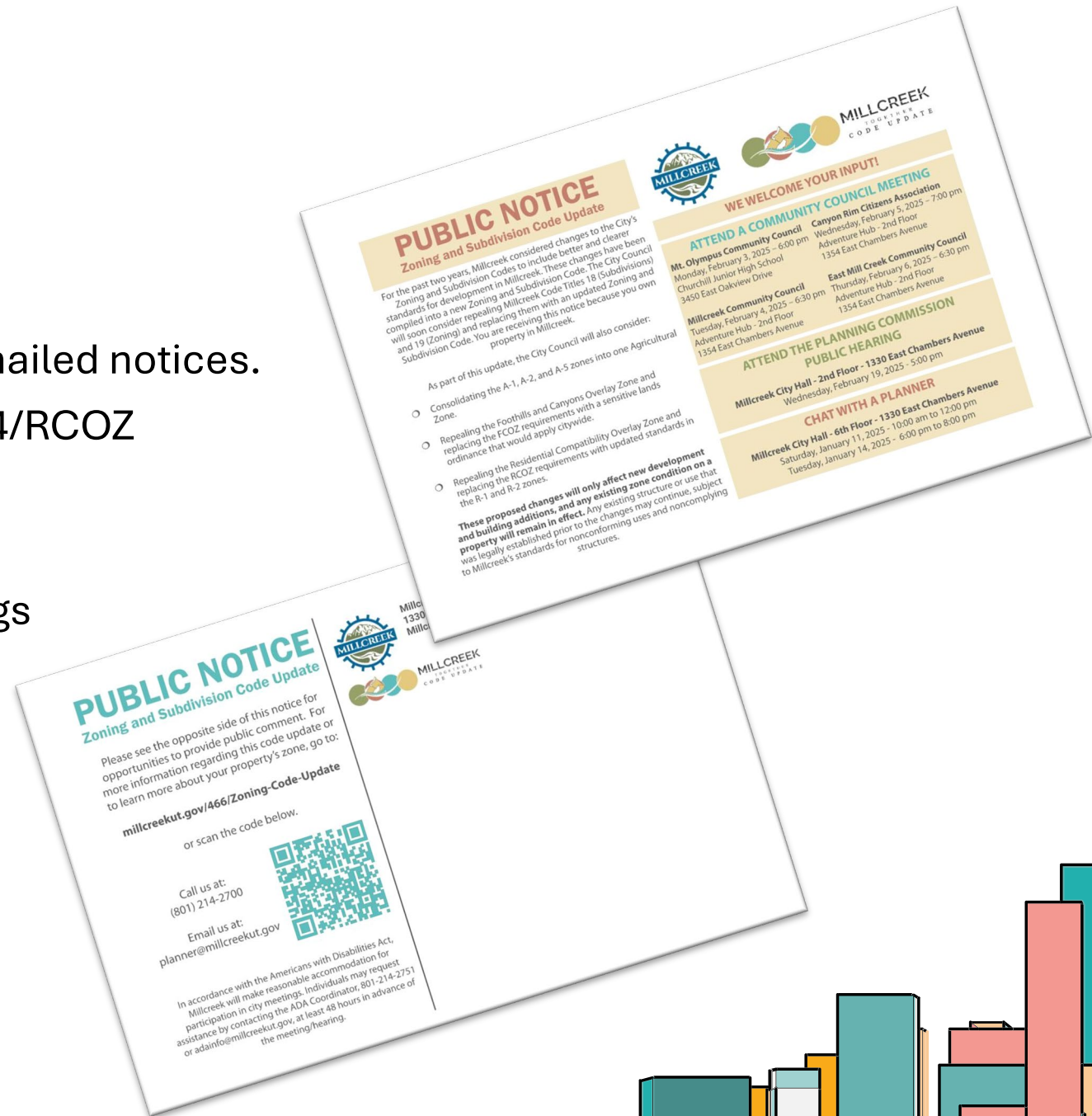
ALMOST DONE!

- **18 Code Chapters** reviewed individually by Community Councils, Planning Commission, and City Councils
- **34 Planning Commission Public Meetings! 113 Community Council Discussions!**
- **Early Adoption of:**
 - Landscaping
 - Parking
 - Subdivisions
 - R-1/RCOZ Updates
 - Forestry Recreation Estate Zone
 - Signs
 - Village Center Special Districts



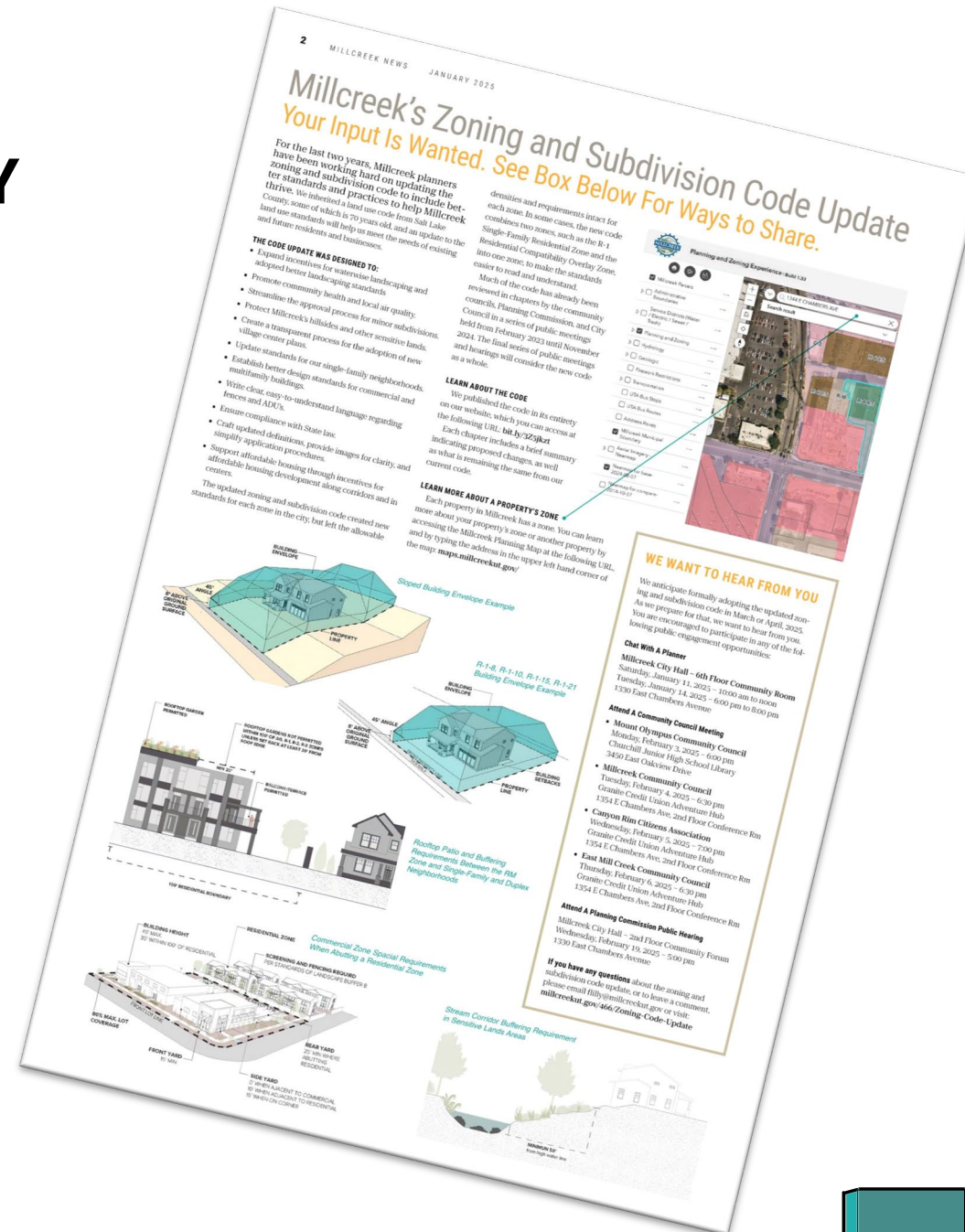
ENGAGEMENT SUMMARY

- Most property owners received at least two mailed notices.
 - 16,975 mailers for R-1/R-2/Agriculture/R4/RCOZ Public Meetings
 - 1,206 mailers for C Zone Public Meetings
 - 3,935 mailers for RM Zone Public Meetings
 - 19,551 mailers for Recodification Public Meetings
 - **~43,000 pieces of mail!**



ENGAGEMENT SUMMARY

- Five Printed Newsletter Articles:
 - January 2025
 - August 2024
 - May/June 2023
 - Oct/Nov 2022
 - Aug/Sep 2022



ENGAGEMENT SUMMARY

- Five “Chat with a Planner” Sessions
 - 3 in May 2023, focused on R-1 and RCOZ
 - 2 in January 2025, focused on the code update in general.
- ~80 people attended over the five sessions



IMPACTS

- Reduced The Number of Zones
 - Commercial Zones – 3 to 2
 - FR Zones – 5 to 1
 - Elimination of RCOZ and FCOZ
 - Who needs an airport overlay zone anyway?
- Clarified Application Procedures
 - 24 different planning application types in Millcreek

Table 18.15-3 Zoning Map Amendment Meeting and Noticing Requirements		
<i>Application Procedure Steps</i>	<i>Requirement</i>	<i>Code Reference</i>
Pre-Application Consultation	Required	MKZ 18.15.010
Concept Review	Required	MKZ 18.15.020
Neighborhood Meeting	Required	MKZ 18.14.030
Community Council Recommendation	Required	MKZ 18.14.050
Planning Commission Public Hearing and Recommendation	Required	MKZ 18.14.050 MKZ 18.15.080
Council Public Meeting	Required	MKZ 18.14.050 MKZ 18.15.080
Mailed Notice to Affected Entities	Required	MKZ 18.14.060
Mailed Noticing Requirement for Property Owners – Distance	600 feet	MKZ 18.14.060
Mailed Noticing Requirement – Time	7 days prior to <u>first</u> Community Council Meeting	MKZ 18.14.060

IMPACTS

- Defined **every use** referenced in the code, either as permitted or prohibited.
- Better graphics.
- Made height and building envelopes in R-1, AG, and R-2 zones more adaptable to different lot sizes.
- Enabled Millcreek residents to take advantage of the Utah Water Savers Grant program.

Figure 18.36.3 R-1-3, R-1-4, and R-1-5 Building Envelope

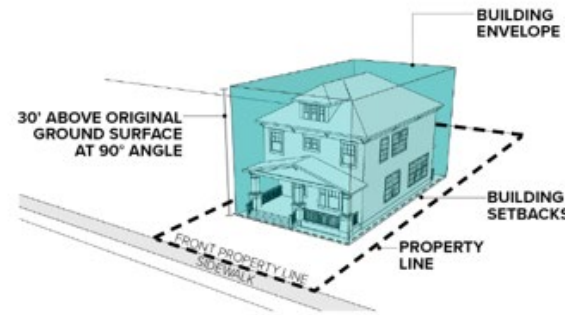


Figure 18.36.4 R-1-6 Building Envelope

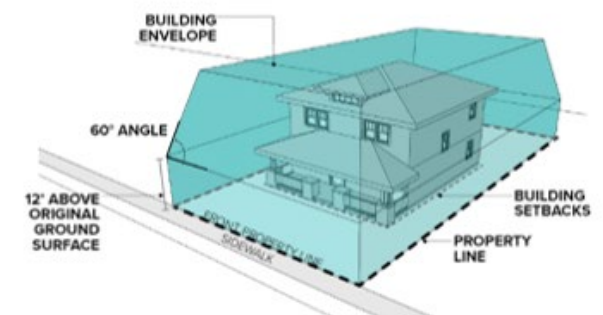
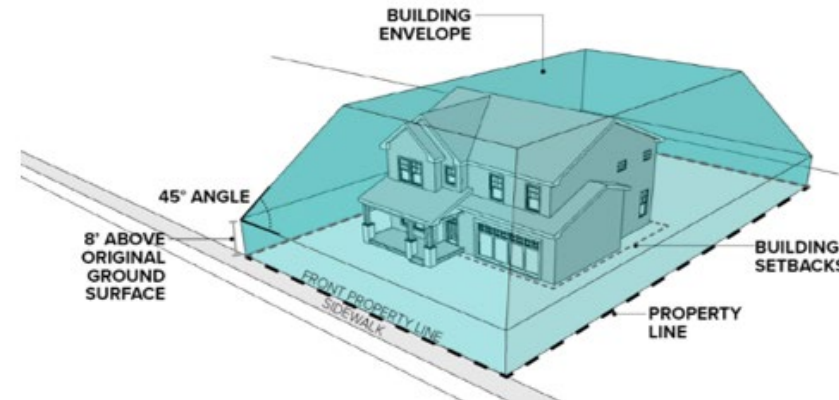
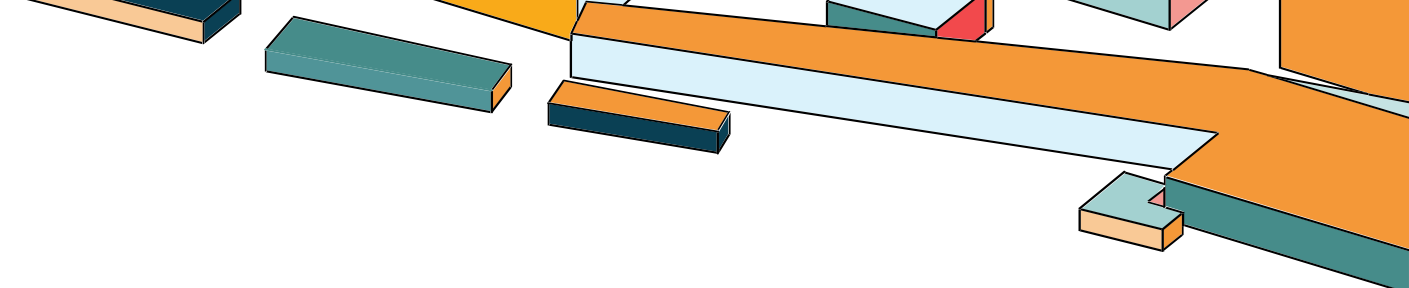


Figure 18.36.5 R-1-8, R-1-10, R-1-15, and R-1-21 Building Envelope



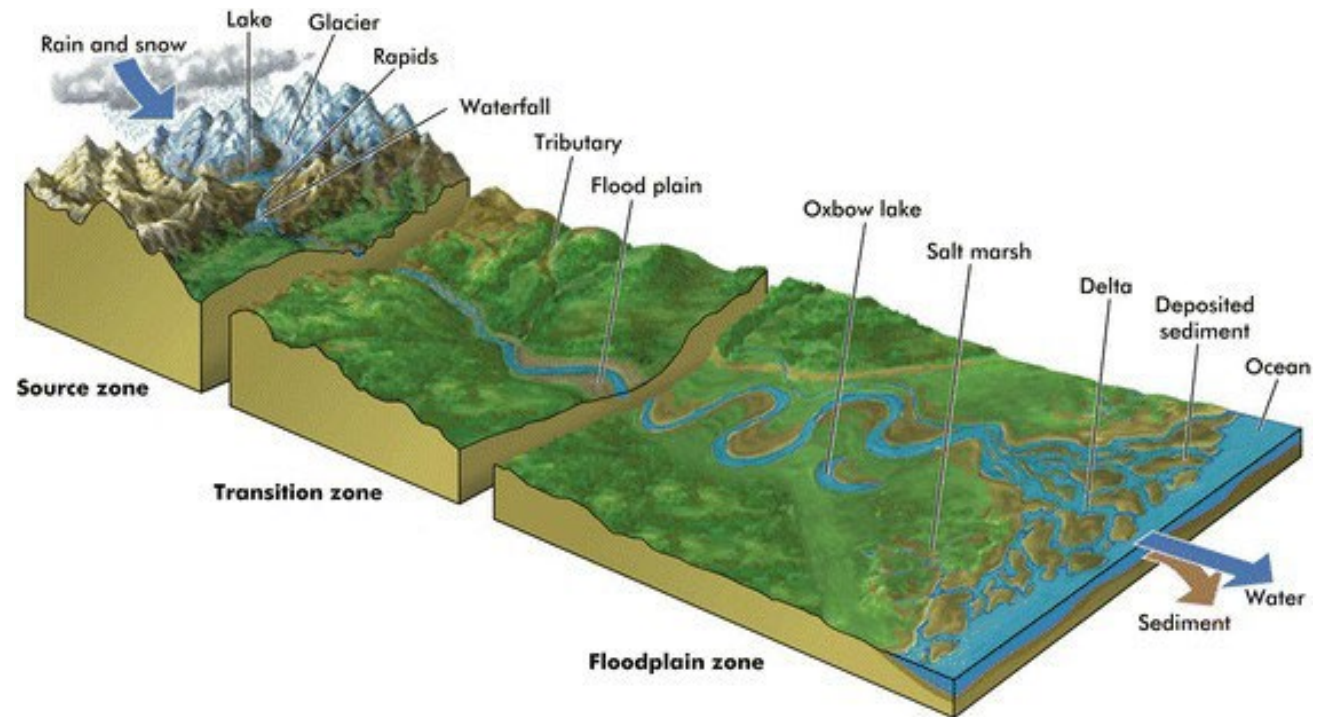


IMPACTS

- 5-acre lot size minimum in FRE will help protect hillsides.
 - Village Center Special District ordinance will help the city achieve its economic development goals.
 - Sign standards are improved.
Potential reduction in the number of billboards.
 - Subdivision standards are compliant with state statute.
 - Parking standards will help facilitate affordable housing development.
 - Affordable housing incentives.
 - Standards for required studies and plans.
 - Modern terminology, easy-to-read tables.
 - PUDs replaced with roadway standards and updated minimum lot sizes.
- 

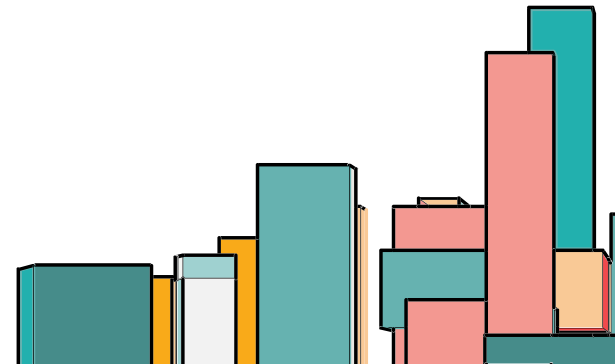
THE ZONING AND SUBDIVISION CODE UPDATE DOES NOT...

- Radically alter potential entitlements and densities allowed in a zone.
- Rezone anyone to a higher-density or a lower-density zone.
- Reduce allowable densities in RM and CCOZ zones.
- Significantly change building heights in multifamily or commercial zones.
- Propose a new general plan. **We are downstream of those decisions!**
- Fear not: a new general plan is coming in 2027-2028!

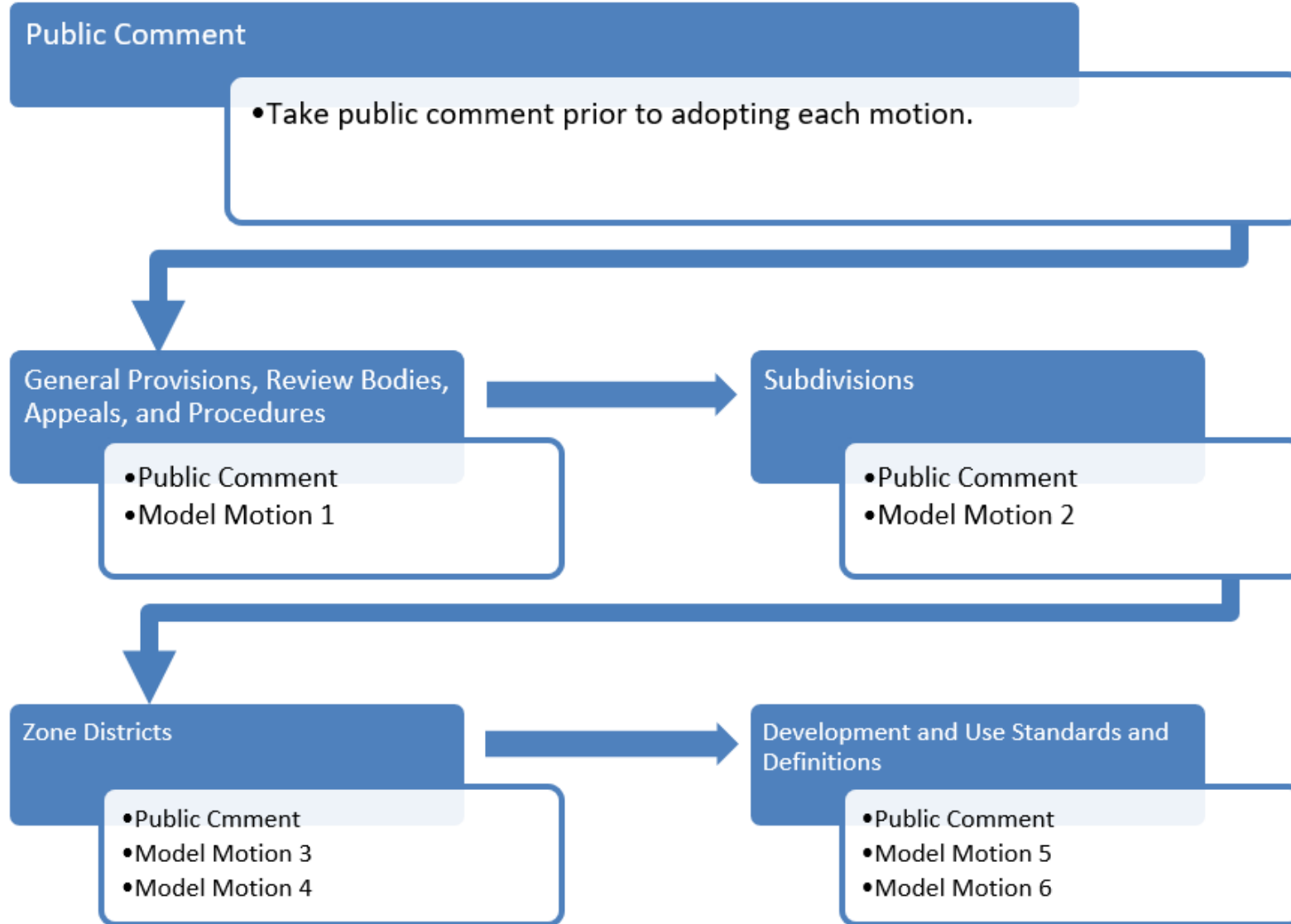


WHAT'S LEFT TO DO?

- **Approve a Recodification of the Zoning and Subdivision Code**
 - Community Council Meetings in the First Week of February
 - Planning Commission Public Hearing on 19 February
 - Final edits, and updates for compliance with state code in March.
 - City Council Review on 24 March and 14 April
- **Also on 14 April.**
 - Approve Updated Checklists
 - Approve Updated Consolidated Fee Schedule
 - Approve changes to Title 14



PLANNING COMMISSION RECOMMENDATIONS



Part 1

General Provisions, Review Bodies, Appeals, and Procedures

Part 2

Part 3

Part 4

Code Chapter	No Revisions	Minor Revisions	Major Revisions	Notes
18.01 General Provisions, 18.02 Enforcement, 18.03 Review Bodies Land Use Authority, 18.04 Appeals		✓		• 18.01-18.04 is the enabling legislation of our code. • State statute compliance • New procedures for residential facilities for persons with a disability • New procedure for eligible facility requests.
18.12 Generally Applicable Land Use Provisions 18.13 Land Use Authority Designations 18.14 Specific Land Use Application Steps 18.15 Specific Procedures by Land Use Application and Type		✓		

Part 1

General Provisions, Review Bodies, Appeals, and Procedures

Part 2

Part 3

Part 4

Community Council Recommendations:		
Recommend adoption of the General Provisions, Enforcement, Review Bodies and Land Use Authority, Appeals, Generally Applicable Land Use Provisions, and Procedures Chapters of the Revised Zoning and Subdivision Code		
Community Council	Vote	Recommended Changes or Clarifications
MOCC	8-0	None
MCC	7-0	None
CRCA	5-0	None
EMCCC	5-0	None

Part 1

General Provisions, Review Bodies, Appeals, and Procedures

Part 2

Model Motion 1

I move that the Planning Commission recommends adoption of the General Provisions, Enforcement, Review Bodies and Land Use Authority, Appeals, Generally Applicable Land Use Provisions, and Procedures Chapters of the Revised Zoning and Subdivision Code, with the following recommended changes or clarifications:

Part 3

- 1.
- 2.
- 3.

Part 4

Subdivisions

Part 1

Part 2

Part 3

Part 4

Code Chapter	No Revisions	Minor Revisions	Major Revisions	Notes
18.24 Subdivisions		✓		Reviewed for compliance with state statute.
18.25 Lots, Parcels, and Buildings on a Private Street		✓		- New private streets must be 25 feet. - Minimum lot size as set forth in zone, but lot measured from edge of street. - Stand-alone chapter.
18.26 Division of Legally-Established Two-Household Dwellings			✓	- Would apply to all zones, not just R-2. - Must be “legally established” to qualify. - Affordable homeownership provision.

Subdivisions

Part 1

Part 2

Part 3

Part 4

Community Council Recommendations:		
Recommend adoption of the Subdivisions Chapters of the Revised Zoning and Subdivision Code, with the following recommended changes or clarifications:		
Community Council	Vote	Recommended Changes or Clarifications
MOCC	8-0	None
MCC	7-0	None
CRCA	5-0	None
EMCCC	5-0	None

Part 1

Part 2

Part 3

Part 4

Model Motion 2

I move that the Planning Commission recommends adoption of the Subdivisions Chapters of the Revised Zoning and Subdivision Code, with the following recommended changes or clarifications:

- 1.**
- 2.**
- 3.**

Zone Districts

Part 1

Part 2

Part 3

Part 4

Code Chapter	No Revisions	Minor Revisions	Major Revisions	Notes
18.34 Agriculture Zone (AG)		✓		Added R-1 design standards, including building envelope.
18.35 Forestry Recreation Estate Zone (FRE)		✓		Updated use list for format and consistency.
18.36 Single household Residential Zone (R-1)			✓	Incorporated the city council’s adopted changes into final draft.

Zone Districts

Part 1

Part 2

Part 3

Part 4

Code Chapter	No Revisions	Minor Revisions	Major Revisions	Notes
18.37 Two-Household Residential Zone (R-2)			✓	Added R-1 design standards, including building envelope.
18.38 Medium Density Residential Zone (R-4)		✓		- Initially proposed to combine with RM, but now this zone stands alone. - Added R-1 design standards, including building envelope.
18.39 Residential Mixed Zone (RM)		✓		Reduced the number of units eligible for permitted use approval to 25.

Zone Districts

Part 1

Part 2

Part 3

Part 4

Code Chapter	No Revisions	Minor Revisions	Major Revisions	Notes
18.40 Mobile Home/Tiny Home Zone (MH/TH)	✓			Cleaned up use list. Added home businesses. Removed short-term rentals.
18.41 Mixed Development Zone (MD)			✓	- Added design standards for residential developments, from the RM chapter. - Garage clearance exception proposed.
18.42 Mixed-Use Development Zone (MD-3).		✓		- Made use categories consistent. - Applied buffering standards found in landscaping chapter. - Legacy Zone.

Zone Districts

Part 1

Part 2

Part 3

Part 4

Code Chapter	No Revisions	Minor Revisions	Major Revisions	Notes
18.42 Neighborhood Commercial (C-1) 18.44 Commercial Zone (C)			✓	• C-1 zone separated from the C zone. • Design standards added for C-1. • Figures added.
18.45 Institutional Facilities (IF) Zone	✓			• Applies to the St Mark's Hospital campus. • Maximum height along a residential zone boundary adjusted to 35', to be consistent with other zones.
18.46 Light Manufacturing (M) Zone	✓			• Updated uses. • Technical corrections.

Zone Districts

Part 1

Part 2

Part 3

Part 4

Code Chapter	No Revisions	Minor Revisions	Major Revisions	Notes
18.47 City Center Overlay Zone (CCOZ)			✓	- Updated graphics and use lists. - Corner lot language adjusted.
18.48 Village Center Special Districts	✓			This was a major initiative of our code update. Since adoption, only minor technical corrections are proposed.
18.49 Olympus Hills West VCSD	✓			This was a major initiative of our code update. Since adoption, only minor technical corrections are proposed.

**Policy
Question:
CCOZ
Stepbacks**





Medical Office Building

45' tall, commercial single-purpose, brick façade, no stepback



Villa Vista Developments

No setbacks required, although they were optional. Variety of articulation. 80' from building to building.



The Westerly

8' stepback on 1300 East, 5' or less on 3300 S. Additional stepback for top story on 1300 East. This project has 4 frontages, which makes it complex.



The Millhaus and the PEG Development on Woodland and Miller

Compliant stepbacks on Miller. 75' from building to building. Millhaus stepback on Woodland is even larger than 20'

We like stepbacks, but is a one-size-fits-all approach the right one?

- Narrow building sites or narrow facades
- Buildings with 3+ frontages
- Should we reduce or eliminate stepbacks for commercial single-purpose buildings taller than 45'?
- Are other tools worthwhile, such as all-brick facades or better articulation?

**Policy
Question:
R-4 and C-1
Legacy Zone
Status**



Should we encourage development in the R-4 Zones?

- Initially, we recommended not to, because we employed better design standards in the C and RM zones.
- Combining zones was **NOT** the preference of the Community Councils and Planning Commission.
- We re-inserted design standards:
 - R-1/R-2 standards for the R-4 Zone.
 - C zone material and massing standards for the C-1 zone.

Should we encourage development in the R-4 and C-1 Zones?

- With better design standards, does it make sense to keep these zones “legacy zones”?
- This could be the type of missing-middle development we want.



Zone Districts

Part 1

Part 2

Part 3

Part 4

Community Council Recommendations:		
Community Council	Vote	Motion/Discussion:
MOCC	8-0	Recommend adoption of the Zone Districts Chapters of the revised zoning and Subdivision Code, except for the provisions relating to stepbacks in the City Center Overlay Zone and the Legacy Zone status of the R-4 and C-1 zones, which were the subject of separate discussions and motions.
	7-1	Legacy Zones: Amend the C-1 and R-4 zones so that they are not legacy zones – to make them available for new properties to be rezoned into in the future
	8-0	Stepbacks: The Mount Olympus Community Council understands appreciates that changes to the stepback provisions in the CCOZ may be warranted, but until there is draft language to review, the MOCC moves to continue the matter to a future meeting.

Part 1

Part 2

Part 3

Part 4

Zone Districts

Community Council Recommendations:		
Community Council	Vote	Motion/Discussion:
MCC	5-0	Recommend adoption of the Zone Districts Chapters of the revised zoning and Subdivision Code, with the following recommended change: Multifamily projects of 12 or more units in an RM Zone should be conditional uses, not permitted uses, because these projects tend to abut single-family residential, and the notice and additional review gives the community council an opportunity to identify reasonably-anticipated detrimental effects and propose mitigations. Legacy Zones: No motion was taken, but the sentiment as summarized by staff was: we should encourage development in the C-1 and R-4 zones, because they are more gentle approaches to density than larger townhome projects and apartment buildings typically found in the RM zone. C-1 and R-4 zones should not be “legacy zones”. Stepbacks: No motion was taken, but the sentiment as summarized by staff was: we should not get rid of stepbacks in the CCOZ entirely, but some creative design approaches in some cases may make sense. Staff will return to the community council to discuss this option in more depth.

Zone Districts

Part 1

Part 2

Part 3

Part 4

Community Council Recommendations:		
Community Council	Vote	Motion/Discussion:
CRCA	5-0	Recommend adoption of the Zone Districts Chapters of the revised zoning and Subdivision Code, with no recommended changes. Stepbacks: No motion was taken, but the sentiment as summarized by staff was: we should not get rid of stepbacks in the CCOZ entirely, but some creative design approaches in some cases may make sense. Staff will return to the community council to discuss this option in more depth.

Zone Districts

Part 1

Part 2

Part 3

Part 4

Community Council Recommendations:		
Community Council	Vote	Motion/Discussion:
EMCCC	6-0	Recommend adoption of the Zone Districts Chapters of the revised zoning and Subdivision Code, with no recommended changes. Legacy Zones: No motion was taken, but the sentiment as summarized by staff was: we are intellectually curious, but not unequivocally enthusiastic about opening up the C-1 zone and R-4 to parcels not already zoned C-1 and R-4 respectively. In other words we lean towards the C-1 and R-4 as “legacy zones”. Stepbacks: No motion was taken, but the sentiment as summarized by staff was: we are guarded about stepback relief in CCOZ. We wanted to see more ideas on it, depending on location and where those stepbacks would be (streetside, abutting other buildings, etc.)

Zone Districts

Part 1

Part 2

Part 3

Part 4

Community Council Recommendations:		
Recommend repeal of the following zones as part of the adoption of the Zone Districts Chapters of the Revised Zoning and Subdivision Code:		
1. Repeal of the A-1, A-2, and A-5 Zones and Adoption of an Agricultural Zone to regulate all properties within an A-1, A-2, or A-5 Zone.		
2. Repeal of the C-2 and C-3 Zones and Adoption of a Commercial Zone to regulate all properties within a C-2 and C-3 zone.		
3. Repeal of the Residential Compatibility Overlay Zone and Adoption of design standards in the R-1, R-2, R-4, and Agricultural Zones.		
Community Council	Vote	Recommended Changes or Clarifications
MOCC	8-0	None
MCC	6-1	None
CRCA	5-0	None
EMCCC	6-0	None

Part 1

Part 2

Part 3

Part 4

Zone Districts

Model Motion 3

I move that the Planning Commission recommends adoption of the Zone Districts Chapters of the Revised Zoning and Subdivision Code, with the following recommended changes or clarifications:

- 1.**
- 2.**
- 3.**

Zone Districts

Part 1

Part 2

Part 3

Part 4

Model Motion 4

I move that the Planning Commission recommends repeal of the following zones as part of the adoption of the Zone Districts Chapters of the Revised Zoning and Subdivision Code:

- 1. Repeal of the A-1, A-2, and A-5 Zones and Adoption of an Agricultural Zone to regulate all properties within an A-1, A-2, or A-5 Zone.**
- 2. Repeal of the C-2 and C-3 Zones and Adoption of a Commercial Zone to regulate all properties within a C-2 and C-3 zone.**
- 3. Repeal of the Residential Compatibility Overlay Zone and Adoption of design standards in the R-1, R-2, R-4, and Agricultural Zones.**

Development and Use Standards and Definitions

Part 1

Part 2

Part 3

Part 4

Code Chapter	No Revisions	Minor Revisions	Major Revisions	Notes
18.58 Temporary Uses and Structures			✓	Standards were elsewhere, or not listed at all. Now they are compiled in one chapter.
18.59 Accessory Structures	✓			Accessory buildings allowed within 20' flag lot setback, and reduced setbacks (identical to R-1) for RM lots.
18.60 Nonconformities		✓		- Addresses nonconforming lots and parcels. - Addresses how to make a nonconformities determination. - A noncomplying structure can be expanded a maximum of 50% of height, footprint, or coverage.

Development and Use Standards and Definitions

Part 1

Part 2

Part 3

Part 4

Code Chapter	No Revisions	Minor Revisions	Major Revisions	Notes
18.61 Sensitive Lands	✓			Definitions added. Images updated. Note: this replaces FCOZ!
18.62 Floodplain Hazards Mitigation	✓			- Substantially similar to language in effect in current code. - Ensures compliance with federal law and renders us eligible for flood insurance.
18.63 Parking and Mobility Standards		✓		- Identical to standards adopted in 2023. - Added detail on EV charging requirements. - Defined ‘bedroom’ for the purpose of parking calculations.

Development and Use Standards and Definitions

Part 1

Part 2

Part 3

Part 4

Code Chapter	No Revisions	Minor Revisions	Major Revisions	Notes
18.64 Landscape Standards	✓			• Identical to standards adopted in 2023. • Minor formatting adjustments.
18.65 Signs	✓			• Identical to standards adopted in 2024. • Illuminance study requirements moved to Required Studies and Plans Chapter.
18.66 Fences and Retaining Walls			✓	• Neighborhood Compatibility Modification added for fence height. • Updated figures. • Clear View Requirements moved to a new chapter.

Development and Use Standards and Definitions

Part 1

Part 2

Part 3

Part 4

Code Chapter	No Revisions	Minor Revisions	Major Revisions	Notes
18.67 Clear View Areas	✓			Language was formerly in Fences and Walls chapter. Moved for clarity.
18.68 Outdoor Lighting			✓	Standards for outdoor lighting formerly in many zones (C Zones, MD, CCOZ, RM), now moved to apply city-wide.
18.69 Required Studies and Plans		✓		- Edited for clarity. - Sign illumination study requirements moved from the signs chapter to this chapter.

Development and Use Standards and Definitions

Part 1

Part 2

Part 3

Part 4

Code Chapter	No Revisions	Minor Revisions	Major Revisions	Notes
18.70 Single-Household and Two-Household Dwelling Standards		✓		- Aligns standards for traditional homes with those for manufactured or mobile homes. - Changes limited to ensuring compliance with state statute.
18.71 Accessory Dwelling Unit Standards			✓	- Parking set at 1 space per ADU, according to City Council directive. - Prohibition on ADUs on lots > 6,000 sf removed, according to City Council directive. - Minor technical corrections.
18.72 Building Height		✓		Edited for clarity.

Development and Use Standards and Definitions

Part 1

Part 2

Part 3

Part 4

Code Chapter	No Revisions	Minor Revisions	Major Revisions	Notes
18.73 Historic Preservations	✓			Edited for clarity.
18.74 Residential Facilities for Persons with a Disability	✓			Edited for clarity.
18.75 Wireless Telecommunication Facilities	✓			- Building permit not required for residential dish installations. - Added stealth requirements for monopoles in sensitive lands area, according to City Council directive.

Development and Use Standards and Definitions

Part 1

Part 2

Part 3

Part 4

Code Chapter	No Revisions	Minor Revisions	Major Revisions	Notes
18.76 Special Business Land Use Regulations		✓		- Standards formerly found in other chapters. - Moved to a single chapter for ease of reference. - SOBs limited to M Zones.
18.77 Animal Regulations		✓		- Standards similar to what is now in effect. - Flat number of domestic fowl (10) permitted.
18.78 Affordable Housing Incentives		✓		- Added an enforcement section. - Created incentives for mixed affordable developments.
18.97 Definitions		✓		- Definitions were discussed as part of each chapter, but are now in one place! - Any use listed as permitted, conditional, or prohibited is now defined.

**Policy
Question:
Impervious
Surface
Coverage**



How much driveway is too much?

- Hardscape/impervious surface vs. xeriscape
- Affects Urban Heat Island, Aesthetics, Drainage, Environment/Eco. System
- Some city's:
 - Exempt smaller lots or flag lots, cul-de-sac lots with limited front yard areas (< 250 -500 sqft)
 - Require additional trees elsewhere (parks strip, side and rear yard areas) to offset impacts



How much driveway is too much?

Millcreek	Holladay	South Jordan	South Salt Lake	Salt Lake City	Cottonwood Heights
None	Minus Lot Coverage, the remaining landscape area is between 25% to 55% pending lot size - (structures + impervious surfaces)	The front and street side yards of single-family lots ... not less than fifty percent (50%) of the yard area ...	Front yard and corner side yard ... Plants, not including tree canopies, shall cover at least seventy-five (75) percent of the front and/or corner side yard area at maturity.	Minimum Vegetation 33% Maximum 20% Impervious surfaces	Minus maximum lot Coverage is 30% The remaining landscape area is 70%

**Policy
Question:
Outdoor
Lighting
Requirements
for Residential
Uses**



Should residential uses be subject to lighting standards?

- As the draft code is written, lighting standards would apply for additions and new residential buildings.
- We are not regulating residential holiday lights.
- Concerned about staffing.
- However, this is a point of contention in our community.



Should residential uses be subject to lighting standards?

Only some neighboring cities regulate outdoor lighting in residential areas. Most standards are focused on dark sky compliance and reducing light intrusion into neighboring properties. Neighboring cities frequently have no standards laid out in code, leaving the issue to private property owners to work through.



Should residential uses be subject to lighting standards?

Millcreek	Holladay	Murray	South Salt Lake	Salt Lake City	Cottonwood Heights
- Fixtures must be shielded to reduce light trespass onto neighboring properties. - Lamps shall not exceed 3,000 Kelvin.	No lighting standards in residential zones outside of FCOZ.	Only lighting standards for accessory buildings. “Illumination of accessory buildings and structures shall be directed down and away from adjoining residences.”	Lighting standards are defined in the South Salt Lake Master Light Plan. No reference to the Master Plan can be found online.	“All exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash or flicker.”	For homes constructed after light standard adoption: - Lights radiating more than 500 lumens shall be cutoff and oriented down. - Light fixtures cannot exceed 12’ in height. - No lamp shall exceed 3,000 Kelvin. - Total lot lumens shall not exceed 43,560 lumens. - Automatic shutoff at 11PM unless lighting is for security purposes.

Development and Use Standards and Definitions

Part 1

Part 2

Part 3

Part 4

Community Council Recommendations:

Community Council	Vote	Motion/Discussion:
MOCC	8-0	Recommend adoption of the Development and Use Standards and Definitions Chapters of the revised Zoning and Subdivision Code, except for lighting provisions and impervious surface requirements.
	8-0	Lighting Standards: Recommend adoption of a Lighting Standards ordinance that includes new single-household and duplex dwellings, and additions to single-household and duplex dwellings being subject to these lighting standards.
	8-0	Impervious Surfaces: The MOCC supports city staff in drafting ordinance language dealing with maximum impervious surface standards and return to the council at a future date.

Development and Use Standards and Definitions

Part 1

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Part 3

Part 4

Community Council Recommendations:		
Community Council	Vote	Motion/Discussion:
MCC	5-1 (1 abstain)	Recommend adoption of the Development and Use Standards and Definitions Chapters of the revised Zoning and Subdivision Code, with no recommended changes or clarifications. No motions were taken, but the MCC offered the following sentiments, as summarized by staff: Parking and Open Space: It may make sense to have a provision in the code to allow for some open space to be converted into parking in situations where additional parking may be warranted. Lighting Standards: While we should impose lighting design requirements on commercial properties, we should not impose those requirements on residential properties (such as single-family homes and duplexes). Impervious Surfaces: Residential properties should be allowed to have two driveways, and we should be careful about imposing limits on how much hard surface a residential property is allowed to have.

Development and Use Standards and Definitions

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Part 4

Community Council Recommendations:		
Community Council	Vote	Motion/Discussion:
CRCA	5-0	Recommend adoption of the Development and Use Standards and Definitions Chapters of the revised Zoning and Subdivision Code, with the following recommended changes or clarifications: Lighting Standards: Existing dwellings should also be subject to lighting standards. These rules should not just apply to residential additions or commercial properties. Parking: Minimum parking requirements established in the Parking and Mobility Chapter should be eliminated entirely. Impervious Surfaces: Consider a maximum impervious surface requirement for residential properties.

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Community Council Recommendations:

Community Council	Vote	Motion/Discussion:
EMCCC	5-0	Recommend adoption of the Development and Use Standards and Definitions Chapters of the revised Zoning and Subdivision Code, with no recommended changes or clarifications. No motions were taken, but the EMCCC offered the following sentiments, as summarized by staff: Lighting Standards: Residential additions and new construction should be subject to the lighting standards ordinance. Impervious Surfaces: Consider a maximum impervious service requirement for residential properties.

Development and Use Standards and Definitions

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Part 4

Community Council Recommendations:

Recommend repeal of the Foothills and Canyons Overlay Zone as part of the adoption of the Sensitive Lands Chapter of the Revised Zoning and Subdivision Code.

Community Council	Vote	Recommended Changes or Clarifications
MOCC	8-0	None
MCC	5-1 (1 abstention)	None
CRCA	5-0	None
EMCCC	5-0	None

Development and Use Standards and Definitions

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Model Motion 5

I move that the Planning Commission recommends adoption of the Development and Use Standards and Definitions Chapters of the Revised Zoning and Subdivision Code, with the following recommended changes or clarifications:

- 1.**
- 2.**
- 3.**

Development and Use Standards and Definitions

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Model Motion 6

I move that the Planning Commission recommends repeal of the Foothills and Canyons Overlay Zone as part of the adoption of the Sensitive Lands Chapter of the Revised Zoning and Subdivision Code.