



Millcreek Township

Planning Commission Meeting

Public Hearings

Wednesday, September 12, 2012

27956

Ordinance Amendment – 19.78.030 & 050

Planned Unit Development Amendments

Applicant: Salt Lake County Planning and Development Services

Planner: Curtis Woodward



STAFF REPORT

Executive Summary									
Hearing Body:	Millcreek Township Planning Commission								
Meeting Date and Time:	Wednesday, September 12, 2018	04:00 PM	File No:	2	7	9	5	6	
Applicant Name:	Salt Lake County PDS	Request:	Ordinance Amendment						
Description:	Chapter 19.78 Planned Unit Development amendments								
Location:	N/A								
Community Council Rec:	Not yet received								
Staff Recommendation:	Approval								
Planner:	Curtis Woodward								

1.0 BACKGROUND

1.1 Summary

Salt Lake County is seeking to amend Sections 19.78.030 Planned Unit Development Defined and 19.78.050 Minimum Area of Chapter 19.78 Planned Unit Development of the Salt Lake County Code. This file is seeking to allow PUDs on lots under one acre in medium and high density residential zones. This amendment is arising from several inquiries from property owners who are having trouble getting financing for their condominium projects. The new amendment allows existing developments to change their use from condominiums to a PUD in order to obtain the financing necessary to keep the projects viable.

1.2 Neighborhood Response

No neighborhood response has been received at the time of this report.

1.3 Community Council Response

The Community Councils were sent information on this ordinance amendment for review at their August meetings. No written response has been received at the time of this report.

2.0 ANALYSIS

2.1 Existing Ordinance

Chapter 19.78.030 - Planned unit development defined.

“Planned unit development” for the purpose of this chapter, means an integrated design for development of residential, commercial or industrial uses, or combination of such uses, in which one or more of the regulations, other than use regulations, of the district in which the development is to be situated, is waived or varied to allow flexibility and initiative in site and building design and location in accordance with an approved plan and imposed general requirements as specified in this chapter. A planned unit development may be:

- A. The development of compatible land uses arranged in such a way as to provide desirable living environments that may include private and common open spaces for recreation, circulation and/or aesthetic uses;
- B. The conservation or development standards;
- C. Creation of areas for multiple use that are of benefit to the neighborhood;

Chapter 19.78.050 - Minimum area.

No planned unit development shall have an area of less than one acre.

2.2 Proposed Ordinance

See attached for the proposed ordinance amendments. A brief synopsis is below.

1. Purpose Statement:

- a. In the purpose statement, item “b” is amended to add in a piece that was originally in the ordinance but had somehow gotten dropped, making the sentence make no sense.
 - b. The purpose statement was also amended to include item “d,” which explains the intent for the minimum lot area change.
2. Minimum Area: The minimum lot area has been adjusted for medium and high density residential zones to allow PUDs on smaller lot sizes than the original requirement of one acre. The minimum lot area is now the combined total of the minimum lot sizes for each unit in the development.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Ordinance Amendment.

3.2 Reasons for Recommendation

- 1) These amendments allow greater flexibility in subdivision and housing design choices for medium and high density residential zones, as well as for commercial properties.

SALT LAKE COUNTY ORDINANCE

Ordinance No. _____, 2012

PLANNED UNIT DEVELOPMENT AMENDMENTS

AN ORDINANCE AMENDING CHAPTER 19.78: PLANNED UNIT DEVELOPMENT ALLOWING FOR INCREASED FLEXIBILITY ON WHERE A PUD MAY APPLY.

The County Legislative Body of Salt Lake County ordains as follows:

SECTION I. The amendments made here are designated by underlining the new substituted words. Words being deleted are designated by brackets and interlineations.

SECTION II. Chapter 19.78 of the Salt Lake County Code of Ordinances, 2001, is amended to amend sections 19.78.030 and 19.78.050 as follows:

Chapter 19.78.030 – Planned unit development defined.

“Planned unit development” for the purpose of this chapter, means an integrated design for development of residential, commercial or industrial uses, or combination of such uses, in which one or more of the regulations, other than use regulations, of the district in which the development is to be situated, is waived or varied to allow flexibility and initiative in site and building design and location in accordance with an approved plan and imposed general requirements as specified in this chapter. A planned unit development may be for:

A. The development of compatible land uses arranged in such a way as to provide desirable living environments that may include private and common open spaces for recreation, circulation and/or aesthetic uses;

- B. The conservation or development of desirable amenities not otherwise possible by typical development standards;
- C. The creation of areas for multiple use that are of benefit to the neighborhood;
- D. The adaptive improvement of an existing development.

Chapter 19.78.050 – Minimum area.

~~No planned unit development shall have an area of less than one acre.~~

Planned unit developments in any FM, FR, R-1, FA, or A zone shall have a minimum area of one acre. Planned unit developments in any other zone shall have an area equal to the aggregate of the minimum lot areas otherwise required in the zone for the number of structures in the development.

SECTION III. This ordinance shall be effective fifteen (15) days after its passage and upon at least one publication of the ordinance or a summary thereof in a newspaper published and having general circulation in Salt Lake County.

APPROVED AND ADOPTED this _____ day of _____, 2012.

SALT LAKE COUNTY COUNCIL

By: _____
Chairman

ATTEST:

Sherrie Swensen
Salt Lake County Clerk

APPROVED AS TO FORM:

ORDINANCE HISTORY

Councilman Bradley voting	_____
Councilman Burdick voting	_____
Councilman Bradshaw voting	_____
Councilman DeBry voting	_____
Councilman Horiuchi voting	_____
Councilman Iwamoto voting	_____
Councilman Jensen voting	_____
Councilman Snelgrove voting	_____
Councilman Wilde voting	_____

Vetoed and dated this _____ day of _____, 2012.

By: _____
MAYOR PETER CORROON
OR DESIGNEE

(Complete as Applicable)

Veto override: Yes _____ No _____ Date _____
Ordinance Published in Newspaper: Date _____
Effective Date of Ordinance: _____

SUMMARY OF

SALT LAKE COUNTY ORDINANCE NO. _____

On the _____ day of _____, 2012, the County Council of Salt Lake County adopted Ordinance No. _____ which amends chapter 19.78 of the Salt Lake County Code of Ordinances. These new amendments allow for more flexibility on where Planned Unit Developments can apply and make other related changes.

SALT LAKE COUNTY COUNCIL

By: _____
Chairman

ATTEST:

Sherrie Swensen
Salt Lake County Clerk

APPROVED AS TO FORM:

Councilman Bradley voting _____
Councilman Burdick voting _____
Councilman Bradshaw voting _____
Councilman DeBry voting _____
Councilman Horiuchi voting _____
Councilman Iwamoto voting _____
Councilman Jensen voting _____
Councilman Snelgrove voting _____
Councilman Wilde voting _____

A complete copy of Ordinance No. _____ is available in the office of the Salt Lake County Clerk, 2001 South State Street, N2100A, Salt Lake City, Utah.