



CITY COUNCIL
AGENDA SUMMARY FORM
COMMUNITY DEVELOPMENT DEPARTMENT

MEETING DATE:	8/7/19
AGENDA ITEM:	Ordinance 19-09—Public Comment and Consideration of Ordinance 19-09 for a Text Amendment to the Taylorsville Municipal Code Section 13.23.240 Planned Commercial Center Development Standards and Chapter 13.36 Definitions.
PUBLIC HEARING REQUIRED:	☐ Yes ☒ No
ORDINANCE REQUIRED:	☒ Yes ☐ No
RESOLUTION REQUIRED:	☐ Yes ☒ No
AUTHOR:	Angela Price, Senior Planner
PRESENTER:	Mark McGrath, Community Development Director
SUMMARY:	Staff is proposing a text amendment to the Taylorsville Municipal Code Section 13.23.240 Planned Commercial Center Development Standards and Chapter 13.36 Definitions to provide guidance to applicants on Master Plan requirements for Planned Centers.
BACKGROUND:	This item was brought before the Planning Commission on 7/9/19 and a positive recommendation to the City Council for the text amendment was passed 5-0. The proposed text amendment provides clarity to applicants on Planned Center Developments by: • Revising the definition of a Planned Commercial Center to a Planned Center and a Planned Shopping Center to a Shopping Center and delineates the difference between the two as one owner or multiple owners. • Identifying that Planned Center's must comply with provisions outlined in the code, in addition to the Planned Center specific requirements. Additionally, clearly stating that Planned Centers must adhere to the General Plan and applicable addendums. • Adding language to require CCR's that are consistent with the master plan for the site. • Requiring grading, drainage and utilities to be planned in a holistic manner for the entire site. There were no public comments during the comment period or during the public hearing.
STAFF RECOMMENDATION:	Staff recommends approval of ordinance 19-09.
PLANNING COMMISSION RECOMMENDATION:	☒ Approve ☐ Deny ☐ Other
PLANNING COMMISSION VOTE:	Positive recommendation, 5-0

SUMMARY OF PUBLIC COMMENTS:	No public comment was received.
ATTORNEY'S OFFICE [APPROVED AS TO FORM]:	☐ Yes ☐ No
ATTACHMENTS:	• Exhibit A: Proposed Ordinance Amendment to Chapter 13.23.240 Planned Commercial Center Development Standards • Exhibit B: Proposed Ordinance Amendment to Chapter 13.36 Definitions

TAYLORSVILLE, UTAH
ORDINANCE NO. 19-09

**AN ORDINANCE OF THE CITY OF TAYLORSVILLE APPROVING A ZONING TEXT
AMENDMENT TO THE TAYLORSVILLE MUNICIPAL CODE SECTION 13.23.240 PLANNED
COMMERCIAL CENTER DEVELOPMENT STANDARDS AND CHAPTER 13.36
DEFINITIONS**

WHEREAS, the Taylorsville City Council (the "Council") met in regular session on August 7, 2019, to consider, among other things, approving an amendment to TAYLORSVILLE MUNICIPAL CODE SECTION 13.23.240 PLANNED COMMERCIAL CENTER DEVELOPMENT STANDARDS AND 13.36 DEFINITIONS; and

WHEREAS, pursuant to TAYLORSVILLE MUNICIPAL CODE Section 13.05.030(A)(2), notice of a public hearing before the City's Planning Commission was published in the *Deseret News* and the *Salt Lake Tribune* on June 28, 2019; and

WHEREAS, the notice of a public hearing before the City's Planning Commission was also published on the State Public Notice Website on June 25, 2019; and

WHEREAS, the City's Planning Commission held a properly noticed public hearing on the proposed amendment on July 9, 2019 and the Planning Commission voted 5-0 to recommend that the City Council approve the proposed amendment; and

WHEREAS, although not required by City ordinances, the City Council heard courtesy public comment on the proposed amendment during its regularly scheduled meeting on August 7, 2019 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 amendment.

NOW, THEREFORE, BE IT ORDAINED by the Taylorsville City Council that the proposed amendment to TAYLORSVILLE MUNICIPAL CODE is hereby approved and is designated by interlineating the words to be deleted and underlining the words to be added, as follows:

**EXHIBIT A—PROPOSED ORDINANCE AMENDMENT TO PLANNED COMMERCIAL CENTER
DEVELOPMENT STANDARDS 13.23.240**

13.23.240: PLANNED ~~COMMERCIAL~~ CENTER DEVELOPMENT STANDARDS

The planned center development standards are designed to ensure commercial or mixed-use establishments are planned, developed, and managed as a unified and contiguous unit. Planned centers shall be approved by the Planning Commission and comply with all development standards outlined in this Code and shall be consistent with the City's General Plan. Planned centers shall have Codes, Covenants and Restrictions (CCR's) that are specific to the center which are recorded with the property and consistent with the master plan. In addition to the development standards outlined in this Code, planned centers shall comply with the following requirements: In addition to all other development standards listed in this chapter and elsewhere in this Code, all planned and shopping commercial centers shall be developed in compliance with the following additional development standards:

A. Site Plan Review: A Master Development Site Plan for a planned ~~commercial~~ center shall be reviewed and approved by the Planning Commission in conjunction with or prior to subdividing a property.

B. General Site Design:

1. A planned ~~commercial~~ center shall be designed as an integrated complex of leasable or individually owned spaces in a single building, group of buildings, or parcels.
2. Regardless of ownership, a planned ~~commercial~~ center site plan shall show the relationship and provide connectivity between ~~of~~ all existing, proposed and future buildings and pads to ~~all~~ parking facilities, pedestrian walkways, landscape areas, service entrances, roads, and abutting streets.

C. Architectural Design And Materials:

~~1. All planned commercial centers shall comply with applicable city standards.~~

~~1. A common theme of architectural design and materials, approved by the planning commission, shall be followed for the overall project that will include all attached, detached, and/or freestanding pad buildings.~~

1. The planned center, including all attached, detached, and/or freestanding pad buildings, shall have a consistent architectural theme compatible with the City of Taylorsville Design Standards.

D. Landscaping:

1. Landscape Design: A consistent landscaping design shall be developed for an overall planned commercial center that includes all pads and freestanding buildings.
2. Frontage: Where a planned commercial center abuts a public street right of way, there shall be a minimum of at least fifteen feet (15') of landscaping along the perimeter, exclusive of required driveways.

E. Lighting: A consistent lighting plan and light design including light heights, standard design, and color as well as light intensity shall be established for an overall planned ~~commercial~~ center.

F. Signs: A sign theme, consistent with chapter 13.26 of this title, shall be submitted which requires approval from the planning commission at the time of review of a planned ~~commercial~~ center that covers all signage on the site including all center identification signs as well as a theme for all tenant signs.

G. Grading, Drainage and Utilities: Grading, storm water drainage, and utilities in a planned center shall have an integrated design that addresses existing and proposed buildings and pads. Plans should allow for, where applicable, cross access easements and maintenance agreements. Grading of an overall planned commercial center shall be done in such a way as to allow all buildings, pads, and other outbuilding sites to be tied together with reciprocal access driveways both on and off the site unless not found to be practical by the director in consultation with the city engineer. (Ord. 12-15, 7-11-2012)

EXHIBIT B—PROPOSED ORDINANCE AMENDMENT TO DEFINITIONS CHAPTER 13.36

~~PLANNED COMMERCIAL CENTER: An area of minimum contiguous size, as specified by ordinance, to be planned, developed, operated, and maintained as a single entity containing one or more structures to accommodate commercial areas and other uses incidental to the predominant uses. Planned commercial centers are designed as an integrated complex of leasable or individually owned spaces in a single building, group of buildings, or parcels.~~

Planned Center: An area or group of commercial or mixed-use establishments-structures built on a site that is planned, developed, and managed as a unified and contiguous operating unit subdivided into multiple parcels.

~~PLANNED SHOPPING CENTER: A group of architecturally unified commercial establishments built on a site that is planned, developed, owned and managed as an operating unit related in its location, size and type of shops to the trade area that it serves. The unit provides on site parking in definite relationship to the uses and total size of the stores.~~

Shopping Center: An area or group of commercial or mixed-use establishments-structures built on a site that is planned, developed, managed and owned by a single entity as a unified and contiguous operating unit.

THIS ORDINANCE, assigned Ordinance No. 19-09, 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 _____, 2019.

TAYLORSVILLE CITY COUNCIL

By: _____
Daniel Armstrong, Chairman

VOTING:

Meredith Harker	Yea	___	Nay	___
Ernest Burgess	Yea	___	Nay	___
Daniel Armstrong	Yea	___	Nay	___
Curt Cochran	Yea	___	Nay	___
Brad Christopherson	Yea	___	Nay	___

PRESENTED to Mayor of Taylorsville for her approval this _____ day of _____, 2019.

APPROVED this _____ day of _____, 2019.

Kristie S. Overson, Mayor

ATTEST:

Cheryl Peacock Cottle, Recorder

DEPOSITED in the Recorder's office this ____ day of _____, 2019.

POSTED this ____ day of _____, 2019.