

ORDINANCE UPDATE PROJECT

PHASE 1 STATUS REPORT AND PLAN MOVING FORWARD

BACKGROUND

- MSD Planning & Development Services Staff (“PDS”) have been tasked by the Metro Townships and Town of Brighton to lead ordinance update efforts for each respective community.
- Smith Hartvigsen is working on Titles 1-17, in consultation with PDS.
- PDS is taking the lead on drafting revisions to Title 18 & 19, the Subdivision and Zoning Ordinances, respectively.
- Staff will work closely with the Planning Commissions and Councils to review drafted materials and lead ordinance revisions through the formal adoption process.
- This project has an anticipated end date of December 2022.

OBJECTIVES

The 2022 Land Use Ordinance revisions are intended to accomplish several objectives, including:

- Ensuring compliance with State Legislation.
- Encouraging conformity with adopted General Plans.
- Promoting ease of use for both staff and residents.
- Meeting the unique needs and preserving the character of the community.
- Remove zones not used in the community (Forestry in Magna and Kearns, Manufacturing in Brighton and Emigration Canyon, etc.)

THE PLAN

- Identify the parts of the existing code that:
 - Are outdated, both in terms of planning practice and state enabling legislation,
 - Create undesirable land use and building outcomes, and
 - Are part of the fabric of each community, such as the setbacks, lot dimensions, and height, among others that have become standard and are worthy of keeping.
- Create a “Model Code” using noteworthy codes from other jurisdictions, planning best practices, the experience of the Current and Long Range Planning Staff members, and existing conditions.
- This “Model Code” is the backbone of the codes, ensuring similar formatting, organization and procedures to ease the challenge of regulating land use in 7 jurisdictions.

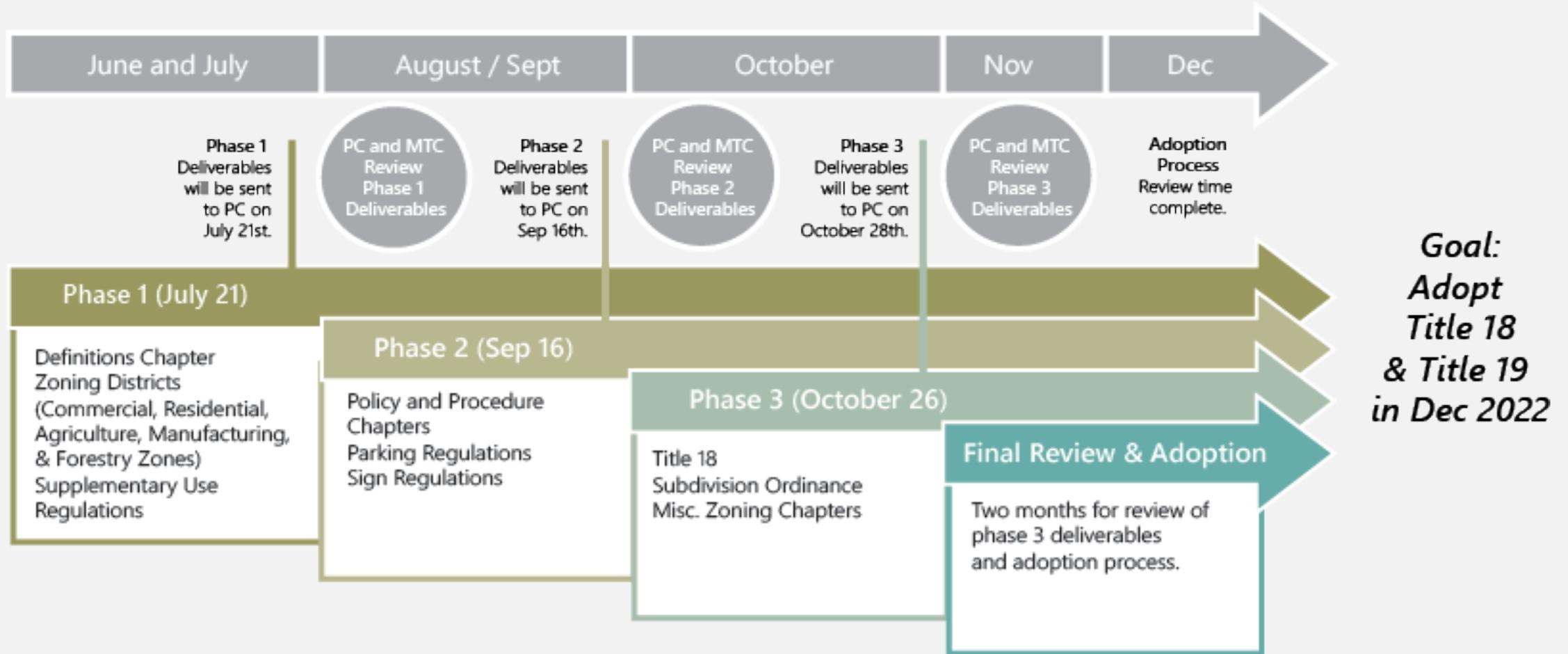
THE PLAN

- When the “Model Code” is completed, the planner assigned to each community:
 - Removes the chapters for zones that are not present in the community,
 - Tailors the chapters to the community’s General Plan goals and policies,
 - Sends the chapters to the community to review.
- The Township Council and Planning Commission Review the code and give feedback.
- This feedback, along with the work by the planner assigned to the community, is where the Township makes the code their own, with the policies and standards they desire.

ANALYSIS

- Erin O'Kelley, a Long-Range Planner with PDS, performed an in-depth analysis of existing Title 19 Ordinances to provide a basis from which the project team could begin their revisions.
- This analysis helped the team understand how much time to allot to various tasks, such as removing outdated sections or obsolete zoning districts, consolidating materials for ease of use, and updating language to reflect recent legislative changes and the vision of the various General Plans.
- The analysis suggested a phased approach, with the chapters needing higher levels of engagement from the communities coming first and the more procedural chapters, where lower levels of engagement are expected, coming last.

TIMELINE FOR METRO TOWNSHIPS



TIMELINES – BRIGHTON, SLCO

- Brighton is working on finalizing their General Plan, with a likely adoption in September.
- Brighton has indicated that they don't want to work on the Ordinance project until General Plan is adopted.
- PDS, Salt Lake County's Office of Regional Development and Zach Shaw from the DA's office have a work plan for ordinance revisions.
- The current priority list suggests that the County will start work on this Ordinance Project in 2023.
- In both cases, PDS has completed the analysis of what zones are needed and which zones are redundant.
- Creating zones tailored to each of these entities will be pretty straight forward when they decide to move forward.

ORDINANCE-WRITING METHODOLOGY

- Staff members were assigned various chapters to research. They drew on model codes, planning best practices, and existing conditions to draft a “model chapter” that other staff members would later use as a basis for their own communities.
- Staff members reviewed each other’s work at weekly Ordinance Update Meetings. Model ordinances were revised in response to feedback.
- Model Ordinance Chapters were sent to the Smith-Hartvigsen legal team for review.
- Staff members revised their model ordinances accordingly.
- The planner assigned to each community reviewed the Model Ordinance Chapters and tailored them to their specific community. Planners reviewed the community’s General Plan, existing ordinances, pre-analysis, and other sources relevant to the community vision.

STATUS

- Phase 1 Ordinances have been tailored to each community.
- Drafts for Kearns, Copperton, Magna, White City and Emigration Canyon e-mailed to each Council Member and Planning Commissioner
- **PDS is awaiting feedback from communities in the manner the communities and individuals choose to respond**, which could include:
 - Written responses and e-mails from local officials,
 - Time set aside during regularly scheduled Commission and/or Council meetings to discuss and amend,
 - Special work meetings (preferably with a mixture of Council and Commission members), and/or
 - Any combination or other reasonable method the community may choose.

NEXT STEPS

- Phase 2 sent to Smith Hartvigsen first week of September
- Phase 2 comments from Smith Hartvigsen second week of September
- Phase 2 revised documents to communities for review mid September
- Phase 3 mid to late October
- Ongoing comments from communities from August to the end of November
- Public Hearings and adoption in December (early January at the latest)