

# Land Use Code Update Guidance

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May 20<sup>th</sup>, 2022 June 2<sup>nd</sup>, 2022

## Core Objectives

- **Change select areas of the Land Use Code to better comply with Utah's Plain Language Law**

- Key Parameters & Subtasks:

- **\*\*There is no need to expand nor contract the size or scope of the Land Use Code\*\***
- Clear up contradictions and ambiguous language
- Offer expanded list of definitions where applicable

- **Development of expanded land use map**

- Key Parameters & Subtasks

- Incorporate the work products from staff into codified specific land use maps
- Provide necessary draft ordinance or policies that will need to be adopted

- **Draft and adopt an ordinance(s) to address housing shortages with new developers**

- Key Parameters & Subtasks

- Provide draft ordinances that allow the City to better negotiate with developers on sustainable and affordable housing development i.e. density swaps for affordable housing sales
- Ordinance language that allows for application review that's faster and less expensive for affordable housing projects, especially targeting smaller developers or homeowners developing homes on their lots.
- Regulated parameters that give the council the ability to negotiate for public space or facilities, affordable housing, or other public benefit in exchange for higher density.

- **Draft and adopt an ordinance(s) to support historic housing and land development**

- Key Parameters & Subtasks

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City Manager: Eric Duthie

- Provide draft ordinances that allow owners of originally constructed properties to improve those properties through a streamlined and affordable process.
  - Provide draft ordinances that allow for historic parcels to develop incrementally through ordinances that focus only on health and safety and deprioritize aesthetics
- Draft and adopt an ordinance(s) that support economic development through mixed use zones**
- Key Parameters & Subtasks
    - Provide draft ordinances that allow the city to incentivize well-constructed mixed use districts that support healthy growth i.e. tax abatement in exchange for public facilities
    - Ordinance that grants developers expedited application approval if they meet objectives in Mixed Use districts:
      - Main Street Development: development that includes retail, grocery, and multifamily housing
    - Ordinance that grants developers higher density housing or even tax abatement if they meet objectives in Mixed Use districts:
      - Public facilities: parks, libraries, schools, cultural centers
      - Affordable housing sales or leases

## Code Update Notes

### Sec 152-14-4 Development Standards In Residential Agricultural Zones;

### Sec 152-12-4 Development Standards;

### Sec 152-16-4 Development Standards In Commercial Zones;

Setback standards - street side yard:				
Main building	New building on a lot abutting an existing agricultural or residential use: 10 feet			
	Otherwise: No requirement			
Accessory building	Not permitted	Not permitted	Not permitted	Not permitted

Here in Setback Standards- Side Street yard in the above ordinance chapters it states that Accessory Buildings are not permitted. This ordinance needs to be clarified that accessory buildings on the sides street yard is not permitted as the table is confusing.

### Sec 152-13-4 Development Standards In Residential Zones

In Minimum Lot Width and/or project frontage there needs to be clarification with RM-1, RM-2 and RM-3 means when it says: 6 units/lots, 10 units/lots, 15 units/lots

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**Sec 152-39-4 Necessity Of Plat; Exemption From Plat Requirements**

Include language that allows to divide one parcel into four parcels without full subdivision process, but requires any utilities that need to serve the future lot to be installed prior to the issuance of a building permit

**Boundary Adjustments**

We need to add in language which specifies procedures for parcel line and boundary adjustments as it appears to be missing.

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