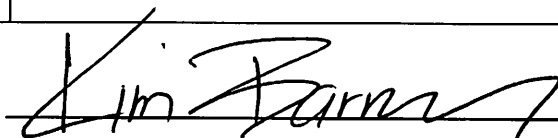


Mayor's Office: Council Agenda Item Request Form
*This form and supporting documents (if applicable) are due the Wednesday
before the COW meeting by noon.*

Date Received (office use)	
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Date of Request	July 5, 2017
Requesting Staff Member	Rolen Yoshinaga
Requested Council Date	July 11, 2017
Topic/Discussion Title	Planned Community (P-C) Zone
Description	A proposal to create a planned community zone in which large-scale communities may be master-planned and approved. The proposed zone has a multi-layered approval process that results in a set of project approvals bound by development agreements.
Requested Action¹	Approval to proceed with the public process.
Presenter(s)	Zach Shaw, Rolen Yoshinaga
Time Needed²	15 minutes
Time Sensitive³	No
Specific Time(s)⁴	Committee of the Whole meeting
Contact Name & Phone	Rolen Yoshinaga 801-300-0502
Please attach the supporting documentation you plan to provide for the packets to this form. While not ideal, if supporting documents are not yet ready, you can still submit them by 10 am the Friday morning prior to the COW agenda. Items without documentation may be taken off for consideration at that COW meeting.	

Mayor or Designee approval:



¹ What you will ask the Council to do (e.g., discussion only, appropriate money, adopt policy/ordinance) – in specific terms.

² Assumed to be 10 minutes unless otherwise specified.

³ Urgency that the topic to scheduled on the requested date.

⁴ If important to schedule at a specific time, list a few preferred times.



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Planning and Development Services

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Proposed Ordinance Summary

Public Body: County Council

Meeting Date: July 11, 2017

Request: Creation of a Planned Community (P-C) Zone

Planner: Curtis Woodward

Planning Staff Recommendation: Proceed with the public process

PROJECT DESCRIPTION

During the West Bench planning process for Kennecott Land's holdings in Salt Lake County, the process of developing a "planned community zone" to enable the creation of planned communities was initiated. That ordinance process was put on hold when Kennecott withdrew its general plan process for the West Bench. Recently, the County was approached by a group desiring to develop a large-scale (over 900 acres) master-planned community in the Southwest part of Salt Lake County, which has caused us to realize the need to resume the project. The P-C zone creates a process whereby such a project can be approved in "layers," beginning with a master plan approval, and ending in specific project approvals. Planning for the various residential, commercial, civic, and open space needs of a community enables the County to more effectively plan for infrastructure and service provision than reacting to "piecemeal" development applications. The proposed ordinance would allow an applicant to propose various districts, including land uses and development standards, within the overall community. The list of appropriate land uses, as well as the standards for buildings, site design, and public improvements, would be "finalized" and enforced through development agreement between the developer and Salt Lake County.

PLANNING STAFF RECOMMENDATION

Planning staff recommends authorizing us to proceed with the public process, including planning commission hearings and recommendations, and ultimately a hearing and decision by the County Council. If authorized by the Council, staff will create a formal file number and begin the planning commission process.

Salt Lake County
Zoning Ordinance - Title 19

Proposed Addition of Chapter 19.69
Planned Community (P-C) Zone

Sections:

19.69.010	Purpose.	1
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19.69.030	Permitted uses.	2
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19.69.050	P-C zone area – minimum requirements.	3
19.69.060	Planning and approval process for P-C zone.	3
19.69.070	P-C zone plan.	3
19.69.080	Community structure plan.	4
19.69.090	Project plan/subdivision plat.	5
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	(A) Open Space.	5
	(B) Yard requirements.	6
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19.69.010 Purpose.

The purpose of the Planned Community (P-C) Zone is to provide a regulatory tool which allows large properties in the Southwest Community of Salt Lake County to be developed in accordance with a specific plan designed to promote the following:

1. High quality, innovative and creative development that includes a mixture of uses, heights and setbacks, varying densities and lot sizes and sufficient diversity of housing types to meet the full life cycle of housing needs of Salt Lake County residents;
2. Preservation of open space;
3. Retail, employment and recreational uses that meet or exceed the needs of the residents of the P-C Zone;
4. A pedestrian friendly environment which encourages transit and bicycle usage; and
5. A desirable living and working environment with unique identity and character.

This chapter establishes an approval and entitlement process to promote inventive and efficient land use patterns that would otherwise be difficult under typical zoning ordinances. Districts within a P-C Zone may include neighborhoods, villages, town centers, business and research parks, and open space with convenient pedestrian access among residential, commercial, office, retail, and recreational areas. Individual structures within those districts may contain mixed uses. Permitted densities and intensity of land use in villages and town centers may be higher than those permitted in neighborhoods.

19.69.020 Land use districts.

Each P-C Zone shall establish land uses and development patterns, densities, and standards unique to that zone. Upon approval, through the process set forth in this chapter, the established land uses and development patterns, densities, and standards shall be established pursuant to the P-C Zone Plan and one or more development agreements. The P-C Zone may consist of any number or combination of the following land use districts that shall be identified in the Community Structure Plan as provided in this chapter. Specific land uses proposed in the P-C Zone may only be established in conformance with provisions of this chapter.

Neighborhood: This category is designed for comparatively low density mixed use development that emphasizes residential (single and multi-family) use, but also includes office, commercial, industrial, public/semi-public, and recreation/open space uses. Neighborhood residential densities are anticipated to range between 4 and 8 units per gross acre.

Village: This category is designed for medium density mixed use development that includes residential (single and multi-family), office, commercial, industrial, public/semipublic, and recreation/open space uses, without a predetermined emphasis on any single use. Village residential densities are anticipated to range between 9 and 20 units per gross acre.

Town center: This category is designed for high density mixed use development that emphasizes office, commercial and recreational uses, but also includes residential (single and multi-family), public/semi-public, industrial and open space uses. Town center residential densities may exceed 20 units per gross acre.

Business and Research Park: This category is designed to accommodate (but not require) a mixture of business uses: office, commercial, industrial, recreational, and public/semi-public uses, with an emphasis on office, commercial, and industrial uses.

Open Space: Landscaped natural area or farmland that is established to provide and preserve outdoor recreational, agricultural, or other similar uses.

19.69.030 Permitted uses.

The following uses may be conducted in all areas within the P-C Zone:

- Residential uses of all types on a range of lot sizes including: single family detached; single family attached; multifamily residential; town homes; loft apartments; residential units above ground floor retail, commercial, or office uses; and condominiums;
- Retail, service, office, hotel, restaurant, entertainment, and all other commercial uses of any type;
- Mix of permitted uses (including office/commercial, office/residential, retail/residential) within individual structures;
- Home-based businesses following the provisions of Chapter 19.85 of this Title;
- Health-care facilities;
- Public facilities, such as schools, playgrounds and trails;
- Churches;
- Day-care facilities;
- Open space, including landscaped areas and areas in natural vegetation, golf courses, parks, recreational areas;
- Industrial and manufacturing uses; and
- Other accessory uses which are ancillary to, and designed to serve, any of the foregoing uses.

19.69.040 Conditional uses.

The approved P-C Zone Plan or Community Structure Plan may include provisions for specific land uses identified as conditional uses within a given district. The addition of conditional uses in the approved P-C Zone Plan shall require the approval of the County Council, which approval may be established by development agreement. Conditional uses, if any, are subject to review and approval as set forth in Chapter 19.84 of this Title. Design standards for conditional uses shall be included with the applicable Project Specific Standards.

19.69.050 P-C zone area – minimum requirements.

Each P-C Zone shall contain a minimum of 400 acres located in the Southwest Community of Salt Lake County as depicted on the Southwest Community Land Use Plan on file with Salt Lake County Planning and Development Services. If the P-C Zone contains multiple owners, the owners may, if necessary to reach the 400-acre threshold, or if such owners otherwise desire, combine their properties for planning and development purposes.

19.69.060 Planning and approval process for P-C zone.

Development within the P-C Zone will require the following plans to be prepared and submitted for approval in accordance with this chapter: P-C Zone Plan, CSP, and Project Plans and/or subdivision and condominium plat approval as applicable. The planning and approval process and approving bodies are summarized in the following table:

APPROVAL STEP	SCALE (AREA COVERED BY APPLICATION)	WHAT IS DESCRIBED IN PLAN	APPROVAL LEVEL
P-C Zone and Plan	Total land area to be rezoned P-C.	Land area to be rezoned with land use table outlining proposed conditional uses (if applicable), number of residential units, and square feet of nonresidential development.	Planning Commission and County Council
Community Structure Plan	Any portion of project that has a common street system, open space system or other infrastructure system.	Major systems for the larger development such as major roadways, open space networks, general location of villages, towns, neighborhoods and business and research parkways.	Staff and Planning Commission
Project Plan/Subdivision Plat	Multiple phases of development. May, but is not required to include, master subdivision approval followed by phased subdivision plats.	Show major development parcel locations, open space system, and major infrastructure associated with roadways. Final plats indicate lot layouts and development regulations.	Planning Commission
Site Plan Approval	Individual sites within the development.	Final site development requirements.	Staff

19.69.070 P-C zone plan.

A plan for the P-C Zone, together with a development agreement that codifies that plan, shall be submitted for review to the Planning Commission and County Council at the time of application for rezoning. The development agreement approved by the County Council through the P-C Zone Plan review shall govern

development within the applicable P-C Zone but may be amended through standard rezoning procedures and shall contain the following information:

1. Name of planned community;
2. Names, addresses, and phone numbers of applicant and property owners;
3. P-C Zone parcel location, legal/boundary description, acreage, scale, and north arrow;
4. A land use table showing the proposed permitted and conditional uses (if applicable), number of dwelling units, height limits, and the total acreage of open space in the P-C Zone and areas (in square footage or acreage) of the various non-residential land uses proposed in the P-C Zone;
5. General descriptions and locations of existing and proposed major infrastructure, including water, sanitary sewer, storm drainage, parks/open space/trails, and street improvements, together with service adequacy analyses for each of these (including the necessity of system improvements, if applicable) to justify the dwelling units, open space, and non-residential square footage proposed in the land use table mentioned above;
6. Existing waterways, major utilities, easements and flood boundary;
7. Adjacent parcels, owners, and uses;
8. Topography and significant features on or adjacent to the property; and
9. Other information deemed necessary by the Planning and Development Services Director.

The development agreement based on the approved P-C Zone Plan shall confer a vested right to proceed with the development process established in this chapter for the property included within the applicable P-C Zone Plan, including the number of dwelling units and the square footage of nonresidential uses reflected in the approved P-C Zone Plan, which may exceed the number of dwelling units allowed under the adopted general plan.

19.69.080 Community structure plan (CSP).

Following approval of the P-C Zone Plan, a Community Structure Plan (CSP), together with a development agreement that codifies that plan, shall be submitted to the County for review and approval by the Planning Commission. The CSP shall contain a contiguous area within the P-C Zone that includes one or more of the following: neighborhoods, villages, business and research parks, and/or town centers. A CSP shall show the following:

1. Name of planned community;
2. Names, addresses, and phone numbers of applicant and property owners;
3. CSP location, legal/boundary description, acreage, scale, and north arrow;
4. Proposed land use districts (neighborhoods, villages, business and research parks, and/or town centers) boundaries, and acreage; a table showing the number of dwelling units, open space acreage, and acreage of the various non-residential land uses;
5. A master circulation system plan, including a street network, pedestrian circulation, bicycle and trail system plans (including possible equestrian trails), identification of street alignments and right-of-way widths, illustrative cross sections which accommodate and specify vehicular, pedestrian, and bicycle use in the right-of-way. Pedestrian and bicycle trail systems shall connect the land use districts, schools and open space areas and provide linkages to other trail systems in existing or future areas of the P-C Zone and adjacent facilities within the County;
6. Existing and proposed waterways and water bodies, major utilities and easements, flood boundary, and flood control facilities;
7. Adjacent parcels, their owners, and their uses;
8. Topography and significant features on or adjacent to the property;
9. Documentation of existing and proposed secondary water rights, shares, and usage, if any;
10. Open space plan providing general description and locations of major open space;
11. Standards that govern the design and maintenance of major public infrastructure improvements (including without limitation sidewalks, street lighting, paving, street furniture, etc.) and general building placement, massing, and design criteria (CSP Design Standards); and

12. Other information deemed necessary by the Planning and Development Services Director.

The Planning Commission shall have the discretion to disapprove a CSP only on the basis of: (1) the failure of the proposed CSP to include all of the elements required in this section; (2) the failure of the proposed master circulation system identified in the CSP to adequately serve the communities within and surrounding the P-C Zone; (3) the failure of the proposed major infrastructure identified in the CSP to provide adequate service to the communities within the P-C Zone; or (4) the inclusion of uses in the CSP not permitted or conditionally permitted under this Chapter. In approving a CSP, the Planning Commission may impose reasonable conditions of approval to mitigate reasonably anticipated detrimental impacts in accordance with County Ordinance Subsection 19.84.060(C)-(D).

19.69.090 Project plan/subdivision plat.

Upon approval of a CSP, a Project Plan shall be submitted for review, together with a development agreement that outlines Project Specific Standards establishing in substantial detail the character and nature of the design of public and private improvements within the area covered by the applicable Project Plan (Project Specific Standards) for the applicable portion of the P-C Zone covered by the Project Plan. The purpose of the Project Plan is to allow for the creation and approval of a fully-integrated development plan for a specifically identified portion of the applicable P-C Zone. A Project Plan may include vertical and horizontal mixtures of uses on one or more proposed lots, parcels or units located within the boundaries of the proposed Project Plan. Therefore, the Project Plan may identify a combination of proposed subdivisions, condominium projects, and/or site plans, one or more of which may be submitted concurrently for review and approval with the Project Plan. The Project Plan, and each Subdivision Plat or Condominium Project submitted in connection therewith or in furtherance thereof, shall be reviewed and approved by the County staff prior to submittal of the Project Plan and associated development agreement to the Planning Commission for approval. Subdivision Plats (preliminary and final) shall be submitted and approved pursuant to the process and in accordance with the requirements set forth in Title 18, "Subdivisions," of the County Code and other applicable County ordinances. Application and approval of a preliminary or final subdivision plat may occur before submission of a Project Plan provided Project Specific Standards are submitted and approved contemporaneously with such subdivision plat application and approvals; and provided, further, that the Project Specific Standards and subdivision plat will ultimately be incorporated into an approved Project Plan and associated development agreement. The preliminary and final plats shall conform to the applicable CSP Standards as well as all applicable Project Specific Standards, including any supplemental Project Specific Standards proposed and approved in connection with the applicable final plat.

19.69.100 Site plan review.

Site plans may be reviewed concurrently with a Project Plan or Subdivision Plat. Any proposed commercial, office, industrial, multi-family residential, open space, parks, or institutional developments and alterations to existing developments shall be located on legal lots of record created by metes and bounds conveyance with the approval of the County Staff or pursuant to subdivision or condominium plats and shall meet the site plan review requirements outlined in chapter 19.02.080 of this Title. All County Ordinances and requirements shall be met in preparing site plan applications and in designing and constructing the development. Where applicable, building permits may not be obtained nor shall any site work be performed prior to site plan approval as set forth in section 19.02.130 of this Title.

19.69.110 Development standards.

(A) Open Space.

Open Space is landscaped area, natural area, or farmland, which is established to provide and preserve recreational, agricultural, or other uses in the P-C Zone as approved by the Planning Commission. The applicable CSP Standards and Project Specific Standards shall govern the use and character of the open space. Each P-C Zone shall contain a minimum of 10 percent of gross acreage in open space which shall be designated in the applicable Project Plan and separately identified on any applicable final plat of subdivision or site plan. Open Space will be recorded as a lot or lots in subdivisions or as common area

in condominium plats and shall be maintained with open space or conservation easements or such other arrangement as is approved by the Planning Commission in connection with Project Plan or subdivision or condominium approval.

(B) Yard requirements.

Yard requirements shall be determined and governed by the applicable Project Specific Standards established pursuant to the requirements of this Chapter. The following minimum requirements shall apply in the P-C Zone.

1. Minimum yard areas shall be measured from the front, side and rear lines of lots, condominium private ownership yard areas (where building footprint is not recorded) or from accesses, driveways, or streets (where no property lines or private ownership yard areas exist).
2. Buildings may not be located within a public right of way or utility easement.

(C) Fencing, screening, clear vision.

Fencing, screening and clear vision requirements shall be determined and governed by the applicable Project Specific Standards established pursuant to the requirements of this Chapter. The following requirements shall apply in the P-C Zone.

1. All mechanical equipment, antennas, loading and utility areas, and trash receptacles shall be screened from view with architectural features or walls consistent with materials used in the associated buildings as more specifically set forth in the applicable Project Specific Standards.
2. Fences and landscape materials, except for mature trees which are pruned at least 7 feet above the ground, shall not exceed 2 feet in height within a 10 foot triangular area formed by the edge of a driveway and the street right-of-way line or within a 30 foot triangular area formed by the right-of-way lines of intersecting streets.

(D) Architectural standards.

Architectural requirements shall be determined and governed by the Project Specific Standards established pursuant to the requirements of this Chapter. The following architectural standards and requirements shall apply in the P-C Zone.

1. Architectural design of buildings and building materials shall be established in the Project Specific Standards.
2. All building materials shall be high quality, durable, and low maintenance.
3. The applicable Project Specific Standards shall address exterior relief of buildings, design of all sides of buildings, and architectural compatibility of buildings.

(E) Landscaping requirements.

Landscaping requirements shall be determined and governed by the applicable Project Specific Standards established pursuant to the requirements of this Chapter. The following landscaping requirements shall apply in the P-C Zone.

1. The applicable Project Specific Standards shall address the landscaping and proper maintenance of required front, side, and rear yards of lots and private ownership areas in the P-C Zone.
2. All areas of lots and parcels in the P-C Zone not designated for open space, parking, buildings, or other hard surfacing shall be landscaped and properly maintained. Designated open space shall remain in a natural condition, cultivated or landscaped, and properly maintained in accordance with the Project Specific Standards.
3. All park strips and public right-of-way areas in the P-C Zone shall be landscaped and properly irrigated and maintained by the applicable property owners in the P-C Zone unless otherwise approved by the County Council. All park strip areas shall be installed by the developer and

properly maintained by the applicable owners in the P-C Zone. A plan for funding of on-going maintenance of street landscaping by the property owners shall be presented for approval by Staff at the time of site plan approval.

(F) Lighting.

Lighting requirements shall be determined and governed by the Project Specific Standards established pursuant to the requirements of this Chapter.

(G) Other requirements.

The following requirements shall apply in the P-C Zone.

1. All developments shall be graded according to the County's engineering and building requirements to provide adequate drainage. Buildings shall be equipped with facilities for the discharge of all roof drainage onto the subject lot or parcel.
2. The applicable owners shall properly maintain all private areas of individual lots or parcels.
3. The minimum area, yard, width, frontage and other dimensional requirements of the P-C Zone shall be governed by the Project Specific Standards established pursuant to the requirements of this Chapter.
4. All common area improvements including buildings, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, street lights and signs not specifically dedicated to the County or accepted for ownership or maintenance by the County shall be perpetually maintained by the applicable owners or their agents through a special taxing district, owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the County Council. Improvements for which the County agrees to accept maintenance responsibility shall be reviewed by the applicable County agency for compliance with adopted standards prior to approval.

19.69.120 Development agreement.

In conjunction with the approval of a P-C Zone Plan, CSP, and Project Plan, the developer and the County shall enter into development agreements reflecting all conditions of approval and terms of the applicable P-C Zone Plan, CSP, and Project Plan, and such other matters as the County and the developer may agree. The County Mayor signs all development agreements. The County Council need only approve the development agreement associated with the P-C Zone Plan, except to the extent that the approved CSP or Project Plan, together with the approved CSP Design Standards or Project Specific Standards, are inconsistent with the conditions and requirements set forth in this title. The County may agree, under the terms of such Development Agreements, that the developer may advance development applications for projects within the applicable P-C Zone in accordance with the approved P-C Zone Plan, CSP, Project Plan, or Subdivision Plat (as applicable) pursuant to the planning and approval processes set forth in this chapter, or such other process as is specifically agreed upon pursuant to a development agreement as approved by the County Council, without regard to future amendments, additions or changes to the Salt Lake County Ordinance. Such development agreements may further identify a process for approving amendments to an approved P-C Zone Plan, CSP, Project Plan or Subdivision Plat, which shall be approved by the County Council to the extent such a process differs from County ordinance. Any entitlement granted to the developer under the terms of a Development Agreement shall be subject to such amendments, changes, or additions to this Chapter as are required to protect health, safety, or welfare of the citizens of Salt Lake County.