

ORDINANCE 19-01

AN ORDINANCE AMENDING TITLE 15A OF THE REVISED ORDINANCES OF SANDY CITY (THE LAND DEVELOPMENT CODE), 2008, CHAPTER 23-21(A) & (B), "CENTRAL BUSINESS DISTRICT & AUTOMALL" TO AMEND THE PROCESS OF ARCHITECTURAL REVIEW AND REMOVE REGULATIONS REGARDING THE MEMBERSHIP AND OTHER DETAILS OF THE ARCHITECTURAL REVIEW BODIES FROM THESE ZONE DISTRICTS; ALSO PROVIDING A SAVING CLAUSE AND EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, a request has been made to amend Title 15A of the Revised Ordinances of Sandy City (the Land Development Code), 2008, Chapter 23-21(A) & (B), "Central Business District & Automall" by amending the process of architectural review and removing regulations regarding the membership and other details of the architectural review bodies from the zone districts; and

WHEREAS, the Planning Commission held a public hearing on December 6, 2018 which meeting was preceded by notice by publication in the Salt Lake Tribune on November 22, 2018, and by posting in Sandy City Hall, the Sandy City Parks & Recreation Building, Salt Lake County Library-Sandy, and the Utah Public Notice Website - <http://pmn.utah.gov> on November 16, 2018; and

WHEREAS, following the public hearing before the Planning Commission, the Commission recommended the amendment to the City Council; and

WHEREAS, a public meeting was held by the Sandy City Council on January 8, 2019 to consider adoption of the proposed amendment, which meeting was preceded by publication in the Salt Lake Tribune, on November 22, 2018, and by posting in Sandy City Hall, the Sandy City Parks & Recreation Building, Salt Lake County Library-Sandy, on the Sandy City Website - <http://www.sandy.utah.gov>, and the Utah Public Notice Website - <http://pmn.utah.gov>, on November 16, 2018; and

WHEREAS, the City Council has been given specific authority in Title 10, Chapter 9a, Utah Code Ann. to adopt a zoning plan, including an ordinance and map which divide the municipality into districts or zones, and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures, and the uses of land; and

WHEREAS, the State legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the City to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e., providing for the public safety, health, morals, and welfare; and

WHEREAS, the foregoing legitimate governmental objectives are achieved by reasonable means, in that any adverse impact on private property value or use has been carefully balanced against the corresponding gain to the public; and the regulations have been calculated, on recommendation of City planning staff to permit property owners to beneficially use their properties for the practical purposes to which the property is reasonably adaptable; and procedures have been established by the Land Development Code and Utah Code Ann. whereby appeals can be heard and decided if it is alleged that there is legislative or administrative error, or where a special exception or variance to the ordinance is required.

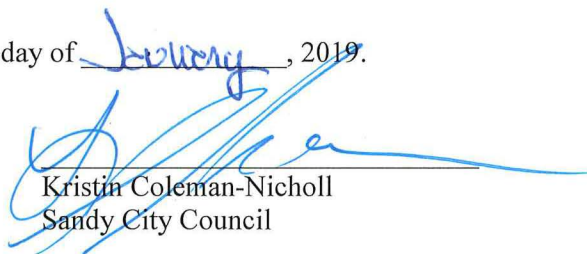
NOW, THEREFORE, BE IT ORDAINED by the City Council of Sandy City, State of Utah, as follows:

Section 1. Amendment. Title 15A is amended as shown on **Exhibit "A"**, which is attached hereto and by this reference made a part hereof.

Section 2. Severable. If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined in its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section 3. Effective. This ordinance shall become effective upon publication of a summary thereof.

PASSED AND APPROVED this 8th day of January, 2019.



Kristin Coleman-Nicholl
Sandy City Council

ATTEST:



City Recorder

PRESENTED to the Mayor of Sandy City for his approval this 10th day of JANUARY, 2019.

APPROVED this 10th day of JANUARY, 2019.



Kurt Bradburn
Mayor

ATTEST:



City Recorder

PUBLISHED this 14 day of January, 2019.



Exhibit "A"

15A-23-21 Additional Specific Non-Residential Development Standards (Standards Unique to Each individual District)

A. Central Business District (CBD)

3. **Architectural Review.** An architectural review committee, as established by joint resolution of the City Council and Mayor, shall review all buildings to be erected in the Central Business District and its subdistricts prior to its submission to the Planning Commission. The committee, in accordance with the Sandy City's Architectural Design Standards, shall review each proposed building's architectural design, colors, and materials. After reviewing the application, the Committee will forward their comments to the Planning Commission. They may also recommend amendments and/or changes to the Development Code for the District to the Planning Commission and City Council and any other design criteria, standards, and guidelines relating to the development of lots within the CBD District area.

B. Automall (AM) - Dealership Subdistrict & Commercial Area Subdistrict

1. **Automall Architectural Review.** Each site development plan proposed in the Automall District and its subdistricts, prior to its submission to the Planning Commission, shall be reviewed by staff for compliance with the Automall Master Plan and in accordance with the Sandy City's Architectural Design Standards.