

**TAYLORSVILLE CITY COUNCIL  
AGENDA ITEM SUMMARY**

**MEETING DATE:** June 4, 2014

**AGENDA ITEM:** **Public Hearing** - Ordinance #14-09 for a proposed amendment to Sections 13-08, 13-13 of the Taylorsville Land Development Code regarding the addition of Emergency Medical Centers (General Acute Hospitals) to the MU, RC, CC, BC, PO, and H zoning districts

**PRESENTER:** MICHAEL MELDRUM

**AUTHOR:** MICHAEL MELDRUM

**ISSUE SUMMARY:**

The City has received an application to amend the text of Taylorsville Land Development Code to include Emergency Medical Centers (General Acute Hospital) in the Mixed Use (MU), Regional Commercial (RC), Community Commercial (CC), Boulevard Commercial (BC), Professional Office (PO), and Hospital (H) zoning districts.

Section 13-05-03 of the Taylorsville Land Development Code specifies the procedure for the review of a text amendment for both the Planning Commission and City Council. The Planning Commission is charged with conducting a public hearing and making a recommendation to the City Council.

The Planning Commission and staff propose to add the Emergency Medical Center land use as Non-Administrative Conditional Use Permit in the MU, RC, CC, BC, PO, and H zoning districts. The land use matrices in Sections 13-08 and 13-13 will be amended as shown in Exhibit A (attached).

Section 13-36 of the Taylorsville Land Development Code contains a definition for General Acute Hospital under the general heading of Health Care Facilities. The definition includes both inpatients and outpatients. Since there is an existing definition staff does not propose to add a new definition to the Taylorsville Land Development Code.

**PLANNING COMMISSION RECOMMENDATION:**

The Planning Commission unanimously (6-0 vote) recommends that the City Council adopt Ordinance 14-09 to include Emergency Medical Centers (General Acute Hospitals) as a land use in the MU, RC, CC, BC, PO, and H zoning districts.

Ordinance #14-09  
Text Amendment  
June 4, 2014

# Exhibit A

## Section 13-08

### B. Table of Uses

Land Use Category	RC-Regional Commercial	BC-Boulevard Commercial	CC-Community Commercial	NC-Neighborhood Commercial	LC-Limited Commercial	PO-Professional Office	ID-Industrial District	MU-Mixed Use	TC-Transit Corridor	RD-Research and Development
Exposition/Convention Center	AC/NC	N	N	N	AC	AC	P	NC	NC	AC
Fraternity or Sorority House	N	N	N	N	N	N	N	N	N	N
Garage Sales (residential)	N	N	N	N	N	N	N	S	N	N
General Acute Hospital (Emergency Medical Center)	NC	NC	NC	N	N	NC	N	NC	N	N
Half-Pipe Ramps	N	N	N	N	N	N	N	N	N	N
Homeless Shelter	N	N	N	N	N	N	N	N	N	N
Home Health Agency	P	P	P	P	P	P	P	P	N	N

## Section 13-13

### A. Uses Allowed

#### 1. Permitted Uses.

- a. Hospital
- b. Medical and Health Services Offices
- c. Business and Professional Office
- d. Convalescent Home

#### 2. Conditional Uses

- a. Public Facilities
- b. General Acute Hospital (Emergency Medical Center)

**TAYLORSVILLE, UTAH**  
**ORDINANCE NO. 14-09**

AN ORDINANCE OF THE CITY OF TAYLORSVILLE TO AMEND THE TEXT OF SECTIONS 13-08 AND 13-13 OF THE TAYLORSVILLE LAND DEVELOPMENT CODE

The City Council of Taylorsville ordains as follows:

**WHEREAS**, on May 13, 2014 the Taylorsville Planning Commission properly noticed and held a public hearing and voted 6-0 to forward a positive recommendation to amend the text of Sections 13-08 and 13-13 of the Taylorsville Land Development Code ; and

**WHEREAS**, on May 29, 2014 a notice of public hearing regarding the proposed Zoning map amendment was posted on the state public notice website; and

**WHEREAS**, on April 30, 2014 a notice of public hearing regarding the proposed text amendment was posted in 3 different places within the City of Taylorsville boundaries; and

**WHEREAS**, the Taylorsville City Council met in a regular session on June 4, 2014 to conduct and consider, among other things, a public hearing regarding the proposed text amendment; and

**WHEREAS**, after careful consideration and review, the City Council has determined that it is in the best interest, health, safety, and welfare of the citizens of Taylorsville to amend Sections 13-08 and 13-13 of the Taylorsville Land Use Development Code.

**NOW, THEREFORE, BE IT ORDAINED** by the Taylorsville, Utah City Council that this document be adopted to amend the text of Sections 13-08 and 13-13 of the Taylorsville Land Development Code.

**Section 13-08**

B. Table of Uses

Land Use Category	RC-Regional Commercial	BC-Boulevard Commercial	CC-Community Commercial	NC-Neighborhood Commercial	LC-Limited Commercial	PO-Professional Office	ID-Industrial District	MU-Mixed Use	TC-Transit Corridor	RD – Research and Development
Exposition/Convention Center	AC/NC	N	N	N	AC	AC	P	NC	NC	AC

Fraternity or Sorority House	N	N	N	N	N	N	N	N	N	N
Garage Sales (residential)	N	N	N	N	N	N	N	S	N	N
General Acute Hospital (Emergency Medical Center)	NC	NC	NC	N	N	NC	N	NC	N	N
Half-Pipe Ramps	N	N	N	N	N	N	N	N	N	N
Homeless Shelter	N	N	N	N	N	N	N	N	N	N
Home Health Agency	P	P	P	P	P	P	P	P	N	N

## Section 13-13

### A. Uses Allowed

#### 1. Permitted Uses.

- a. Hospital
- b. Medical and Health Services Offices
- c. Business and Professional Office
- d. Convalescent Home

#### 2. Conditional Uses

- a. Public Facilities
- b. General Acute Hospital (Emergency Medical Center)

This Ordinance, assigned Ordinance No. 14-01, 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 \_\_\_\_\_, 2014.

**TAYLORSVILLE CITY COUNCIL**

By: \_\_\_\_\_  
Kristie S. Overson, Chairman

**VOTING:**

Daniel Armstrong	Yea	___	Nay	___
Dama Barbour	Yea	___	Nay	___
Ernest Burgess	Yea	___	Nay	___
Bradley W. Christopherson	Yea	___	Nay	___
Kristie S. Overson	Yea	___	Nay	___

**PRESENTED** to Mayor of Taylorsville for his approval this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

By: \_\_\_\_\_  
Lawrence Johnson, Mayor

ATTEST:

\_\_\_\_\_  
**Cheryl Peacock Cottle**, Recorder

**DEPOSITED** in the Recorder's office this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**POSTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2014.