

FOR YOUR INFORMATION...

City of Taylorsville
Information Form

P-18

P & Z 101



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Planning and Zoning 101

Definition: **planning** (plān·ning) v. **1.** To draw up a plan of: design <planned a new shopping mall> **2.** To have in mind: Intend. **3.** To formulate a way to achieve or do.

What is Planning?

Planning is a process dedicated to the concept of the public good (a.k.a. the public interest) used by both public and private entities (i.e. municipalities, counties, urban designers, architects, etc.) for the improvement of communities in order to provide healthy and safe living conditions, efficient transport and communication, adequate public facilities, and aesthetic surroundings. Planning involves all members of society and is implemented under the direction of elected and appointed community officials.

Planning History:

Many ancient cities were built from definite plans. The fundamental feature of the plans of Babylon, Nineveh, and the cities of ancient Greece and China was a geographical pattern of main streets running north and south, and east and west with a public square or forum in the center. The Romans also followed such a “gridiron” plan as can be seen in the charter towns of Lincoln and Chester, England (43 – 410 AD). In all their towns the Romans emphasized drainage, water supply, and practiced zoning (see other side for information on zoning).

With the Renaissance came truly monumental views in city planning—wide avenues and long approaches creating vistas of handsome buildings. This new aim is seen first in special sections of cities, such as Michelangelo’s grouping on the Capitoline at Rome and Bernini’s piazza of St. Peter’s.

In the 18th century, Mannheim and Karlsruhe, Germany were laid out on geometrical patterns. Emmanuel Héré planned Nancy, France and John Wood produced grand architectural streets and squares at Bath, England. In the early 19th century John Nash planned certain sections of London, and Baron Haussmann remodeled Paris to produce the celebrated boulevard system with its “spokes-and-hub” design.

In the United States, early New England towns, which were formally arranged along wide elm-lined central roadways or commons, exhibit conscious city planning. Annapolis, Maryland, Philadelphia, Pennsylvania, and Paterson, New Jersey, were all built after city plans. But the most celebrated example in the United States is the city of Washington D.C., laid out according to a plan devised in 1791 by Pierre Charles L’Enfant, under the supervision of George Washington and Thomas Jefferson. L’Enfant designed a rectangular plan for the city with diagonal main thoroughfares superimposed on the street grid and the Capitol building as the central feature.

In 19th century America, Frederick Law Olmsted was a pioneer in city planning, especially in developing parks. Also in the 19th century, state legislation enabling cities in Pennsylvania to appoint planning commissions and in some cases giving them authority to carry out the plans began in 1891. The work of Daniel H. Burnham in 1893 for the World’s Columbian Exposition in Chicago, Illinois, was a significant stimulus to city planning, and Burnham, with Edward Bennett, drew up a plan for Chicago, much of which was put into execution.

Planning in Utah:

Most residents of Utah are aware of the history of city building conducted throughout the west by the Mormon pioneers. There are city planning historians who believe that the building of some 300 cities in the American West over a relatively brief period of time by the early Mormons was a remarkable and unique accomplishment in American history.¹

The founder of the Mormon Church, Joseph Smith, described a *Plat for the City of Zion*, which was to guide the design and development of Mormon communities. The task of carrying out the building of cities in the unfamiliar and arid environment of the west fell to the leadership of Brigham Young.



TRIVIA: Who was the first professional planner employed in the State of Utah? See other side for answer!

¹ In 1996 the American Planning Association presented the Planning Landmark Award to the Church of Jesus Christ of Latter-day Saints in recognition of the contributions of Joseph Smith and Brigham Young in the development of early settlements.

Joseph Smith's prescription for the ideal community was quite progressive and is regarded by some as foreshadowing Ebenezer Howard's "Garden City" concept, which materialized 60 years later. Smith envisioned cities whose populations would not exceed 20,000; there would be provision for public buildings, zoning against undesirable uses, density controls, aesthetic controls, and wide streets laid out in a "gridiron" pattern. The residents would live in the city with large gardens, but the farming, which would sustain the community, would take place outside of the living area.

Most of the cities laid out under the direction of Brigham Young followed a recognizable pattern. These early settlements served the needs of the 19th century rural lifestyle in the valleys of the mountains. But, as has been the history of much of city building throughout the world, the originating motivation often fades with the passing of a strong-willed leader or gifted visionary, or as needs or values change with the passing of time. Invariably, when the inspiration or leadership is gone, city development follows the lines of least resistance, driven not by focused principles, but by "market forces" into visionless disorder. This describes the pattern of most of the Mormon communities during the second half of the 20th century.

Gradually, however, local community leaders and elected officials have re-confirmed the wisdom of planning and guiding community development. This has been aided by the increasing acceptance of the concept of land use planning, and of the profession of planning, as a continuous local government process and responsibility.

Definition: **zoning** (zōn•ing) v. **1.** To arrange or mark off into zones; specifically to partition (a city, borough, township) by ordinance into sections reserved for different purposes (as residence or business). **2.** To surround with a zone: Encircle.

What is Zoning?

Zoning is a collection of legislative regulations used to guide the physical development of land and regulate the types of uses that may be allowed on each parcel within a community. Zoning laws are intended to ensure compatible interrelationships between land uses in such a way that goals for health, safety, morals and general welfare of the community are promoted. Zoning ordinances, as a basic tool for general plan implementation, should be produced in response to the expressed goals, policies and objectives of the general plan.

A zoning ordinance consists of two parts: a map (or series of maps) and text. The zoning map shows how the community is divided into different use districts or zones. Zoning districts common to most ordinances include residential, commercial, industrial, and agricultural. The zoning map must show precise boundaries for each district. Consequently, most zoning maps rely on street or property lines as district boundaries.

The zoning text serves two important functions. First, it explains the zoning rules that apply in each zoning district. These rules typically establish a list of land uses permitted in each district plus a series of specific standards governing lot size, building height, required yard and setback provisions, etc. Second, the text sets forth a series of procedures for administering and applying the zoning ordinance. In most cases, the text is divided according to "sections" or "articles" for ease of reference.

Planning and Zoning in the City of Taylorsville:

The City of Taylorsville has adopted an official General Plan, which states the City's vision and goals for future development. Based on the objectives found within the General Plan the City has enacted a Zoning Ordinance; which is found in Title 13 of the Taylorsville Code of Ordinance. The City of Taylorsville General Plan, Zoning Code and Zoning Map are available for public examination at the Community Development Department. Copies of these documents are also available for purchase from the City.

Taylorsville has also established a Planning Commission comprised of seven appointed officials and one alternate. Commission members are residents of the City and serve a three-year term. Commissioners are charged with responsibility to administrate zoning, subdivision and other development related ordinances. The Commission also makes recommendations to the City Council regarding planning and development decisions.

The City of Taylorsville also has a Planning Department, which is comprised of the Director of Community Development and three full-time city planners. Duties of the planning department include:

- Advise elected and appointed officials with regard to planning issues;
- Assist members of the public with development applications; and
- Administer and enforce the zoning ordinance.



ANSWER: George Smeath was the first professional planner employed by a local government in Utah—hired by Utah County in 1941. George Smeath, who held degrees in landscape architecture from Utah State University and city planning from the Massachusetts Institute of Technology (MIT), was asked to establish the first public planning office. Utah County officials were concerned about the potential impact of the Geneva Steel Plant that was to be built near Orem. Mr. Smeath later moved on to assist Weber County and ultimately Salt Lake County as they faced the challenge of preparing for the growth that would follow the conclusion of WW II. Smeath drafted some of the first zoning ordinances in the state and helped prepare the first Utah State enabling legislation for planning and zoning in counties.