

ORDINANCE #18-16

AN ORDINANCE AMENDING TITLE 15A OF THE REVISED ORDINANCES OF SANDY CITY (THE LAND DEVELOPMENT CODE), 2008 BY AMENDING TITLE 15A, CHAPTER 19 “SPECIAL DEVELOPMENT (SD) DISTRICTS”; ALSO PROVIDING A SAVING CLAUSE AND AN 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 by amending Chapter 19 “Special Development Districts”, to add the SD(MDM) “Medical Device Manufacturing District”; and

WHEREAS, the Planning Commission held a public hearing on May 3, 2018, which hearing was preceded by notice by publication in the Salt Lake Tribune on April 19, 2018 and by posting in Sandy City Hall, the Sandy City Parks & Recreation building, the 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 April 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 June 12, 2018, to consider the adoption of the proposed amendment, which meeting was preceded by publication in the Salt Lake Tribune on May 25, 2018 and by posting in Sandy City Hall, the Sandy City Parks & Recreation building, the 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 May 25, 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 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 Cod 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. Title 15A, Chapter 19 is hereby amended by adding section 15A-19-13, "SD(MDM)" as shown on **Exhibit "A"**, which is attached hereto and by this reference made a part hereof.

Section 2 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. This ordinance shall become effective upon publication of a summary thereof.

PASSED AND APPROVED by vote of the Sandy City Council this _____ day of _____, 2018.

Linda Martinez Saville,
Chair, Sandy City Council

ATTEST:

City Recorder

PRESENTED to the Mayor of Sandy City for his approval this _____ day of _____, 2018.

APPROVED this _____ day of _____, 2018.

Kurt Bradburn
Mayor, Sandy City

ATTEST:

City Recorder

PUBLISHED this _____ day of _____, 2018.

Exhibit “A”

15A-19-13 SD(MDM) - Medical Device Manufacturing District – 9450 South State Street

- A. Purpose: The SD(MDM) Medical Device Manufacturing District is established to provide an area approved for professional and business offices, research and development, and medical device manufacturing.
- B. Uses Allowed:
1. Permitted Uses
 - a. Industry, Medium (limited to medical device and product manufacturing)
 - b. Professional Offices
 - c. Research and Development
 - d. Ancillary uses associated with the permitted uses (e. g. equipment and vehicle storage, parking structure/terrace, warehousing and distribution)
 2. Conditional Uses
 - a. Public Utility Station
- C. Development Standards: To ensure neighborhood compatibility, all developments shall be approved by the Planning Commission as a part of site plan review.
1. Building Height. Professional office buildings shall be no taller than one hundred fifty (150) feet in height along State Street or 9400 South. Other buildings on the Property shall be no taller than sixty-five (65) feet. Parking structures are limited to four (4) levels, unless screened from public view.
 2. Setback Requirements. All buildings shall be set back at least thirty (30) feet from residential property lines, at least twenty (20) feet from public rights-of-way, and at least ten (10) feet from all other exterior property lines. Parking structures shall be located at least one hundred (100) feet from residential property and arterial streets, and at least ten (10) feet from all other exterior property lines. Setbacks for a public utility station will be as determined by the Planning Commission.
 3. Signs. Signs will be in compliance with the Sandy City Sign Ordinance.
 4. Hours of Operation. Operations at the Property are conducted 24/7, including shipments and deliveries.
 5. Landscaping. Development shall be appropriately landscaped with ground cover, trees, and shrubs. A minimum of 15 feet of landscaping is required along public streets and at least ten (10) feet of landscaping where the Property abuts residential properties. At least five percent (5%) of the parking lot areas will be landscaped.
 6. Development Master Plan. The Planning Commission shall review and approve a development master plan, with phasing, prior to approval of a site plan.
 7. Parking. The number of parking spaces at the Property may be determined by the City Planning Commission based on a parking demand study.

8. Shipping and Receiving. The Property must be able to accommodate at least thirty-five (35) truck trips per any 24 hour period.
 9. General Development Standards. All general development standards found within this Title (Chapter 23, 24, and 25) shall be complied unless otherwise regulated in this SD District.
- D. Reversion: If BD Medical vacates the property, or if there is a significant change in the use of the land, the zoning classification may be reverted to the previous classification or that of an abutting district after consideration by the City Council._