



Memorandum

To: Planning Commission
From: Thomas Dansie, Town Planner
Date: April 2, 2021
Re: SR9 Corridor Design Standards Update

Background and Update

The Planning Commission has been working on updates to building design standards for development in the SR9 corridor. This update has two major components: 1) establishing a Design Review Board, and 2) revising the design standards for new development along the SR9 corridor to encourage a more consistent “Parkitecture” appearance.

The Commission has discussed the first of these two components in previous meetings. The Commission held a productive discussion on the format and function of the Design Review Board in the February Commission meeting. At that time the Commission decided the Design Review Board should be an informal advisory board, rather than a formal public body with the power to make decisions or recommendations. The Commission recommended the Board be made up of a combination of design professionals and lay citizens. The Town Council has given initial support for this approach.

With respect to the second component of the project, revising design standards for development along SR9, the Commission discussed potential revisions to the design standards in late 2020. Staff has contacted local architects to provide feedback on these proposed revisions. Burke Cartwright, architect on a number of projects throughout the Town, has given a short summary in response to these proposed revisions. Staff is meeting with Rob McQuay, another architect who has designed several local projects, next week to gather additional input.

Recently passed legislation from the Utah State Legislature may require the Commission to revise the scope and intent of the SR9 design standards update. Resultant of this new legislation, local governments may not impose building design requirements on one- and two-family dwellings. The Commission’s original intent was for the updated design standards to apply to all types of development with the SR9 corridor (residential and commercial). This will no longer be possible due to the new legislation.

While the Governor has temporarily stalled this legislation with a veto, he has also expressed support for the general purposes of the bill¹. He has requested the Legislature make technical fixes to the legislation

¹ The bill was presented as a partial solution to the State’s affordable housing crisis. By removing requirements for building design elements the bill hopes to eliminate perceived unnecessary and regulation induced housing cost increases. In addition to the building design requirement issue, the bill clarifies building permit review timelines and allows home builders to proceed with development projects sans building permit if these review timelines are not met.

in an upcoming special session. After the technical changes are corrected the Governor will sign the bill. Therefore, it is likely that that legislation, with the prohibition on design requirements for residential development, will become effective in late summer or early fall.

Recommended Planning Commission Action

Given the uncertainty of the Town's ability to regulate building design for one- and two-family residences, staff recommends the Commission temporarily pause action on this project. In the meantime, staff will continue to work with local architects to revise building design regulations and make changes to the draft design standards accordingly. Once there is more surety of what kind of development the design standards will be able to apply to staff will revise the applicability language of the ordinance and bring the draft back to the Commission for review.