

MILLCREEK, UTAH
ORDINANCE NO. 21-01

**AN ORDINANCE AMENDING TITLE 19 OF THE MILLCREEK CODE OF
ORDINANCES WITH RESPECT TO HOTELS IN COMMERCIAL ZONES**

WHEREAS, the Millcreek Council (“Council”) met in regular session on January 11, 2021 to consider among other things, approving an ordinance amending Title 19 of the Millcreek Code of Ordinances with respect to hotels in commercial zones; and

WHEREAS, Utah Code Ann. § 10-9a-503 provides in part that the Council may amend any regulations of a zoning district; and

WHEREAS, Millcreek (“City”) has adopted a comprehensive zoning ordinance (“Zoning Ordinance”); and

WHEREAS, City staff, City consultants, and other persons have recommended that the Council revise the Zoning Ordinance with respect to hotels; and

WHEREAS, Utah Code Ann. § 10-9a-502 provides planning commission shall provide notice as required by Subsection 10-9a-205(1)(a) and, if applicable, Subsection 10-9a-205(4) and hold a public hearing on the proposed land use ordinances; and

WHEREAS, on September 29, 2020, the required notice was published; and

WHEREAS, on October 21, 2020, the proposed amendment was submitted to the planning commission for its recommendation; and

WHEREAS, on October 21, 2020, the planning commission held the required public hearing with respect to amending various sections of Title 19 of the Millcreek Code of Ordinances; and

WHEREAS, at the November 18, 2020, planning commission meeting the Millcreek Planning Commission voted to continue this matter to a subsequent meeting for further consideration; and

WHEREAS, at the December 16, 2020, planning commission meeting the Millcreek Planning Commission reconsidered proposed revisions to Title 19 of the Millcreek Code Of Ordinances and recommended amending various sections of Title 19 of the Millcreek Code of Ordinances; and

WHEREAS, the Millcreek Code of Ordinances, provides among other things, that before finally adopting any such rezone, the Council shall consider the application during a public meeting which has been properly noticed in compliance with the provisions of Title 52, Chapter 4, of the Open and Public Meetings Act; and

WHEREAS, on January 6, 2021 the Council caused the required notice to be given; and

WHEREAS, on January 11, 2021, the Council considered amending various sections of Title 19 of the Millcreek Code of Ordinances.

NOW THEREFORE, BE IT ORDAINED by the Council that Title 19 be amended as follows (designated by interlineating the words to be deleted and underlining the words to be added).

19.04.300 Hotel

~~“Hotel” means a building designed for or occupied by sixteen or more guests who are for compensation lodged, with or without meals.~~

“Hotel” means a building containing fifteen (15) or more sleeping rooms, each room accessed from within the building, providing a room for sleeping accommodations for a fee with private bathroom facilities and customary lodging services. Customary lodging services shall include, at a minimum, daily housekeeping services provided by on-site staff, and an interior lobby supervised by a person in charge twenty-four hours per day. Additional customary lodging services include, but are not limited to, conference and meeting rooms, dining areas, restaurants, sale of convenience items, and recreational facilities.

19.60.020 Permitted And Conditional Uses

Table 19.60-1

USES	C-1	C-2	C-3	SPECIFIC USE STANDARDS
Hotel, Motel , Bed & Breakfast	<u>e</u>	C	<u>C</u>	No Hotels or Motels <u>are allowed</u> in the C-1 zone. <u>Hotels must be located on development sites with at least 100 feet of frontage along a major collector, minor arterial, or other principal arterial road as identified in the Roadway Functional Classification Map of the Millcreek Transportation Master Plan. Proposed hotel architectural designs, aesthetics, and materials will need to avoid the themes and styles of lodging commonly found along freeways and highways.</u>

19.60.060 (E) Additional Requirements for Hotels

1. Hotels must have a prominent porte-cochere or portico, incorporating the materials used in the main building.
2. “Stucco is prohibited on any façade visible from any street or Interstate freeway interchange or travel lane”.
3. Wall openings, such as windows and doors, located in lobbies and other common rooms, shall comprise at least 25% of the front façade.
4. Bulk and Yard Regulations shall follow C-2 and C-3 requirements within 19.60.050.
5. Massing and Façade Articulation for hotels shall have at least five of the façade design elements listed in MKC 19.60.060 (C)(10).
6. Up to two facades may have a maximum building length of 200 feet and all additional facades may have a maximum building length of 150 feet.
7. No more than one row of parking is allowed between a hotel and any street it fronts.
8. All landscaping must be in accordance with MKC Chapter 19.77 Water Efficient Landscape Design and Development Standards.
9. Access to guest rooms shall be restricted exclusively to interior corridors, which shall be accessed via the main lobby of the building or entryways individually equipped with some form of security-controlled access system.

This Ordinance, assigned Ordinance No. 21-01, 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 11th day of January 2021.

MILLCREEK COUNCIL

By: _____
Jeff Silvestrini, Mayor

ATTEST:

Elyse Sullivan, City Recorder

Roll Call Vote:

Silvestrini	Yes	No
Marchant	Yes	No
Jackson	Yes	No
Catten	Yes	No
Uipi	Yes	No

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:

**ORDINANCE 21-01: AN ORDINANCE AMENDING TITLE 19 OF THE MILLCREEK
CODE OF ORDINANCES WITH RESPECT TO HOTELS**

was passed and adopted the 11th day of January 2021 and certifies that copies of the foregoing Ordinance 21-01 were posted in the following locations within the municipality this ____ day of _____, 2021.

1. Millcreek City Hall, 3330 S. 1300 E., Millcreek, UT 84106
2. Millcreek Community Center, 2266 E. Evergreen Ave., Millcreek, UT 84109
3. Calvin S. Smith Library, 810 E. 3300 S., Millcreek, UT 84106

Elyse Sullivan, City Recorder