

**MARRIOTT-SLATERVILLE CITY
ORDINANCE 2026-12**

VARIOUS LAND USE AMENDMENTS

**AN ORDINANCE OF MARRIOTT-SLATERVILLE CITY, UTAH,
AMENDING MARRIOTT-SLATERVILLE MUNICIPAL CODE FOR
SECTION 14.02.060 EFFECT OF THE GENERAL PLAN ON USES;
SECTION 13.01.060 LAND USE DEFINITIONS; CHAPTER 13.08 FOR
SPECIAL RESIDENTIAL FACILITIES; SECTION 13.10.010 PURPOSE
AND INTENT OF COMMERCIAL ZONES; AND SECTION 13.11.010
PURPOSE AND INTENT OF LIGHT MANUFACTURING ZONE;
SEVERABILITY; AND EFFECTIVE DATE.**

WHEREAS, Marriott-Slaterville City (hereafter the “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §10-8-84 and §10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, Title 10, Chapter 20, of the *Utah Code Annotated*, as amended, enables municipalities to regulate land use and development;

WHEREAS, the City finds it necessary to update the municipal code in order to meet the challenges presented by state law, and to protect public health, safety, and welfare;

WHEREAS, after publication of the required notice the Planning Commission held its public hearing on September 15, 2026, to take public comment on this proposed Ordinance, after which the Planning Commission gave its recommendation to approve this Ordinance;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on September 17, 2026;

NOW, THEREFORE, be it ordained by the City Council as follows:

Section 1: Repealer. Any ordinance or portion of the municipal code inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: Amendment. The *Marriott-Slaterville Municipal Code* is re-enacted to read as follows:

14.02.060 ~~Effect of the General Plan~~ Mandate on Zoning Map Amendments ~~On Non-Public Uses.~~

~~In accordance with Utah Code Annotated, as amended, it~~ It is mandated that all land use decisions comply with the General Plan adopted herein, except as provided as follows:

1. Where a land use decision does not require a zoning change, the General Plan is an advisory guide.
2. Where a significant amount of a parcel as determined by the Planning Commission is divided between two (2) or more differing types of land uses on the Future Land Use Map, the General Plan may be applied as an advisory guide. This Section does not permit an applicant to acquire one (1) or more adjacent parcels in order to circumvent the intent of this Section and its mandate.
3. Where a specific Section of the municipal code provides that the General Plan is an advisory guide.

13.01.060 Definitions.

For the purpose of this ordinance, certain words and terms are defined as follows: (words used in the present tense include the future; words in the singular number include the plural and the plural for singular; words not included herein but defined in the Building Code or other City codes shall be construed as defined therein).

~~55. Commercial use: an occupation, employment or enterprise that is carried on for profit by the owner, lessee or licensee~~ Zones: the Commercial Zone designation on the Zoning Map where permitted and conditional uses are exclusively for Retail Sales and Professional Services, without a manufacturing component, and includes:

a. Retail Sales that are limited to uses that involve goods, lodging, merchandise, services, and/or commodities being sold, repaired, performed, rented, or leased directly to the final consumer for personal or household use rather than for wholesale or resale, and which generally generates a sales and use tax for the City; and does not include any manufacturing component, including but not limited to: assembly, coating, production, or process.

b. Professional Services are generally non-retail services that are personal in nature such as a dentist, doctor, financial advisor, insurance office, legal services, hair salon, and similar services where specialized, knowledge-based, or advisory work requiring advanced training, education, or a professional license is requires that does not involve manufacturing.

131. Manufacturing means the Light Manufacturing Zone designation on the Zoning Map where permitted and conditional uses are exclusively for industrial activities, product assembly, coating, production, and material processing. These uses often generate noise, smoke, dust, traffic, and waste that require distinct location which is separated away from residential, commercial, and environmentally sensitive areas.

13.08.010 Residential Facilities For The Elderly.

1. Policy. This Section is to comply with the federal Fair Housing Act for such facilities and shall be interpreted as such.
2. Administration. A residential facility for elderly persons shall not operate as a business.

- a. A residential facility for elderly persons is not considered a business notwithstanding any fee is charged for food or necessary costs of operation and maintenance of the facility.
 - b. The owner of a residential facility for elderly persons may not charge residents administrative costs or salaries greater than fifteen (15) percent of that fee.
 - c. Any person charging a fee shall:
 - i. Keep a record of all expenses and costs related to the fee; and
 - ii. Make that record available for inspection by any resident of the facility, the Utah Department of Human Services, and any local officials.
3. Eligibility. A residential facility for elderly persons shall:
 - a. Be owned by one of the residents or by an immediate family member of one of the residents, or by a charitable, or beneficial organization, including a facility for which the title has been placed in trust for a resident.
 - b. Be consistent with existing zoning of the desired location.
 - c. Not exceed 4,500 square feet in building size, be on a separate and independent lot not within 1,000 feet of a similar facility.
 - d. Provide twenty-four (24) hour supervision of ~~not more than eight (8) elderly persons, living in a family-type arrangement, and in limited number based upon safety or health-related occupancy standards that apply neutrally to all housing.~~
 - e. Conform with applicable state standards.
 - f. Be duly licensed and inspected by the state and any local authority.
4. Code. The facility shall meet all applicable building, safety, zoning, and health codes applicable to similar dwellings, and:
 - a. A minimum of one (1) off-street parking space for each adult resident person or married couple shall be provided.
 - b. The facility shall be designed to be residential in character and no structural or landscaping alterations shall be made that change its residential character.
 - c. ~~No person being treated for alcoholism or drug abuse shall be placed~~ alcohol or unlawful drug use is permitted in this facility.
 - d. Placement in this facility shall be on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility.
 - e. The land use permit and business license granted in accordance with the provisions of this chapter, is nontransferable and terminates if the structure is devoted to a use other than a residential facility for elderly persons or if the structure fails to comply with the building, safety, health code, or other code.
 - f. Implement a non-discrimination policy that conforms to federal and state protected classes.

13.08.020 Residential Facilities For Persons With A Disability.

1. Policy. This Section is to comply with the federal Fair Housing Act for such facilities and shall be interpreted as such.
2. Code. The facility shall meet all applicable building, safety, zoning, and health codes applicable to similar dwellings, and:

- a. The operator shall provide twenty-four (24) hour supervision for a limited number of disabled residents based upon safety or health-related occupancy standards that apply neutrally to all housing.
- b. Not exceed 4,500 square feet in building size and be on a separate and independent lot that meet the site development standards for the Zone in which it is locations.
- c. Not be located within 1,000 feet of a similar facility.
- d. Conform with applicable state standards.
- e. Be duly licensed and inspected by the state and local authorities.
- f. A minimum of two (2) off-street parking spaces plus one (1) off-street parking space for each staff member other than the resident manager or house parents shall be provided.
- g. The facility shall be designed to be residential in character and no structural or landscaping alterations shall be made that change its residential character.
- h. The facility shall meet all requirements and definitions by reference to either the Federal Fair Housing Amendments Act (42 USC 3602) or its successor statutes or the Utah Fair Housing Act (UCA § 57-21-1 et seq.) or its successor statutes.
- i. ~~No person being treated for alcoholism or drug abuse shall be placed~~ alcohol or unlawful drug use is permitted in this facility.
- j. No person who is violent shall be placed in this facility.
- k. Placement in this facility shall be on a strictly voluntary basis and not a part of or in lieu of, confinement, rehabilitation, or treatment in a correctional facility.
- l. The land use permit granted in accordance with the provisions of this Section is nontransferable and terminates if the structure is devoted to a use other than the facility, or if the structure fails to comply with the building, safety, health code, or other code.
- m. The facility shall obtain a business license from the City in addition to other required licensing.
- n. No facility under this Section shall be made available to any individual whose tenancy therein would constitute a direct threat to the health or safety of other individuals or would result in substantial physical damage to the property of others.
- o. Implement a non-discrimination policy that conforms to federal and state protected classes.

13.10.010 Purpose and Intent.

1. Purpose. The purpose of the Commercial Zones is to designate on the Zoning Map where permitted and conditional uses are exclusively for Retail Sales and Professional Services, without a manufacturing component, and includes:
 - a. Retail Sales are limited to uses that involve goods, lodging, merchandise, and/or commodities sold, rented, or leased directly to the final consumer for personal or household use rather than for wholesale or resale, and which generates a sales and use tax for the City.

- b. Professional Services are generally non-retail services that are personal in nature such as a dentist, doctor, financial advisor, insurance office, legal services, hair salon, and similar services where specialized, knowledge-based, or advisory work requiring advanced training, education, or a professional license is requires that do not involve manufacturing.
- 2. Intent. The intent of the planned commercial zones is to permit the establishment of a well designed complex of retail commercial facilities for the community that will provide goods and services for the people to be served. The intent is to minimize traffic congestion on thoroughfares and public streets in their vicinity and which shall best fit the general environment and land use patterns of the community.
- 3. Types. The three (3) types of Commercial Zones include purpose of the C-1P C-2P and C-3P Commercial Zones is to that provide suitable areas for location of the various types of commercial activity needed to serve the people and commerce. The three (3) types of planned Commercial Zones provided for in this Chapter are:
 - a. Planned Neighborhood Commercial C-1P, provides for the sale and supply of daily living needs of the people living in the neighborhood.
 - b. Planned Community Commercial C-2P, provides in addition to convenience goods a wider range of facilities for the sale of retail goods and personal services for the community.
 - c. Planned Regional Commercial C-3P, provides for the sale and supply of the complete range of retail and wholesale goods and personal services for the metropolitan area as well as a center for recreational, entertainment, and cultural activities.
- 4. Standards. The protective standards for site use and development contained in this chapter are intended to minimize any adverse effects of the Planned Commercial Zone itself. Submission of a market analysis is intended to serve as a guide to the Planning Commission in the evaluation of an application in terms of need or desirability to change the comprehensive Zoning plan in the public interest, and the amount of land included in the rezoning application which could be realistically supported in commercial uses. Such information is further intended to substantiate finding that the proposed development will promote the general welfare of the city.
- ~~5. The three (3) types of planned commercial zones provided for in this chapter are:~~
 - ~~a. Planned Neighborhood Commercial C-P-1, provides for the sale and supply of daily living needs of the people living in the neighborhood.~~
 - ~~b. Planned Community Commercial C-2P, provides in addition to convenience goods a wider range of facilities for the sale of retail goods and personal services for the community.~~
 - ~~c. Planned Regional Commercial C-3P, provides for the sale and supply of the complete range of retail and wholesale goods and personal services for the metropolitan area as well as a center for recreational, entertainment, and cultural activities.~~

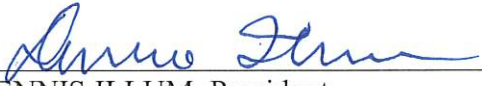
13.11.010 Purpose and Intent.

1. Purpose. The purpose of the Light Manufacturing Zone (LM-1) designation on the Zoning Map where permitted and conditional uses are exclusively for industrial activities, product assembly, coating, production, and material processing. These uses often generate noise, smoke, dust, traffic, and waste that require distinct location which is separated away from residential, commercial, and environmentally sensitive areas.
2. Intent. The ~~purpose~~ intent of the Light Manufacturing Zone (LM-1) is to provide suitable areas that will accommodate the need for light-intensity type manufacturing and its associated accessory uses, some of which may have an environmental impact requiring mitigation or a Conditional Use Permit after public review and/or special regulation.

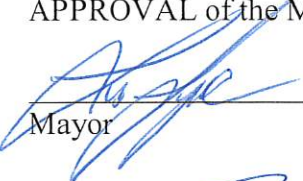
Section 3: Severability. If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.

Section 4: Effective date. This Ordinance takes effect immediately upon mayoral approval and posting.

PASSED AND ADOPTED by the City Council on this 17 day of Sept, 2026.


DENNIS ILLUM, President,
Marriott-Slaterville City Council

PRESENTED to the Mayor this 21 day of Sept, 2026.
APPROVAL of the Mayor granted this 21 day of Sept, 2026.


Mayor

ATTEST:


City Recorder

RECORDED this 21 day of September, 2026.
PUBLISHED OR POSTED this 21 day of September, 2026.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah Code Annotated §10-3-713, 1953 as amended, I, the City Recorder of Marriott-Slaterville City, hereby certify that the foregoing Ordinance was duly passed, and published or posted as required by State Law.



City Recorder

DATE: September 21, 2026