

REZ2023-000921

Rezone from A-1 to R-2-6.5

Current Zone: A-1

Property Address: 8335 S 1000 E, UNINCORPORATED, 84094

Applicant Name: Justin Taylor

MSD Staff Recommendation: Approval with Conditions

Presenter: Morgan Julian

Addington Cir

S 1000 E

R-2-6.5/zc

Approved Rezone and Dwelling Group (8325 S 1000 E)

S 1000 E

E 8320 S

Stonefield Cir

8335 S 1000 E

S 1000 E

S 1050 E

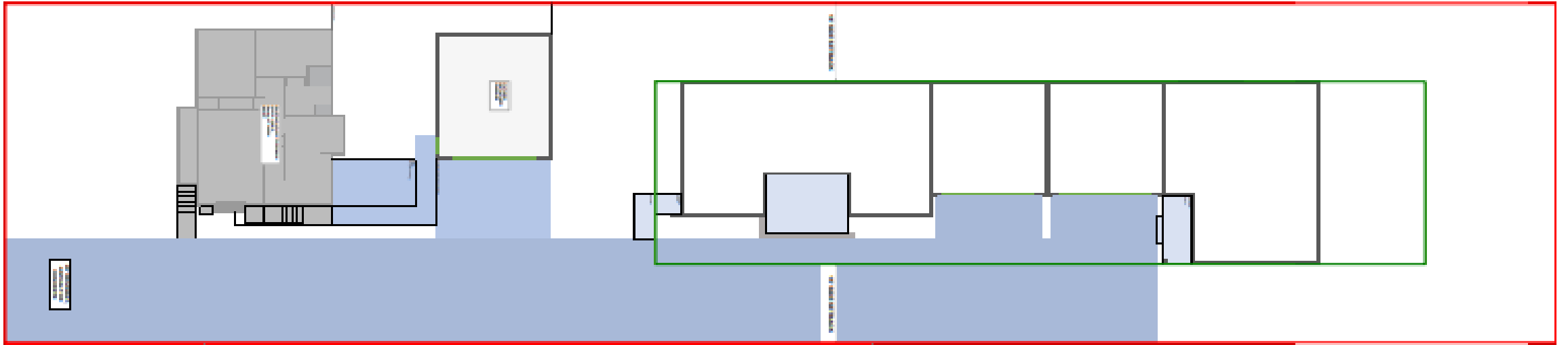
Sandy Highland Dr

Sandy Highland Dr

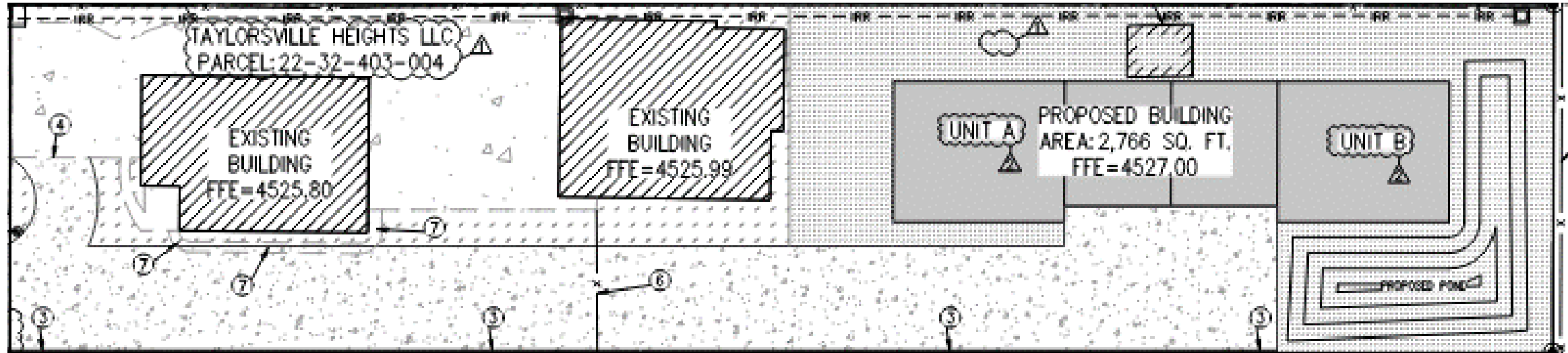


Conceptual Plan (8335 S 1000 E)

1000 E



Approved Rezone and Dwelling Group (8325 S 1000 E)



Procedure – Utah Code

10-9a-503. Land use ordinance or zoning map amendments -- Historic district or area.

(1) Only a legislative body may amend:

(a) the number, shape, boundaries, area, or general uses of any zoning district;

(b) any regulation of or within the zoning district; or

(c) any other provision of a land use regulation.

(2) A legislative body may not make any amendment authorized by this section unless the legislative body first submits the amendment to the planning commission for the planning commission's recommendation.

Procedure – County Code

19.90.010 - Amendment procedure.

The county council, after review of the recommendation of the planning commission, may approve, deny, alter or remand for further review and consideration any application for zone change referred to the council by the planning commission.

Conditions – County Code

19.90.060 - Conditions to zoning map amendment.

- A. In order to provide more specific land use designations and land development suitability; to insure that proposed development is compatible with surrounding neighborhoods; and to provide notice to property owners of limitations and requirements for development of property, conditions may be attached to any zoning map amendment which limit or restrict the following:
1. Uses;
 2. Dwelling unit density;
 3. Building square footage;
 4. Height of structures.

Standard of Review

- A rezone can be approved if it is reasonably debatable that the decision could promote the public welfare
 - It is not necessary to show that the decision actually promotes the public welfare, or is the best alternative, as long as it is reasonably debatable that the public could benefit from the decision
 - Similarly, a rezone can be denied if it is reasonably debatable that the decision could detrimentally impact the public welfare
- *Utah Office of Property Rights Ombudsman*

Recommendation

Planning Commission Recommendation: At their meeting of August 16th, 2023, the planning commission recommended Approval of the rezone to the Salt Lake County Council with the following conditions:

1. The density shall be limited to 3 dwelling units within the .45 acre lot size.

