



File # 31038

Rezone Summary and Recommendation

Public Body: Salt Lake County Council

Meeting Date: January 7, 2020

Parcel ID: 27-02-200-022-0000

Current Zone: A-2 (Agricultural zone)

Proposed Zone: M-2 (Manufacturing zone)

Property Address: 8700 S. 700 W.

Applicant Name: Greg Neff

Salt Lake County Planning Commission: Recommends approval from November 13, 2019 meeting

Municipal Services District Planner: Diana Martinez

Municipal Services District Planning Staff Recommendation: Recommends approval

PROJECT DESCRIPTION

The applicant requests a rezone from A-2 (Agricultural) to M-2 (Manufacturing) for the property at 8700 S 700 W. The rezone is for a 7.01-acre southern portion of the 25.51-acre parcel.

The entire parcel is owned by the Fur Breeders Agricultural Cooperative, which manufactures feeds and feed ingredients for animal and fowl.

The applicant is leasing the vacant area of this property and proposes to build a concrete mixing plant. The concrete will be transported along Interstate I-15 for UDOT highway improvements during the next year.

SITE & VICINITY DESCRIPTION (see attached map)

The parcel area considered for rezone is vacant agricultural land. The parcel is surrounded by Sandy City to the east and south, and West Jordan to the north and west.

To the east are office buildings for Sandy City Public Works and Sandy Suburban Improvement Power Plant. To the north is the Fur Breeder's building. To the west is the Utah Power and Light Company plant and some vacant land. To the south are single family homes of the River Oaks Villas PUD. These homes were mostly built in the late 1990s, but some were built as recently as 2015. The homes are over 600 feet from the perimeter lines of the proposed rezone.

ZONING CONSIDERATIONS

Per Title 19.50 & 19.68		
Requirements	Existing Zone (A-2)	Proposed Zone (M-2)
Height	None	None
Front Yard Setbacks	30 feet	No commercial or industrial building or structure shall be located closer than 20 feet to any street.
Side Yard Setbacks	10 feet Or on a corner lot, facing a street shall be a minimum of 20 feet	None
Rear Yard Setbacks	30 feet	None
Lot Width	100 feet	None
Lot Area	One acre	None
Lot Coverage	No building, structure or group of buildings, with their accessory buildings, shall cover more than 70 percent of the area of the lot.	No building, structure or group of buildings, with their accessory buildings, shall cover more than 80 percent of the area of the lot.

NEIGHBORHOOD RESPONSE

Notice of the rezone hearing has been sent to all adjacent property owners within 300 feet of the subject property. It has been posted in three locally published newspapers and posted on the Utah Public Notice Website.

During the Salt Lake County Planning Commission, two adjacent commercial property owners to the northeast expressed opposition to the proposed use associated with this rezone. They are concerned that concrete mixing operations will be noisy and dusty, thus causing a substantial nuisance.

PLANNING COMMISSION RECOMMENDATION

This item was heard by the Salt Lake County Planning Commission on November 13, 2019. They recommended approval to rezone the property located at 8700 South 700 West, from A-2 to M-2.

PLANNING STAFF RECOMMENDATION

County Ordinance 19.90.030 Determination of Council:

“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.”

County Ordinance 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.***

B. A zoning map amendment attaching any of the conditions set forth in subsection A shall be designated ZC after the zoning classification on the zoning map and any such conditions shall be placed on record with the planning commission and recorded with the county recorder.

The Salt Lake County Planning Commission and the Planning staff recommend the request for a rezone from A-2 to M-2 be approved.