



Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

msd.utah.gov

Case# REZ2021-000293

Rezone Summary and Recommendation

Public Body: Salt Lake County Council

Meeting Date: TBD

Parcel ID: 26-08-477-001-0000

Current Zone: A-2 (Agricultural)

Proposed Zone: M-2 (Manufacturing)

Property Address: 8021 West New Bingham Highway

Request: Rezone

Applicant Name: Pete Hardle

MSD Planner: Diana Martinez

MSD Planning Staff Recommendation: Approval with zoning conditions

PROJECT DESCRIPTION

The applicant, Pete Hardle, recently purchased the subject property for investment property purposes. At this time, he does not have an intended use for the property, however, since the property is not large and not well suited for residential uses, he would like to rezone the property to a manufacturing/industrial, M-2 zone.

Rezoning the property to M-2 would allow for the subject property to be compatible with adjacent property to the south zoned M-2.

The land to the east is in West Jordan City's jurisdiction.

The properties to the west of the intersection of Old Bingham Highway and New Bingham Highway are in Unincorporated County. Further to the west is Copperton Township.

SITE & VICINITY DESCRIPTION (see attached map)

The subject property sits between New and Old Bingham Highways. The property is currently vacant. It includes a total 0.45 acres of land.

ZONE CONSIDERATIONS

Requirement	Existing Zone A-2	Proposed Zone M-2
Height	None	None
Front Yard Setback	30 feet	20 feet from any street
Side Yard Setback	10 feet	None
Rear Yard Setback	30 feet	None, unless on a corner lot which rear upon the side yard of another lot in a residential zone, the minimum is ten feet.
Lot Width	100 feet	Not closer than twenty feet to any street
Lot Area	One acre	None -Unless over one acre

ISSUES OF CONCERN/PROPOSED MITIGATION

No issues of concern have been identified for the proposed rezone.

NEIGHBORHOOD RESPONSE

Notices were sent to the property owners within 300' of the subject property. No responses have been received as of the writing of this report.

PLANNING STAFF ANALYSIS

19.90.060 Conditions to Zoning Map Amendment

1. *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.*
2. *A zoning map amendment attaching any 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.*
3. *In the event any zoning condition is declared invalid by a court of competent jurisdiction, then the entire zoning map amendment shall be void. Any deletion in or change to zoning condition shall be considered an amendment to the zoning ordinance and shall be subject to the requirements of this chapter.*

HISTORY

Adopted by Ord. 17-01-03 on 1/17/2017

PLANNING STAFF RECOMMENDATION

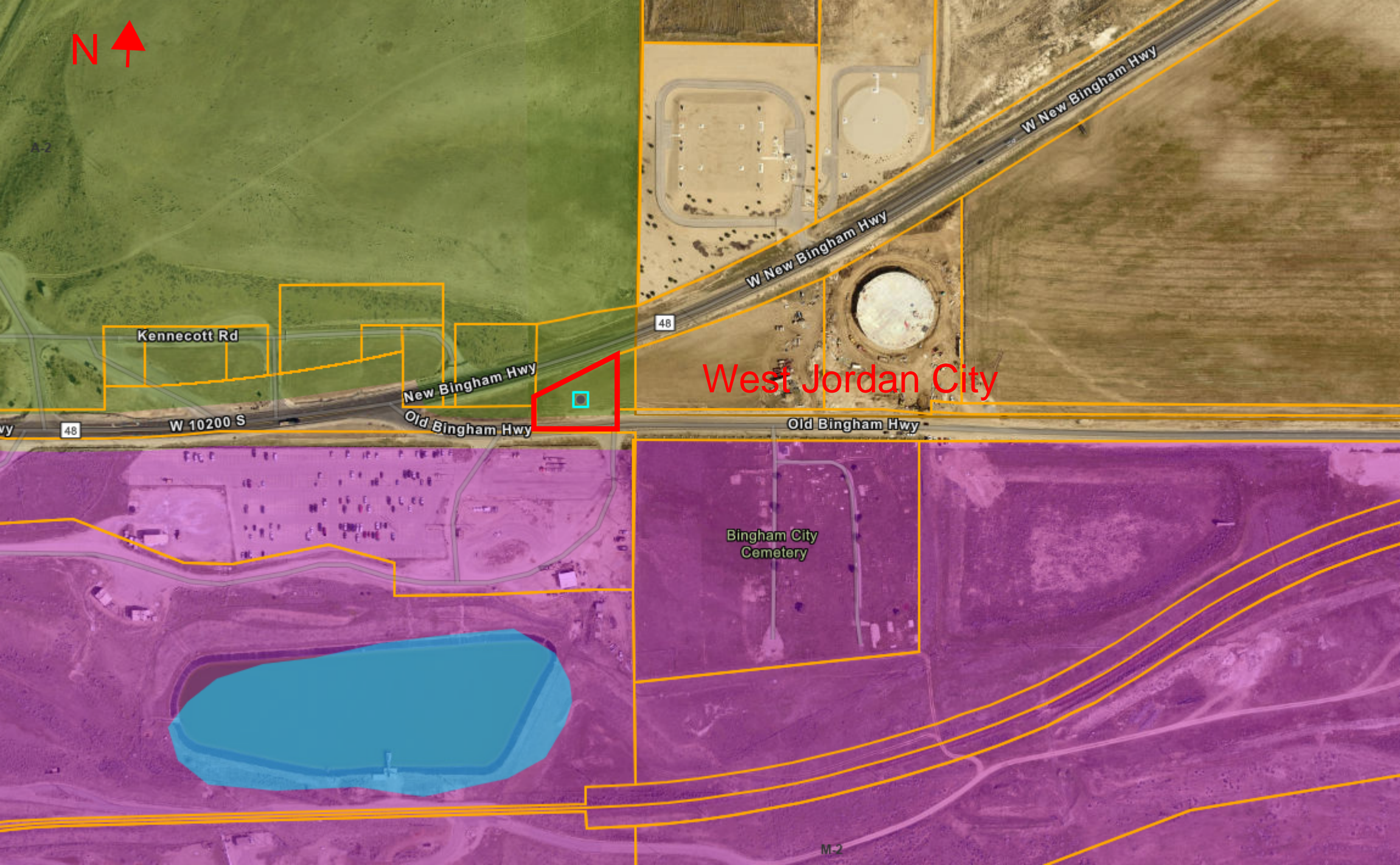
The MSD Planning Staff recommends that the Salt Lake County Planning Commission forward a positive recommendation to the Salt Lake County Council for approval of the proposed rezone of property from the A-2 (Agricultural) zone to the M-2 (Manufacturing) zone, located at 8021 W. New Bingham Highway, with the following zoning conditions:

1. The following permitted uses are prohibited from being placed on the property:
 1. Outdoor chemical toilet rentals
 2. Sandblasting
 3. Tire retreading and/or vulcanizing
2. The following conditional uses are prohibited from being placed on the property:
 1. Airport
 2. Daycare/preschool center
 3. Drag strip racing
 4. Incinerator
 5. Junkyard
 6. Lumberyard
 7. Metals crushing for salvage; metals and metal products treatment and processing
 8. Petroleum refining and storage
 9. Planing mill
 10. Planned Unit Development
 11. Railroad yards, shop and/or roundhouse
 12. Rock crusher
 13. Sanitary landfill
 14. Single family dwelling
 15. Animal byproducts plants; offal or dead animal reduction or dumping
 16. Blast furnace.
 17. Fat rendering
 18. Garbage
 19. Gravel pits; quarries; mines
 20. Manufacturing, processing, refining, treatment, distillation, storage or compounding of the following: acid, ammonia, asphalt, bleaching powder and chlorine, bones, chemicals of an objectionable or dangerous nature, coal or wood, creosote, disinfectants or insecticides, fireworks or explosives, furs, gas, gelatin or size, glue, hides, ore, plastic, tallow, grease or lard, potash, pyroxylin, roofing or waterproofing materials, rubber or gutta-percha, tar and wool.
 21. Ore beneficiation
 22. Smelting or refining
 23. Steel or iron mill
 24. Stockyards

PLANNING COMMISSION RECOMMENDATION

The Salt Lake County Planning Commission recommends that the Salt Lake County Council approve the proposed rezone of property from the A-2 (Agricultural) zone to the M-2 (Manufacturing) zone, located at 8021 W. New Bingham Highway, with the following zoning conditions:

3. The following permitted uses are prohibited from being placed on the property:
 1. Outdoor chemical toilet rentals
 2. Sandblasting
 3. Tire retreading and/or vulcanizing
4. The following conditional uses are prohibited from being placed on the property:
 1. Airport
 2. Daycare/preschool center
 3. Drag strip racing
 4. Incinerator
 5. Junkyard
 6. Lumberyard
 7. Metals crushing for salvage; metals and metal products treatment and processing
 8. Petroleum refining and storage
 9. Planing mill
 10. Planned Unit Development
 11. Railroad yards, shop and/or roundhouse
 12. Rock crusher
 13. Sanitary landfill
 14. Single family dwelling
 15. Animal byproducts plants; offal or dead animal reduction or dumping
 16. Blast furnace.
 17. Fat rendering
 18. Garbage
 19. Gravel pits; quarries; mines
 20. Manufacturing, processing, refining, treatment, distillation, storage or compounding of the following: acid, ammonia, asphalt, bleaching powder and chlorine, bones, chemicals of an objectionable or dangerous nature, coal or wood, creosote, disinfectants or insecticides, fireworks or explosives, furs, gas, gelatin or size, glue, hides, ore, plastic, tallow, grease or lard, potash, pyroxylin, roofing or waterproofing materials, rubber or gutta-percha, tar and wool.
 21. Ore beneficiation
 22. Smelting or refining
 23. Steel or iron mill Stockyards



West Jordan City

Kennecott Rd

New Bingham Hwy

W New Bingham Hwy

W New Bingham Hwy

48

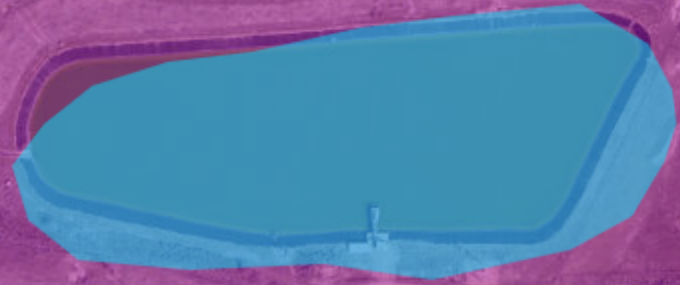
48

W 10200 S

Old Bingham Hwy

Old Bingham Hwy

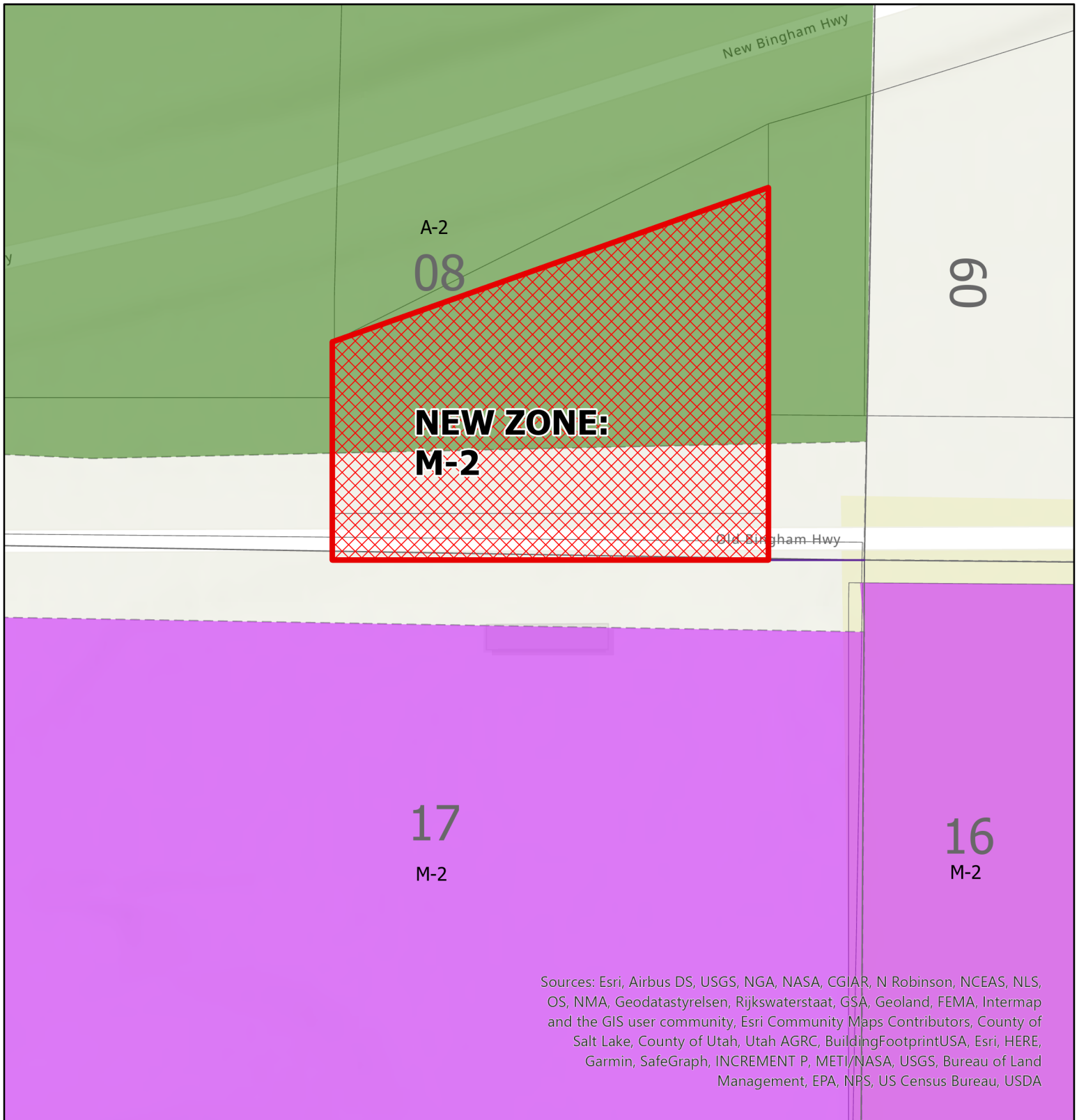
Bingham City Cemetery



M-2

ZONING CHANGE |

Salt Lake County



Application #: REZ2021-000293

Created for office use on:
4/21/2021 11:09 AM
by: TH
drawn by: TH

Zone Changed FROM: A-2 TO: M-2



