



Planning and Development Services

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

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

www.pwpds.slco.org

County Council Zoning Meeting

Public Meeting Agenda

Tuesday, May 23, 2017 4:00 P.M.

LOCATION: SALT LAKE COUNTY GOVERNMENT CENTER
2001 SOUTH STATE STREET, ROOM N1-100
NORTH BUILDING, MAIN FLOOR
(385) 468-6700

UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707. TTY USERS SHOULD CALL 711.

The County Council Public Meeting is a public forum where the Council receives comment and recommendations from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Council's agenda. In addition, it is where the Council takes action on Zoning related items. Action may be taken by the Council on any item listed on the agenda which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

Rezone – To be Set (To be Heard 06/20/2017) -

30329 – Jeff Armstrong is requesting a rezone from A-2 (Agricultural) to M-1 (Manufacturing).

Location: 2511 and 2551 North 2200 West. **Planner:** Jeff Miller

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File # 30329

Rezone Summary and Recommendation

Public Body: Salt Lake County Council – To Be Set

Meeting Date: To Be Heard – June 20, 2017

Parcel ID: 08-16-200-031, and 08-16-200-020

Current Zone: A-2

Proposed Zone: M-1

Property Address: 2511 North and 2551 North 2200 West

Request: Rezone from A-2 (Agricultural) to M-1 (Manufacturing)

Community Council: None

Unincorporated: Unincorporated Salt lake County

Planner: Jeff Miller

Planning Commission Recommendation: Not yet received

Planning Staff Recommendation: Approval with Conditions

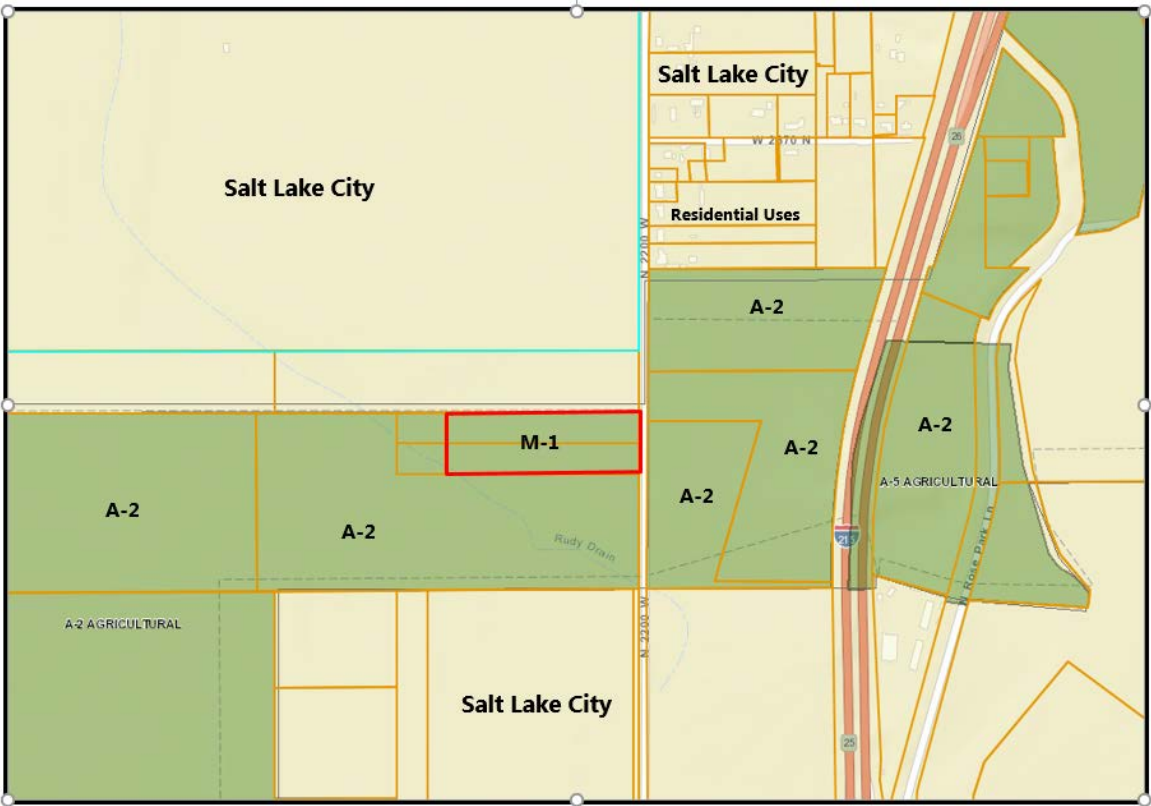
Applicant Name: Jeff Armstrong

PROJECT DESCRIPTION

Jeff Armstrong is requesting a rezone from A-2 (Agricultural) to M-1 (Manufacturing). The subject properties are 7.85 acres in size. The applicant has informed Planning Staff that the intent of the rezone is to be able to use the subject properties as a Trucking Yard, which is a Conditional Use in the M-1 zone.

SITE & VICINITY DESCRIPTION (see attached map)

The subject property is surrounded by parcels in the A-2 zone. The property located immediately across the street is currently being used as a baseball field. Some residential uses in Salt Lake City are located north of the subject property.



ZONE CONSIDERATIONS

Requirement	Existing Zone (A-2)	Proposed Zone (M-1)
Height	None	None
Front Yard Setback	35 Feet	No commercial or industrial building or structure shall be located closer than 20 Feet to any street.
Side Yard Setback	10 Feet. On corner lots, the side yard which faces a street shall be a minimum of 20 Feet.	None
Rear Yard Setback	30 Feet	None
Lot Width	100 Feet	None
Lot Area	1 Acre	None
Lot Coverage	None	No building, structure or group of buildings, with their accessory buildings, shall cover more than 80 percent of the area of the lot.

ISSUES OF CONCERN/PROPOSED MITIGATION

Sanitary Landfills and Sexually Oriented Businesses, which are both Conditional Uses in the M-1 zone may not be appropriate due to the close proximity of residential uses in Salt Lake City. In order to mitigate against this concern, Planning Staff recommends that a zoning condition prohibits these uses.

NEIGHBORHOOD RESPONSE

Planning Staff has not received any response from the surrounding neighbors as of the completion of this report. Any responses that are received will be presented to the Salt Lake County Planning Commission on May 10, 2017.

PLANNING COMMISSIONS' RESPONSE

This item will be heard by the Salt Lake County Planning Commission on June 14, 2017. Their recommendation and any conditions of approval will be updated in the Staff Report prior to the Salt Lake County Council meeting held on June 20, 2017.

REVIEWING AGENCIES RESPONSE

Compliance with current building, construction, engineering, fire, health, landscape and safety standards will be verified prior to final approval of any structures built on this property, if the property is rezoned to M-1.

PLANNING STAFF ANALYSIS

19.90.060 Conditions to zoning map amendment.

A. In order to provide more specific land use designations and land development suitability; to ensure 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.

Planning Staff has analyzed the proposed rezone from A-2 to M-1, and has found that the request is cohesive with the surrounding uses and zones.

PLANNING STAFF RECOMMENDATION

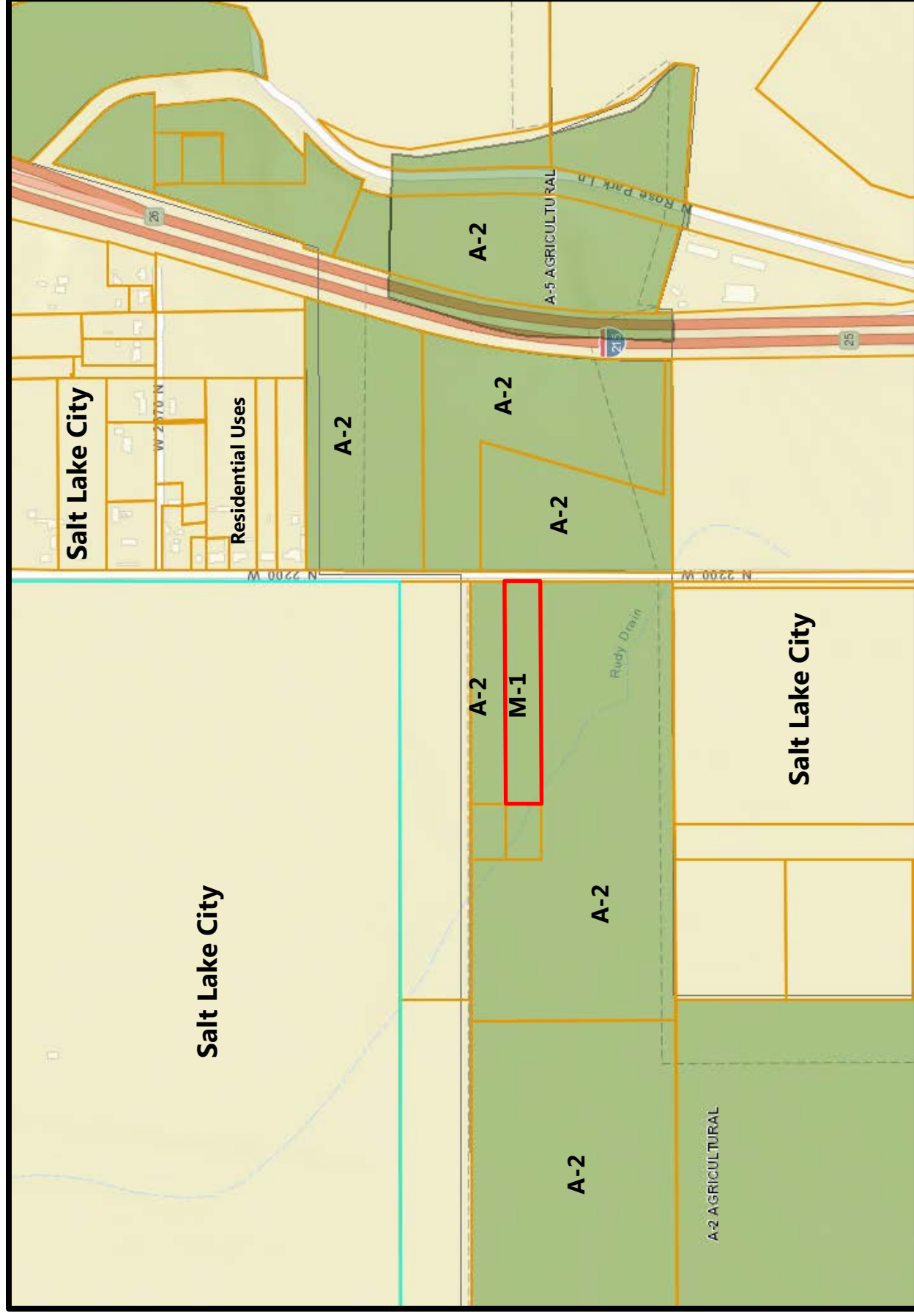
County Ordinance [19.90.030] “The county council, after review of the recommendation of the planning commission, may approve, deny, alter or remand for further review and consideration any application for zone change referred to the council by the planning commission.”

Staff has reviewed this rezone request for compliance with the standards set forth in the Salt Lake County Zoning Ordinance (Title 19), and for compatibility with existing neighboring land uses, and recommended that the Salt Lake County Planning Commission provides a recommendation of approval to the Salt Lake County Council for the requested rezone, subject to the following zoning conditions:

- Sanitary Landfills and Sexually Oriented Businesses are prohibited.

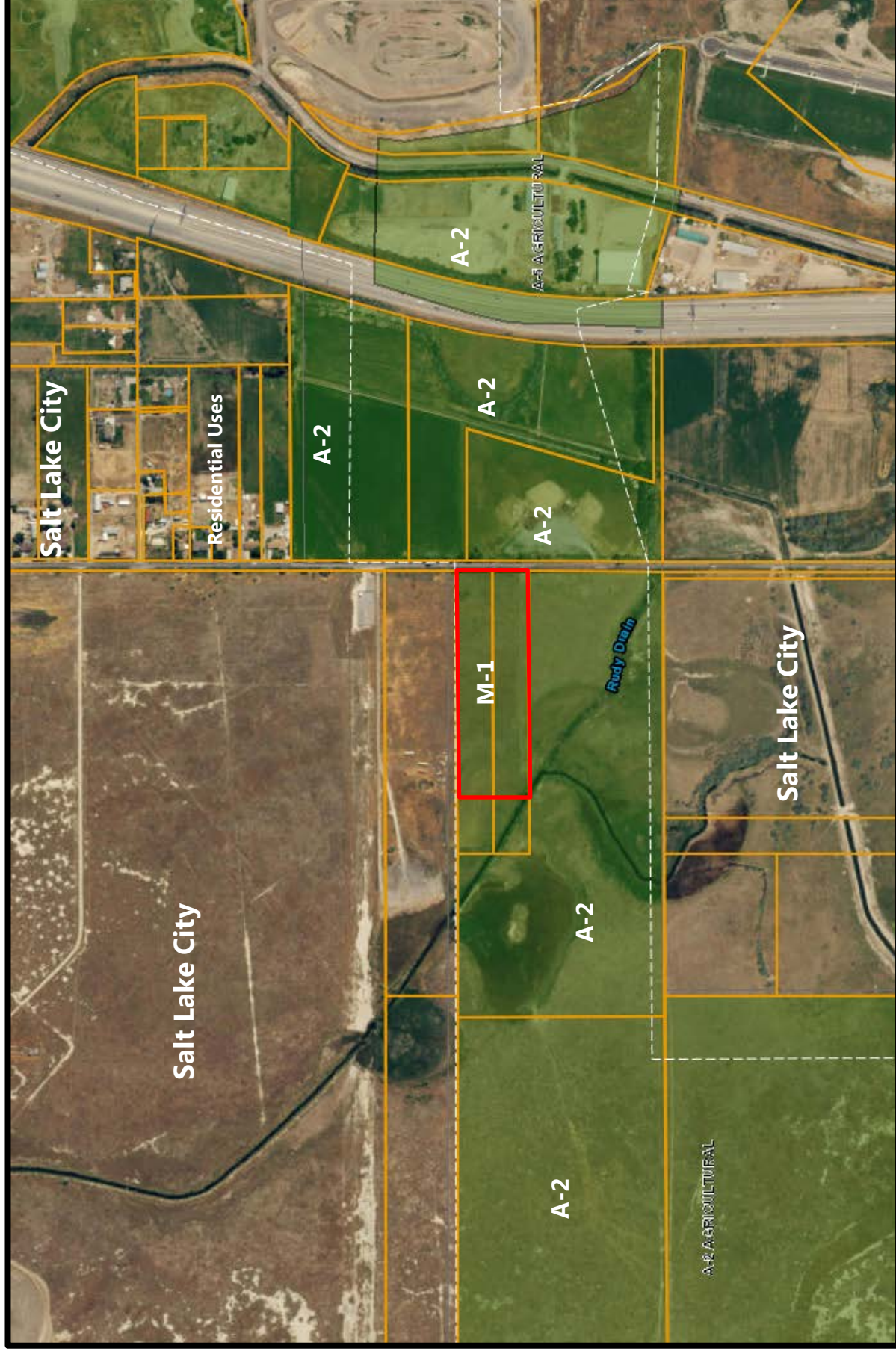
File # 30329: Rezone from A-2 (Agricultural) to M-1 (Manufacturing)

2511 North 2200 West (Parcel # 08-16-200-031)



File # 30329: Rezone from A-2 (Agricultural) to M-1 (Manufacturing)

2511 North 2200 West (Parcel # 08-16-200-031)





**SALT LAKE COUNTY
ORDINANCE**

_____, 2017

AN ORDINANCE AMENDING TITLE 19, ENTITLED "ZONING", OF THE SALT LAKE COUNTY CODE OF ORDINANCES, 2001, BY RECLASSIFYING CERTAIN PROPERTY LOCATED IN SALT LAKE COUNTY FROM THE C-1 (COMMERCIAL) ZONE TO C-2 (COMMERCIAL) ZONE.

The County legislative body of Salt Lake County, State of Utah, ordains as follows:

Section 1: Section, 19.06.020, Zoning Maps of Salt Lake County Code of Ordinances 2001, is hereby amended, as follows:

The property described in Application #30329 filed by Jeff Armstrong, and located at 2511 North and 2551 North 2200 West within Salt Lake County (the "Property"), is hereby reclassified from the A-2 (AGRICULTURAL) zone to the M-1 (MANUFACTURING) zone with the following condition to be added as a zoning condition:

- Sanitary Landfills and Sexually Oriented Businesses are prohibited uses.

The Properties are more particularly described as follows:

PARCELS # 08-16-200-031, and 08-16-200-020

LEGAL DESCRIPTION (08-16-200-031)

BEG S 00°2'31" E 1816.75 FT & N 89°55' E 263.76 FT FR N 1/4 COR SEC 16, T 1N, R 1W, SLM; E 1056.24 FT; S 165.14 FT; W 1056.24 FT; N 165.14 FT TO BEG. LESS STREET. 3.97 AC M OR L.

LEGAL DESCRIPTION (08-16-200-020)

BEG S 0°02'31" E 1651.59 FT & N 89°55'15" E 263.76 FT FR N 1/4 COR OF SEC 16, T 1N, R 1W, S L M; N 89°55'15" E 1023.47 FT; S 0°02' E 165.06 FT; S 89°55' W 1023.44 FT; N 0°02'31" W 165.14 FT TO BEG. 3.88 AC M OR L. 5623-969 5631-2821 7454-1935 7929-2518 8281-5387

Section 2: The map showing such change shall be filed with the Salt Lake County Planning Commission in accordance with Section 19.06.020 of the Salt Lake County, Code of Ordinances, 2001.

Section 3: This ordinance shall take effect fifteen (15) days after its passage and upon at least one publication in a newspaper published in and having general circulation in Salt Lake County, and if not so published within fifteen (15) days then it shall take effect immediately upon its first publication.

IN WITNESS WHEREOF, the Salt Lake County Council has approved, passed and adopted this ordinance this _____ day of _____, 2017.

SALT LAKE COUNTY COUNCIL

By: _____
Steve DeBry, Chair
Salt Lake County Council

ATTESTED:

Sherrie Swensen, County Clerk

Approved as to Form:

R. Christopher Preston
Deputy District Attorney
Date: _____

ORDINANCE HISTORY

Council Member Wilson	_____
Council Member Snelgrove	_____
Council Member Bradley	_____
Council Member Bradshaw	_____
Council Member Jensen	_____
Council Member Newton	_____
Council Member Granato	_____
Council Member DeBry	_____
Council Member Burdick	_____

Vetoed and dated this _____ day of _____, 2017.

By _____
Mayor Ben McAdams or Designee

(Complete As Applicable)

Veto override: Yes__ No__ Date _____

App. 29491

Ordinance published in newspaper: Date_____

Effective date of ordinance:_____

SALT LAKE COUNTY

NOTICE OF REZONING HEARING

NOTICE IS HEREBY GIVEN OF a public hearing to be held in COUNCIL CHAMBERS, COUNTY GOVERNMENT CENTER, NORTH BUILDING N1100, 2001 South State Street, Salt Lake City, Utah on **Tuesday, June 20, 2017, at 4:00 pm** o'clock before the Salt Lake County Council on the following application requesting rezoning of the following described area in Salt Lake County, Utah:

To amend the zoning map of Salt Lake County by changing the zone on the following described properties located at 2511 North and 2551 North 2200 West, consisting of approximately 7.85 acres. The applicant is requesting approval of a Zone Change from A-2 (AGRICULTURAL) to M-1 (MANUFACTURING). This request has been filed under Application #30329 by Jeff Armstrong. The subject properties are described as follows:

PARCELS # 08-16-200-031, and 08-16-200-020

LEGAL DESCRIPTION (08-16-200-031)

BEG S 00°2'31" E 1816.75 FT & N 89°55' E 263.76 FT FR N 1/4 COR SEC 16, T 1N, R 1W, SLM; E 1056.24 FT; S 165.14 FT; W 1056.24 FT; N 165.14 FT TO BEG. LESS STREET. 3.97 AC M OR L.

LEGAL DESCRIPTION (08-16-200-020)

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SALT LAKE COUNTY COUNCIL

Chair

ATTESTED:

County Clerk