



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, March 13, 2018 4:00 P.M.

LOCATION: SALT LAKE COUNTY GOVERNMENT CENTER

2001 SOUTH STATE STREET, ROOM N1-110

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.

To be set (To be heard 04/10/2018) –

30333 – Andrew Beagley is requesting a rezone from A-2 to A-1 to allow for half acre lots and limited livestock use. **Parcel Area:** 1.46 Acres. **Location:** 14072 South 7530 West. **Zone:** A-2. **Planner:** Jim Nakamura

This page intentionally left blank

File # 30333

Rezone Summary and Recommendation

Public Body: Salt Lake County Council

Meeting Date: April 10, 2018

Parcel IDs: 3204451001/3204451014

Current Zone: A-2

Proposed Zone: A-1

Property Address: 14072 S 7530 W, Herriman

Request: Rezone

Township:

Planner: Jim Nakamura

Planning Commission Recommendation: Approval with Zoning Condition

Planning Staff Recommendation: Approval

Applicant Name: Andrew Beagley

PROJECT DESCRIPTION

Andrew Beagley is requesting approval for a rezone of approximately 14.5 acres from A-2 to A-1. It is intended that the property associated with the rezone will be subdivided for single family dwelling development on ½ acre lots.

SITE & VICINITY DESCRIPTION (see attached map)

The property associated with the rezone is surrounded by other properties zoned A-2. Property located to the North is in Herriman City and is zoned for 10,000 square foot lots. Herriman property to the East is partially 1 acre and partially 10,000 square foot lot zoning.

ZONE CONSIDERATIONS

Requirement	A-1	A-2
Height	30 feet	none
Front Yard Setback	30 feet	30 feet
Side Yard Setback	8 & 10 feet (18 feet total)	10 feet
Rear Yard Setback	30 feet	30 feet
Lot Width	65 feet	100 feet
Lot Area	10,000 square feet	1 acre

Compatibility with existing buildings in terms of size, scale and height.	Yes
Compliance with Landscaping Requirements Verified.	N/A
Compliance with the General Plan.	Yes (see attached)

GENERAL PLAN CONSIDERATIONS

The Southwest general plan map identified 14072 South 7530 West as a Low Density Residential. The proposed rezone would contribute to the following goals and objectives within the general plan:

Goal 2: Develop communities with quality urban design than encourage social interaction and support family and community relationships, as well as healthy, active lifestyles.

Staff believes the design associated with the master planned community is in line with this goal.

Goal 5: Provide diverse housing choices for a variety of needs and income levels to create places where all citizens are welcome to live.

Objective 5.1: Provide sufficient housing for current and future populations that are appropriate, safe, and affordable for a range of income levels.

Objective 5.2: Consider life-cycle housing alternatives that allow for aging populations to "age in place," as well as provide diverse housing choices for other demographic groups.

Objective 5.3: Promote a diverse mix of housing options through higher density, mixed-use development in appropriate areas.

Objective 5.4: Encourage residential development that establishes a variety of lot sizes, dwelling types, densities, and price points, as well as an appropriate balance of owner occupied and rental units.

Objective 5.5: Develop safe and visually pleasing residential neighborhoods that are integrated into the natural environment with open space, trails, and green systems.

The proposed rezone may contribute towards the goals above. Adding additional phases to the master planned development would satisfy the goals and objectives above as it would create a range of housing options that would appeal to a range of income levels.

In review of the Southwest General Plan, staff believes that the proposed rezone could contribute to many of the goals and objectives defined in the plan. Staff also believes that the area being proposed for rezone is a suitable location for the proposed density mixture. The overall density will be approximately 2.5 units per acre and will be designed to buffer from existing and proposed uses.

NEIGHBORHOOD RESPONSE

None has been received at the time of this report. Staff will provide updates to the planning commission on responses received.

PLANNING COMMISSIONS' RESPONSE

Approval with the Zoning Condition limiting density to two (2) dwelling units/Acre

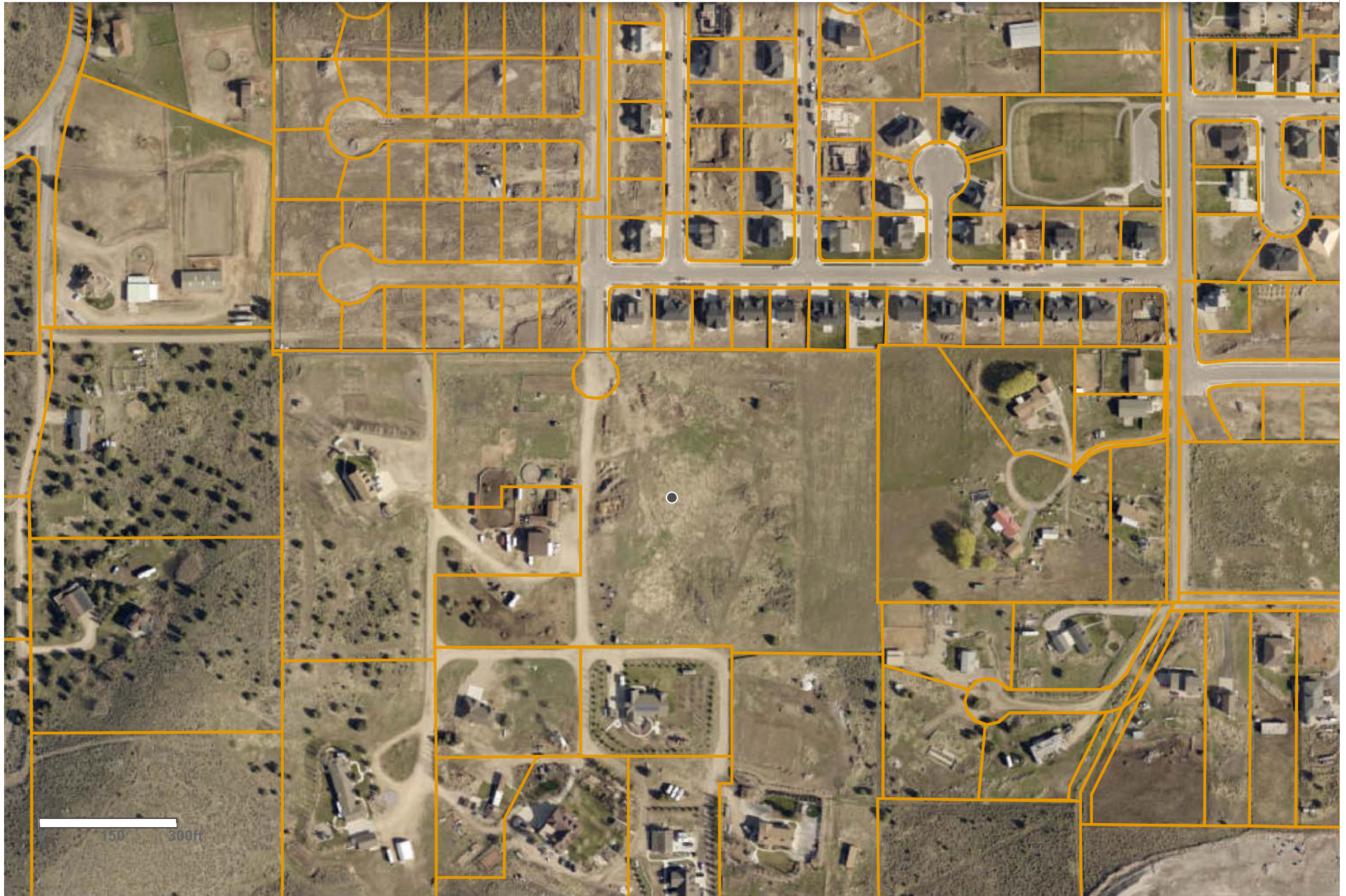
PLANNING STAFF ANALYSIS

Parcels to be developed on a private right of way are required to have a minimum lot area of ½ acre per lot

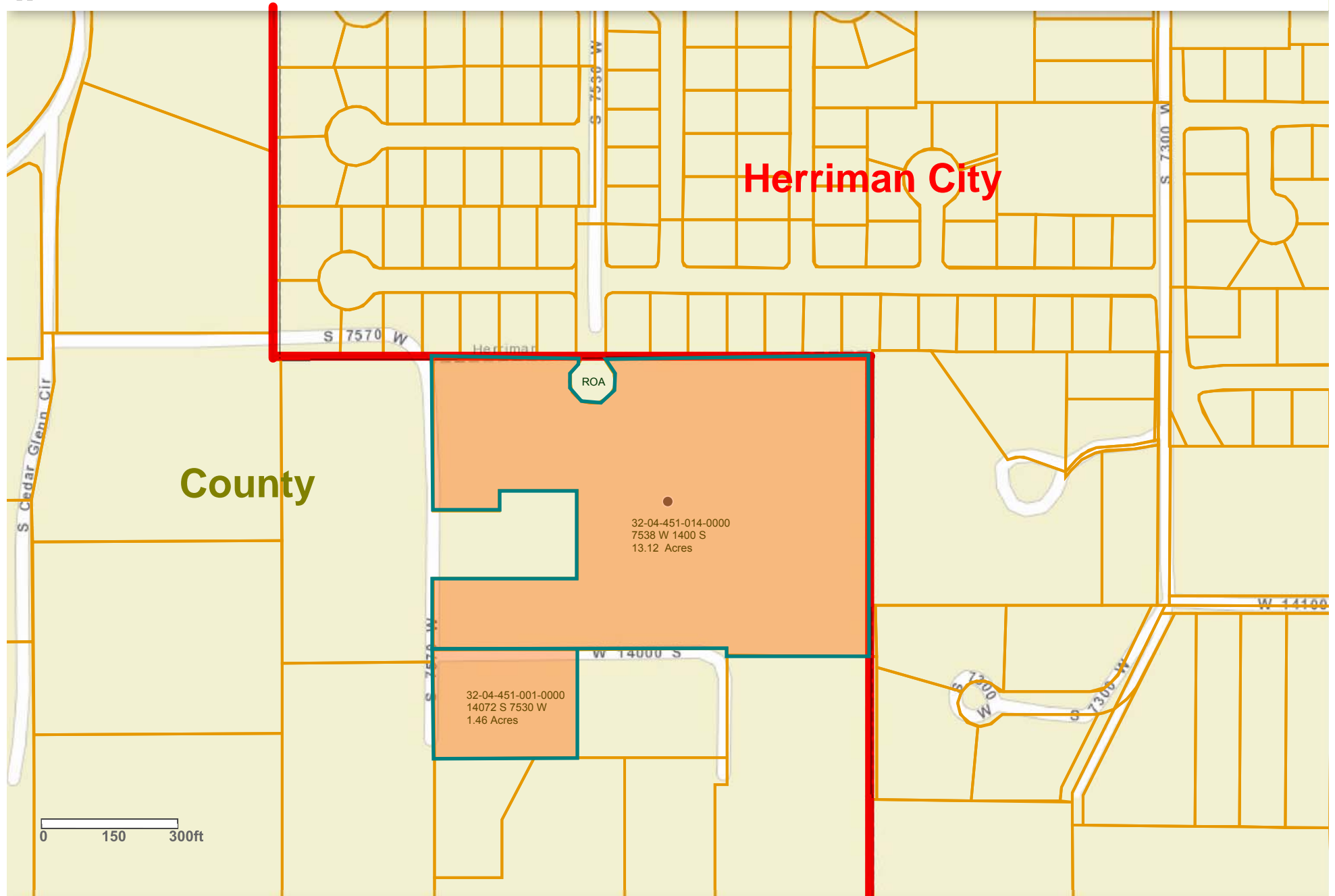
PLANNING STAFF RECOMMENDATION

Planning Staff has reviewed the rezone request and has recommended approval of the proposed rezone. This recommendation is based upon the Southwest General Plan map which identifies this area of Low density (base density of 2.5 units per acre. Density bonuses allowing up to 4 units per acre are allowed for subdivision design which incorporates open space, community space, or other goals of the Southwest Community plan.

3204451014



3204451014





SALT LAKE COUNTY

areas to be requested in rezone A-2 to A-1



7538 W 14000 S/14072 S 7530 W
13.12 acres/1.46 acres

NOTE: This information is for general planning purposes only. It is not intended to be used for site specific data.

Foothill Residential *

Density is generally less than one dwelling units per 2.5 acres or larger. Properties with no development potential should remain in it's natural state.

Neighborhood/Planned Community Residential

Residential developments with a base density of 3 units per acre. Density of up to 5 units per acre is allowable for large scale master-planned communities.

Low Density Residential

Residential developments with a base density of 2.5 units per acre. Density bonuses allowing up to 4 units per acre are allowed for subdivision design which incorporates open space, community space, or other goals of the Southwest Community Plan.

Mountain Residential

Density is generally less than one dwelling units per 5 acres and in some locations as little as one 1 dwelling unit per 20 acres. Properties with no development potential should remain in it's natural state.

Industrial Mining

Kennecott Copper Corporation Mining Operations, Reserve Property, Buffer and Open Space preserve.

Open Space

Parks/Recreation Areas/ Public Facilities/Open Space

Military

United States Military Camp Williams Reserve (Restricted Access)

Herriman City Roads

SLCo Roads

Trailhead

Streams

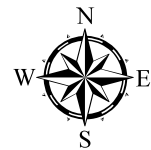
Recreational Non-Motorized Trials

Municipal Boundaries

REFER TO TEXT FOR A MORE DETAILED EXPLANATION.

SOUTHWEST COMMUNITY LAND USE PLAN

Map Prepared by: Salt Lake County Planning and Development Services 03/03/08



0 0.20.4 0.8 1.2 1.6
Miles

**SALT LAKE COUNTY
ORDINANCE**

AN ORDINANCE, AMENDING TITLE 19, ENTITLED "ZONING" OF THE SALT LAKE COUNTY CODE OF ORDINANCES, 1986, BY RECLASSIFYING CERTAIN PROPERTY LOCATED IN SALT LAKE COUNTY FROM THE A-2 (Agriculture, 1 Acre minimum lot size) ZONE TO A-1 (Agriculture, 10,000 square feet size) ZONE.

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

Section 1: Section, 19.06.020, The Zoning Map of Salt Lake County, Code of Ordinances 1986, is hereby amended, as follows:

The property described in **Application #30333 filed by Andrew Beagley, and located at 14072 S 7530 W and 7538 W 14000 S** within Salt Lake County, is hereby reclassified from the A-2 (Agriculture, 1 Acre MINIMUM LOT SIZE) ZONE TO A-1 (Agriculture, 10,000 square feet size) ZONE.

, said property being described as follows:

PARCEL #: 32-04-451-001-0000

LEGAL DESCIPTON: LOT 4, BEAGLEY SUBDIVISION. 10269-1805 10318-8344 10333-2229

CONTAINS: 1.46 AC M OR L

PARCEL #: 32-04-451-014-0000

LEGAL DESCIPTON: BEG S 0°14'13" W 4025.72 FT & S 89°50'17" E 353.21 FT FR THEN 1/4 COR OF SEC 4, T4S, R2W, SLM; S 89°50'17" E 972.45 FT; S 0°19'27" W 549.743 FT; S 89°40'33" E 10.684 FT; S 0°07'00"W 111.861 FT; S 89°57'35" W 329.888 FT; N 0°06'55" E 15 FT; S 89°57'35" W 648.876 FT; N 0°05'36" W 156.71 FT; N 89°54'24" E 318.188 FT; N 0°05'36" W 192.778 FT; S 89°54'24"W 173.688 FT; S 0°05'36" E 42.778 FT; S 89°54'24" W 144.50 FT; N 0°05'36" W 343.38 FT TO BEG. LESS & EXCEPT BEG N 0°05'36" W 1326.702 FT & N 89°57'30" E 663.52 FT FR THE S 1/4 COR OF SEC 4, T4S, R2W, SLM; SW'LY ALG A 28 FT RADIUS CURVE TO THE R 23.065 FT (CHD S 23°50'07" W 22.418 FT); SE'LY ALG A 50 FT RADIUS CURVE TO THE L 239.453 FT (CHD S 89°45'47" E 67.949 FT); NW'LY ALG A 28 FT RADIUS CURVE TO THE R 23.065 FT (CHD N 23°21'41" W 22.418 FT); N 0°14'13" E 0.243 FT; S 89°57'30" W 50 FT TO BEG. 13.12 AC M OR L. 10318-9021

CONTAINS: 13.12 AC M OR L

Pursuant to Section 19.90.060 of Salt Lake County, Code of Ordinances, 1986, development of property is subject to the following conditions:

1. Maximum density of two (2) dwelling units per acre.

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, 1986.

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 _____, 2018.

SALT LAKE COUNTY COUNCIL

STEVE DEBRY, Chair

ATTESTED:

Sherrie Swensen, County Clerk

APPROVED AS TO FORM

By _____
Zachary D. Shaw
Deputy District Attorney

Date : _____

Council Member Bradley voting	_____
Council Member Bradshaw voting	_____
Council Member Burdick voting	_____
Council Member DeBry voting	_____

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 **April 10th, 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 14072 S 7530 W and 7538 W 14000 S, consisting of approximately 15 acres. The applicant is requesting approval of a Zone Change from A-2 (AGRICULTURAL) to A-1 (AGRICUTURAL). This request has been filed under Application #30333 by Andrew Beagley. Planner: Jim Nakamura