



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 12, 2019 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 03/12/2019 – (To be Heard 04/09/2019) –

30834 – David Harrison is requesting approval of a zone change from A-1 (Agricultural) to R-2-6.5 (Two-Family Residential). **Acreage:** .45. **Location:** 8325 South 1000 East. **Planner:** Diana Martinez

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Jenny Wilson
Mayor
Rick Graham
Deputy Mayor of Operations
Scott Baird
Department Director



Lupita McClenning
Division Director
Brittany Allen
Associate Division Director
Trent Sorensen
Chief Building Official

File # 30834

Rezone Summary and Recommendation

Public Body: Salt Lake County Council

Meeting Date: April 9, 2019

Parcel ID: 22324030040000

Current Zone: A-1

Proposed Zone: R-2-6.5

Property Address: 8325 S. 1000 E

Request: Rezone

Planner: Diana Martinez

Planning Commission Recommendation: Approval with Zoning Conditions

Planning Staff Recommendation: Approval

Applicant Name: David Harrison

PROJECT DESCRIPTION

David Harrison is requesting a rezone of the property located at 8325 S. 1000 E. from A-1 to R-2-6.5. The applicant wants to build one townhouse in the rear of the property and leave the existing house on the front part of the lot.

SITE & VICINITY DESCRIPTION (see attached map)

The property is one of four contiguous lots of unincorporated Salt Lake County surrounded by Sandy City. Properties to the north and west are zoned R-1-8 according to Sandy City's Zoning map. The adjacent property to the east is zoned PUD for Planned Unit Developments with a density of 8 units per acre, again according to Sandy City's Zoning map.

GENERAL PLAN CONSIDERATIONS

This rezone request is not in conflict with the fundamentals of the Salt Lake County General Plan. "A Neighborhood is defined as a primarily residential area that shares common characteristics such as housing style, dwelling density, common lifestyle, natural or man-made boundaries, etc., that distinguishes it in the minds of the residents from other areas of the community." -Salt Lake County Wide Goals and Policies

LAND USE CONSIDERATIONS

Requirement	A-1	R-2-6.5
Height	35'	35'
Front Yard Setback	30'	25'
Side Yard Setback	8' & 10' (18 feet total)	8', however, no side yard setback is required from the property line dividing two units of a two-family dwelling subdivided under 19.32.090
Rear Yard Setback	30'	15' without garage, 30' with
Lot Width	65'	60' at a distance 25' from the front lot line
Lot Area	10,000 sq ft	4,000 for lot containing 1 unit of a two-family dwelling, 6,000 sq ft for a single-family dwelling 6,500 sq ft for a two-family dwelling and 8,000 sq ft for any other main building

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- compatible with surrounding lot sizes and dwelling sizes

NEIGHBORHOOD RESPONSE

No responses to this application have been received at the time of this report.

PLANNING COMMISSIONS' RESPONSE

Approval with the Zoning Condition limiting density to three (3) dwelling units per the parcel acreage.

PLANNING STAFF RECOMMENDATION

The proposed rezone for this property is consistent with the lot and dwelling sizes in the area.

The adjacent property to the east is zoned Planned Unit Development (PUD) by Sandy City. The existing PUD consists of a duplex dwelling development with the density at 8 units per acre.

The basic Salt Lake County General Plan is in favor that "vacant land in the interior of low-density area should be developed with the housing of similar design, mass and density".

Planning staff recommends Approval of this rezone from A-1 to R-2-6.5. It is consistent with the area's zoning, lot & dwelling sizes.

249188

File # 30834

Land Use & Development Application

- ☐ FCOZ ☐ RCOZ ☐ DWSP ☐ RCOZ ☐ Watershed ☐ Over Pressure ☐ Magna Main
☐ Natural Hazards ☐ Other _____

Zone: A-1 Community Council: County Planner: Diana Martinez

Parent File #: _____ Date: 2/19

Property Address: 8325 SOUTH 1000 E Parcel #: 22-32-403-004

Name of Project: JURGENSEN TOWNHOUSE Property Acreage: 0.45

Please describe your request:

REQUEST THE ABOVE PROPERTY FROM A-1 TO A R-2-G.S FOR ONE TOWNHOUSE ON BACK PART OF LOT AND 6,000 SQ. FT. PIECE WITH HOUSE ON THE FRONT PART OF LOT SIMILAR TO THE 2 UNIT STRUCTURES ADJACENT TO PROPERTY.

New Development:

- ☐ Conditional Use
☐ Permitted Use
☐ Subdivision # lots: _____
☐ PUD #lots: _____

Modify an Existing Development:

- ☐ Change Conditions of Approval
☐ Change the Site Plan
☐ Condo Conversion
☐ Lot Consolidation
☐ Lot Line Adjustment
☐ Mobile Store
☐ Signs
☐ Billboards

Other:

- ☐ Exception Request
☐ General Plan Amendment
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☐ Land Use Hearing
☐ Non-Conforming
☐ RCOZ Appeal (Option C)
☐ Research Request
☒ Re-zone
☐ Right-of-Way Improvement Permit
☐ Vacate a Street

Is a key or gate code required to access the property? ☐ Yes ☒ No If yes, code: _____
(or provide driving directions to property):



PLANNING &
DEVELOPMENT
SERVICES

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File #

AFFIDAVIT – Property Owner

STATE OF UTAH }
 } ss
COUNTY OF SALT LAKE }

I (we) Kam Jorgensen being duly sworn, depose and say that

I (we) am (are) the owner(s) of the property(s) located at:

8325 S. 1000 E

My (our) signature below attests that I (we) have reviewed the proposal by Dave Harrison
requesting review and approval of Zone Change from A-1 to a R-2-6.5

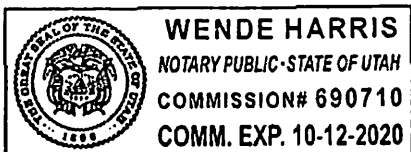
and that I (we) consent to the statements and information provided in the attached plans and exhibits

and that all information presented is true and correct to the best of my (our) knowledge.

Property Owner [Signature]

Property Owner _____

Subscribed and sworn to me this 8 day of November, 2018.



Notary: [Signature]

Residing in Salt Lake County, Utah

**SALT LAKE COUNTY
ORDINANCE**

_____, 2019

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 A-1 ZONE (AGRICULTURE, TEN THOUSAND SQUARE FEET MINIMUM LOT SIZE) TO THE R-2-6.5 ZONE (RESIDENTIAL, 4,000 SQUARE FEET FOR A LOT CONTAINING 1 UNIT OF A TWO-FAMILY DWELLING, 6,000 SQUARE FEET FOR A SINGLE-FAMILY DWELLING, 6,500 SQUARE FT FOR A TWO-FAMILY DWELLING, OR 8,000 SQUARE FEET FOR ANY OTHER MAIN BUILDING)

The Salt Lake County Council 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 #30834 filed by David Harrison and located at 8325 So. 1000 E. within Salt Lake County, is hereby reclassified from the A-1 Zone (Agriculture, 10,000 square feet size) to R-2-6.5 Zone (Residential, 4,000 square feet for a lot containing 1 unit of a two-family dwelling, 6,000 square feet for a single-family dwelling, 6,500 square feet for a two-family dwelling, or 8,000 square feet for any other main building), said property being described as follows:

PARCEL #: 2232403004000

LEGAL DESCRIPTION: BEG N 0°10' E 1928 FT & 33 FT E FR S 1/4 COR SEC 32 T 2S R 1E SL MER N 0°10' E 67.2 FT TO FENCE LINE E ALG SD FENCE 297FT S 0°10' W 67.2 FT W 297 FT TO BEG 0.45 AC 5302-1490 5362-1104 5379-211. 5362-1490 5378-1215 6595-1097 6652-0826 6656-0494 8897-3432,3468,3471 8897-3474 9530-9432 10408-0722

CONTAINS: 0.45 ACRES M OR L

In accordance with Section 19.90.060 of Salt Lake County Code of Ordinances, 2001, development of the property is subject to the following conditions:

1. Maximum density of three (3) dwelling units per this 0.45 acreage.

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 _____, 2019.

SALT LAKE COUNTY COUNCIL

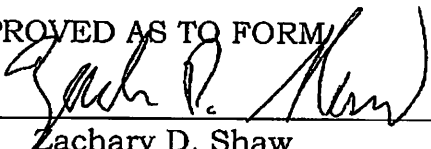
RICHARD SNELGROVE, Chair

ATTESTED:

Sherrie Swensen, County Clerk

APPROVED AS TO FORM

By: _____


Zachary D. Shaw
Deputy District Attorney

Date: _____

2-13-19

Council Member Bradley voting	_____
Council Member Bradshaw voting	_____
Council Member Burdick voting	_____
Council Member Debry voting	_____
Council Member Newton voting	_____
Council Member Granato voting	_____
Council Member Jensen voting	_____
Council Member Snelgrove voting	_____

SALT LAKE COUNTY COUNCIL
NOTICE OF REZONING HEARING

NOTICE IS HEREBY GIVEN OF a public hearing to be held in COUNCIL CHAMBERS, COUNTY GOVERNMENT CENTER, NORTH BUILDING N1-110, 2001 South State Street, Salt Lake City, Utah on April 9, 2019 at 4pm 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 property located at 8325 So. 1000 E., consisting of approximately 0.45 acres. The applicant is requesting approval of a Zone Change from A-1 (AGRICULTURAL) TO R-2-6.5 (RESIDENTIAL). This request has been filed under Application #30834 by Harrison. The subject properties are described as follows:

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SALT LAKE COUNTY COUNCIL

Chair

ATTESTED:

County Clerk



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Mayor

Rick Graham
Deputy Mayor of Operations

Scott Baird
Department Director



Lupita McClenning
Division Director

Brittany Allen
Associate Division Director

Trent Sorensen
Chief Building Official

File # 30834

Rezone Summary and Recommendation

Public Body: Salt Lake County Council

Meeting Date: April 9, 2019

Parcel ID: 22324030040000

Current Zone: A-1

Proposed Zone: R-2-6.5

Property Address: 8325 S. 1000 E

Request: Rezone

Planner: Diana Martinez

Planning Commission Recommendation: Approval with Zoning Conditions

Planning Staff Recommendation: Approval

Applicant Name: David Harrison

PROJECT DESCRIPTION

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LAND USE CONSIDERATIONS

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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- compatible with surrounding lot sizes and dwelling sizes

NEIGHBORHOOD RESPONSE

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PLANNING COMMISSIONS' RESPONSE

Approval with the Zoning Condition limiting density to three (3) dwelling units per the parcel acreage.

PLANNING STAFF RECOMMENDATION

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Planning staff recommends Approval of this rezone from A-1 to R-2-6.5. It is consistent with the area's zoning, lot & dwelling sizes.

249188

File # 30834

Land Use & Development Application

- ☐ FCOZ ☐ RCOZ ☐ DWSP ☐ RCOZ ☐ Watershed ☐ Over Pressure ☐ Magna Main
☐ Natural Hazards ☐ Other _____

Zone: A-1 Community Council: County Planner: Diana Martinez

Parent File #: _____ Date: 2/19

Property Address: 8325 SOUTH 1000 E Parcel #: 22-32-403-004

Name of Project: JURGENSEN TOWN HOUSE Property Acreage: 0.45

Please describe your request:

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ONE TOWNHOUSE ON BACK PART OF LOT AND 6,000 SQ. FT PIECE w/ HOUSE
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Is a key or gate code required to access the property? ☐ Yes ☒ No If yes, code: _____
(or provide driving directions to property):

File #

AFFIDAVIT - Property Owner

STATE OF UTAH }
 } ss
COUNTY OF SALT LAKE }

I (we) Kenn Jorgensen being duly sworn, depose and say that

I (we) am (are) the owner(s) of the property(s) located at:

8325 S. 1000 E

My (our) signature below attests that I (we) have reviewed the proposal by

Dave Harrison

requesting review and approval of

Zone Change from A-1 to a R-2-6.5

and that I (we) consent to the statements and information provided in the attached plans and exhibits

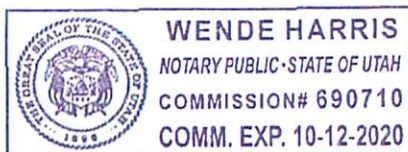
and that all information presented is true and correct to the best of my (our) knowledge.

Property Owner

[Signature]

Property Owner

Subscribed and sworn to me this 8 day of November, 2018.



Notary:

[Signature]

Residing in Salt Lake County, Utah

**SALT LAKE COUNTY
ORDINANCE**

_____, 2019

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 A-1 ZONE (AGRICULTURE, TEN THOUSAND SQUARE FEET MINIMUM LOT SIZE) TO THE R-2-6.5 ZONE (RESIDENTIAL, 4,000 SQUARE FEET FOR A LOT CONTAINING 1 UNIT OF A TWO-FAMILY DWELLING, 6,000 SQUARE FEET FOR A SINGLE-FAMILY DWELLING, 6,500 SQUARE FT FOR A TWO-FAMILY DWELLING, OR 8,000 SQUARE FEET FOR ANY OTHER MAIN BUILDING)

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CONTAINS: 0.45 ACRES M OR L

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SALT LAKE COUNTY COUNCIL

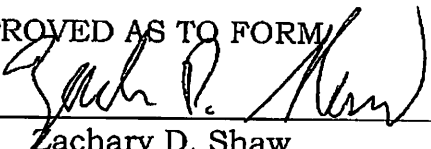
RICHARD SNELGROVE, Chair

ATTESTED:

Sherrie Swensen, County Clerk

APPROVED AS TO FORM

By: _____


Zachary D. Shaw
Deputy District Attorney

Date: _____

2-13-19

Council Member Bradley voting	_____
Council Member Bradshaw voting	_____
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SALT LAKE COUNTY COUNCIL

Chair

ATTESTED:

County Clerk



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The property described in Application #30834 filed by David Harrison and located at 8325 So. 1000 E. within Salt Lake County, is hereby reclassified from the A-1 Zone (Agriculture, 10,000 square feet size) to R-2-6.5 Zone (Residential, 4,000 square feet for a lot containing 1 unit of a two-family dwelling, 6,000 square feet for a single-family dwelling, 6,500 square feet for a two-family dwelling, or 8,000 square feet for any other main building), said property being described as follows:

PARCEL #: 2232403004000

LEGAL DESCRIPTION: BEG N 0°10' E 1928 FT & 33 FT E FR S 1/4 COR SEC 32 T 2S R 1E SL MER N 0°10' E 67.2 FT TO FENCE LINE E ALG SD FENCE 297FT S 0°10' W 67.2 FT W 297 FT TO BEG 0.45 AC 5302-1490 5362-1104 5379-211. 5362-1490 5378-1215 6595-1097 6652-0826 6656-0494 8897-3432,3468,3471 8897-3474 9530-9432 10408-0722

CONTAINS: 0.45 ACRES M OR L

In accordance with Section 19.90.060 of Salt Lake County Code of Ordinances, 2001, development of the property is subject to the following conditions:

1. Maximum density of three (3) dwelling units per this 0.45 acreage.

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 _____, 2019.

SALT LAKE COUNTY COUNCIL

RICHARD SNELGROVE, 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	_____
Council Member Newton voting	_____
Council Member Granato voting	_____
Council Member Jensen voting	_____
Council Member Snelgrove voting	_____