



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

Kearns Metro Township Council Meeting

Public Meeting Agenda

Thursday, June 29, 2017 6:30 P.M.

Location

KEARNS LIBRARY
5350 SOUTH 4220 WEST
KEARNS, UT
(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 Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

PUBLIC HEARINGS

30347 – Jared Smart, on behalf of Bonneville Realty Management, is requesting a zone change for a split-zoned parcel. The request will allow the entire parcel to be zoned C-2, thus mirroring current retail land use. **Parcel Area:** 1.14 Acres. **Location:** 5496 South 4220 West. **Zone:** R-M. **Planner:** Tom C. Zumbado.

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File # 30347

Rezone Summary and Recommendation

Public Body: Kearns Metro Township Council

Parcel ID: 2118208009

Property Address: 5496 South 4220 West

Request: Rezone R-M to C-2

Meeting Date: June 29th, 2017

Current Zone: R-M **Proposed Zone:** C-2

Community Council: Kearns

Planner: Tom C. Zumbado

Planning Commission Recommendation: Approval

Community Council Recommendation: Approval

Planning Staff Recommendation: Approval

Applicant Name: Jared Smart

Township: Kearns Metro Township

PROJECT DESCRIPTION

Jared Smart, on behalf of Bonneville Realty Management, is requesting a zone change for a split-zoned parcel. The request will allow the entire parcel to be zoned C-2, thus mirroring current retail land use.

SITE & VICINITY DESCRIPTION (see attached map)

The property in question for File #30347 encompasses the Kearns Plaza strip mall complex located on 4220 west in between 5415 South and 5500 South. The parcel for this property is split-zoned into two sections: C-2 and R-M. The southernmost R-M section is at the intersection of 4220 West and 5500 South. It is an outlier in comparison to the surrounding zoning landscape, which is a combination of C-2 and R-1-6 areas.

File #30347: C-2 to R-M Rezone Request

Aerial Map with Zoning Overlay : 5496 South 4220 West
(Subject Property Outlined in Red)



ZONE CONSIDERATIONS

Requirement	Existing Zone (R-M)	Proposed Zone (C-2)
Height	75 Feet	75 Feet
Front Yard Setback	25 Feet	20 Feet
Side Yard Setback	8 Feet	None
Rear Yard Setback	30 Feet	None
Lot Width	50 Feet	None
Lot Area	5000 Square Feet	None
Parking	A driveway shall be provided for vehicular access from the street or right-of-way to the required parking spaces of any dwelling	One space for each 250 square feet of gross floor area.

GENERAL PLAN CONSIDERATIONS

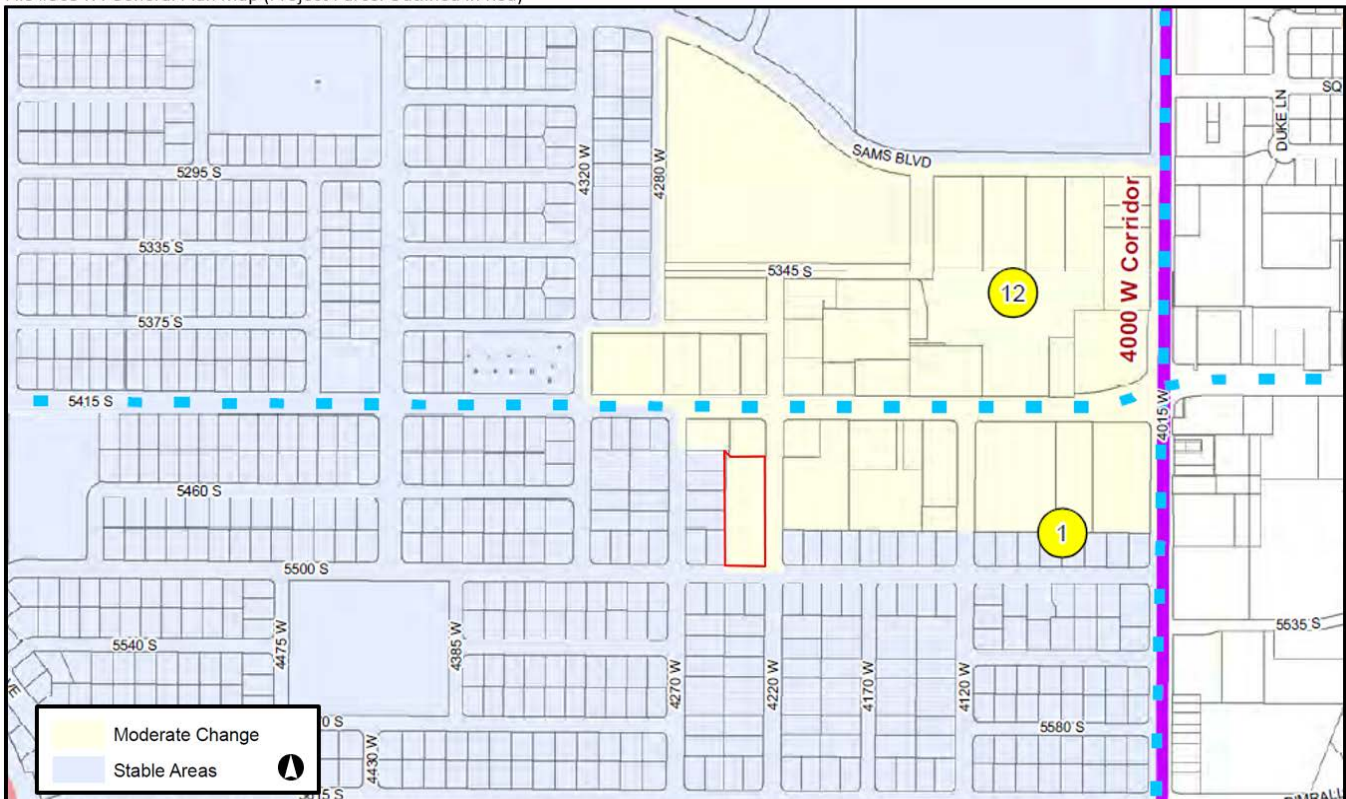
Currently, the Kearns General Plan Map identifies this property as an area of “moderate change.” 5415 South is a major corridor through the metro township and the approval of this project may contribute to goals in the general plan, including:

Objective 4.2: Consider a mixed-use pattern of development for major centers, arterials and nodal points to create density and critical population mass to support diverse activities.

Objective 4.3: Develop neighborhood level retail, commercial activity and professional services for quick and easy access by residents.

Objective 4.5: Identify and pursue strategically-targeted business clusters that can provide job opportunities and broaden the economic base of the Kearns Metro Township.

File #30347: General Plan Map (Project Parcel Outlined in Red)



NEIGHBORHOOD RESPONSE

As of May 2 2017, there has been no neighborhood response to File #30347.

COMMUNITY COUNCIL RESPONSE

At their regularly scheduled meeting on 2MAY17, the Kearns Community Council unanimously voted to recommend approval for File #30347.

PLANNING COMMISSION RESPONSE

At their regularly scheduled meeting on 8MAY17, the Kearns Planning Commission unanimously voted to recommend approval for File #30347.

PLANNING STAFF ANALYSIS

County Ordinance 19.14 (R-1-10 Zone)

Staff has verified that the proposed use is not listed in either the permitted or conditional uses for the R-1-10 Zone.

County Ordinance 19.62 (C-2 Zone)

Staff has verified that the proposed use is listed as a permitted use in the C-2 Zone.

County Ordinance 19.90 (Amendments and Rezoning)

The county council may amend the number, shape, boundaries or area of any zone or any regulation within any zone. Any such amendment shall not be made or become effective unless the same shall have been proposed by or be first submitted for the recommendation of the relevant planning commission.

Kearns General Plan

The overall intent of this general plan is to make the planning process simple, fair, efficient, and predictable. For each area of the County it spells out what kind of development is considered desirable and appropriate.

Goal 4: Promote the development of viable commercial, employment, and activity centers to serve the community.

Kearns General Plan Map

1. The Official Map is intended to serve as a guide to areas of anticipated and desired stability or growth absorption.
2. The Official Map should be used in conjunction with the Best Practices and the Context sections of the General Plan when making planning decisions.
3. The colors shown on the Official Map indicate a range in the level of stability and intensity of and activity within the Township.
4. The colors shown on the Official Map do not relate to any particular land use or zoning designation.
5. The Zoning Map, rather than the Official Map, should be used to make changes to specific land uses.

6. This Official Map format does not allow staff at the Planning and Development Services desk to suggest whether or not a proposed zone change will be approved.

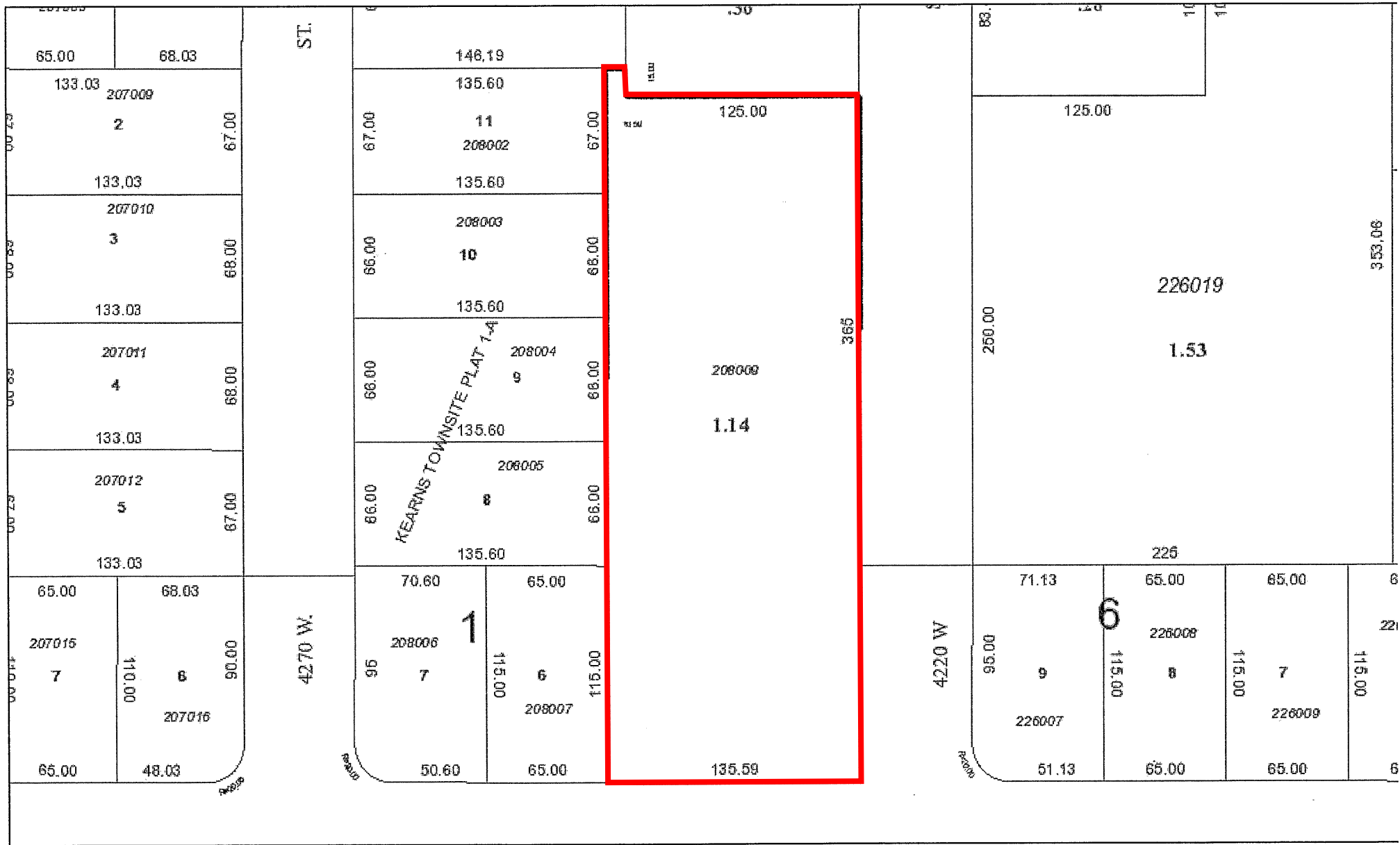
7. When making planning decisions:

- a. Locate the proposed change on the Official Map.
- b. Determine the anticipated level of stability and intensity of the area in which the proposed change occurs (Green, Blue, Yellow, Red, and Corridor)
- c. Determine if the proposed change would result in a level of change that is consistent with the Official Map.
- d. Determine if the proposed change is consistent with the relevant Best Practice(s) Core Concepts and Key Questions.
- e. Determine whether or not to recommend or approve the proposed change.

PLANNING STAFF RECOMMENDATION

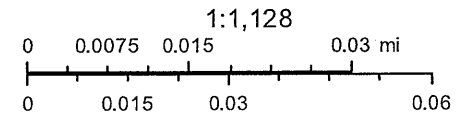
After a close review of all the necessary steps for rezoning, it is the recommendation of Planning Staff that the Kearns Metro Township Council approve File #30347 to create a single zoning category for Parcel #2118208009.

Salt Lake County Recorder's Office



March 21, 2017

- Cadastral_Line
- RVecPB.REC_VEC_DATA.Cartography
- Parcels



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



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File # 30347

Land Use & Development Application

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

Zone: R-M Community Council: Kearns Planner: Tom C. Zumbado
Parent File #: Date:

Property Address: 5496 South 4220 West, Kearns, UT 84118 Parcel #: 2118208009
Name of Project: Kearns Retail Property Acreage: 1.14
Please describe your request: Rezone a portion of the parcel that is zoned R-M to C-2. The majority of the parcel is already zoned C-2.

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 GRAMA (Records Request) Land Use Hearing Non-Conforming RCOZ Appeal (Option C) Research Request Re-zone Right-of-Way Improvement Permit

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

APPLICANT'S NAME:

First: Jared Last: Smart Initial: _____

Property Owner(s):

First: H.K. Investments, LLC Last: _____ Initial: _____

Professional(s): Engineer Architect Other

Company: _____ Contact: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Cell: _____ Email: _____

**NOTE: all correspondence will be sent to the applicant's address:*

To facilitate Salt Lake County's land use notice and review process, the undersigned hereby authorize the County to reproduce this *application and all documents attached to the application* for staff, officials, and the interested public:

Bonneville Realty Management
as agent for H.K. Investments, LLC

Applicant's Signature: _____

Date 03/21/2017