



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

File #REZ2023-001047

Rezone Summary and Recommendation

Public Body: White City Metro Township Planning Commission

Meeting Date: March 28th, 2024

Parcel ID: 28-17-427-029-0000

Current Zone: A-2 – Agriculture

Proposed Zone: CMU – Corridor Mixed Use

Property Address: 1226 E 10600 S

Request: Rezone

Planner: Shad Cook

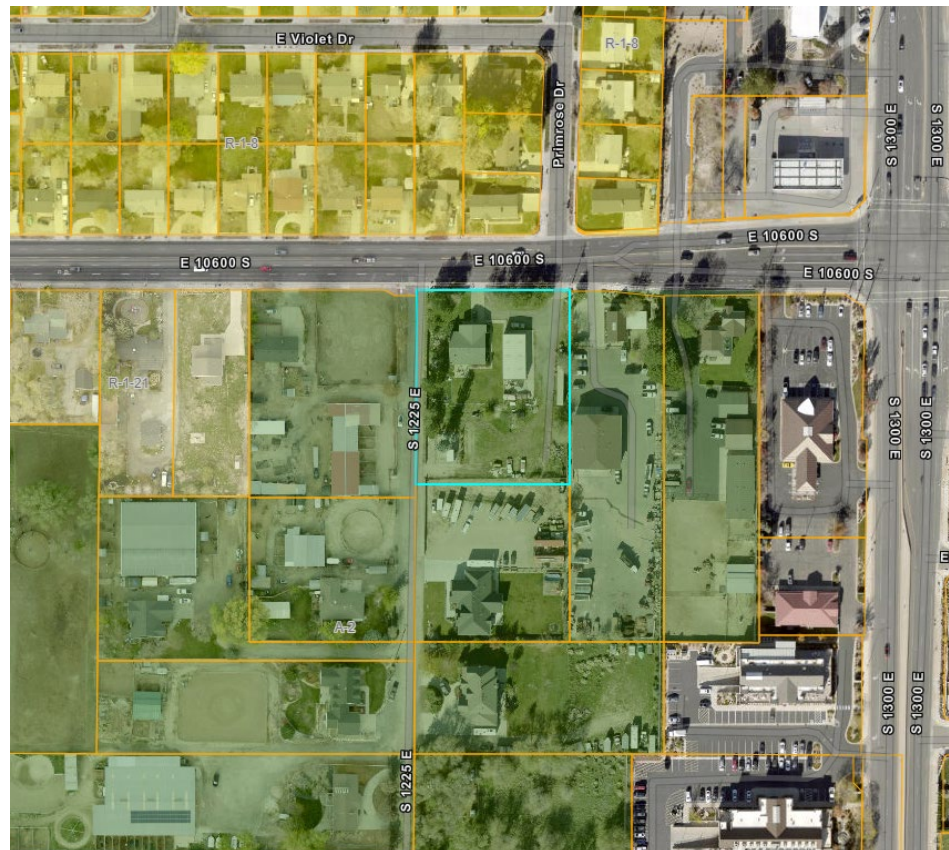
Applicant Name: Alex Smith

PROJECT DESCRIPTION

The applicant, Alex Smith, is requesting to rezone the property at 1226 E 10600 S. The property is currently zoned A-2 and has recently received approval for a plant nursery. The applicant hopes to rezone the property to the Corridor Mixed Use zone (CMU) in order to accommodate an existing ambulance crew office use that has been operating without approval. The CMU allows a number of residential and commercial uses, including retail, restaurants, medical care, and recreational facilities. The zone allows up to four-family dwelling structures, but only two dwellings are allowed per lot.

SITE & VICINITY DESCRIPTION

The property is located west of 1300 E and fronts on 10600 S. The west property line contains a portion of a private road, which provides access to around ten homes. This property is adjacent



to the “southern spur” area of White City, which is predominately agricultural. Many households in this area raise and ride horses. The properties immediately to the east, while also zoned A-2, are legal noncomplying contractor businesses. There are single-family homes in the R-1-8 zone across the street to the north.

GENERAL PLAN CONSIDERATIONS

The White City Metro Township General Plan, which was adopted in 2022, recommends long and short-term land use goals for different areas within the township based on character areas. This property is part of the 10600 Corridor character area.

Character Area: 10600 Corridor

In the near future, residential and accessory uses such as churches, remain the primary use of this area. Limited changes may include infrastructure upgrades, such as: street calming measures, high visibility crosswalks, landscaping, welcome signs, and bike and pedestrian infrastructure. As UDOT and Sandy have jurisdiction over parts of 106 S, collaboration is needed to make the greater corridor work for all effected communities. Changes to some parts of 106 S are outside of White City control.

In the long-term future, small-scale mixed uses (residential plus commercial or institutional) following strict guidelines could be introduced (per property owner’s desire and following proper administrative and legal channels). Specifically, “one or two unit - above commercial/institutional” spaces would be appropriate... Together with walkability improvements, this area would attract foot traffic from residential areas. Uses such as cafes would provide places for positive community interaction and desired amenities.

The General Plan includes guidelines as to what might be considered near-term (0-5 years) and long-term (15+ years).

General Plan Recommendation:

This rezone appears consistent with White City’s long-term goals for the 10600 S Corridor area. The scope of the CMU zone appears to exceed the smaller scale mixed-use vision in the General Plan. However, the more recent Title 19 update makes clear that the intention of the CMU zone is to, “promote compact and walkable development, some housing options, and proximity to shopping and services along transit corridors...” (19.36.020(2)).

LAND USE CONSIDERATIONS

Chapter 19.36 of the White City Township Code of Ordinances includes standards for the CMU zone. This proposal complies with the zoning ordinance in terms of lot size and yard requirements.

Item	Existing	CMU Standard
Lot Size	53,143 sq. ft.	8,000 sq. ft.
Front Yard	~45 Feet	25 Feet
Side Yard	~44 Feet	20 Feet
Rear Yard	~160 Feet	25 Feet

Chapter 19.16 contains the procedure and approval guidelines for rezones.

3. *Action by Planning Commission.*

- a. *The Planning Commission shall consider a proposed zoning map or text amendment in a public hearing.*
- b. *After the close of the public hearing, the Planning Commission may evaluate the application against the applicable standards in Subsection D below and shall make a recommendation to the Council for approval, modified approval, or denial.*

4. *Action by Council.*

- a. *The Council shall consider the application within forty-five (45) days of receiving a recommendation from the Planning Commission.*
- b. *After considering the recommendation of the Planning Commission at a public meeting, the Council may approve, deny, alter, or remand for further review and consideration any application.*

D. Approval Standards. *The Planning Commission recommendation and the Council decision on any zoning map or text amendment are matters of legislative discretion. In making a recommendation and decision, the Planning Commission and the Council, respectively, may consider one or more of the factors in Table 19.16-2 below.*

1. *The proposed amendment is compatible with the Adopted General Plan.*
2. *The proposed amendment promotes the public health, safety and welfare.*
3. *The proposed amendment is a more suitable zoning classification for the property than the current classification.*
4. *The proposed amendment is compatible with the intent and general purposes of this Ordinance.*
5. *The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.*
6. *The proposed amendment benefits the citizens of the Municipality as a whole.*
7. *The proposed amendment does not create a significant number of nonconformities.*
8. *The proposed amendment is compatible with the trend of development, if any, in the general area of the property in question.*

ISSUES OF CONCERN/PROPOSED MITIGATION

The applicant is intending to retain the existing use and structures. This creates a few nonconformities:

- The recently approved nursery use is not listed as an allowed use in the CMU zone.
- The existing structures are consistent with single-family home styling. Chapter 19.36 includes design standards, including first floor transparency standards, that are not met by the existing structure.

- Residential uses are only allowed on the second floor above a commercial use or behind the commercial use and not facing the street.

The CMU zone lists Pre-Existing Structures and Pre-Existing Uses as permitted uses in the Schedule of Permitted Uses.

NEIGHBORHOOD RESPONSE

Notice has been mailed to property owners within 300' of the subject parcel. No neighborhood responses have been recorded as of the writing of this report.

REVIEWING AGENCIES RESPONSE

This rezone application has been sent to a number of agency reviewers. The rezone proposal has been verified to comply with all applicable ordinances. Any future use will be reviewed for compliance prior to land use approval.

CONCLUSION AND POSSIBLE ACTIONS

The White City Metro Township Planning Commission should consider motions to recommend approval, approval with conditions, or denial of the rezone application.

As rezones are legislative decisions, planning staff recommends that the planning commission consider the intent and purpose of the adopted general plan, and whether this zone change will help implement the goals and objectives of that plan.

Attachments:

Aerial Photograph
Applicant Narrative
Layout Plan

REZONE

PROPERTY: 1226 E 10600 S.

APPLICATION # REZ2023-001047

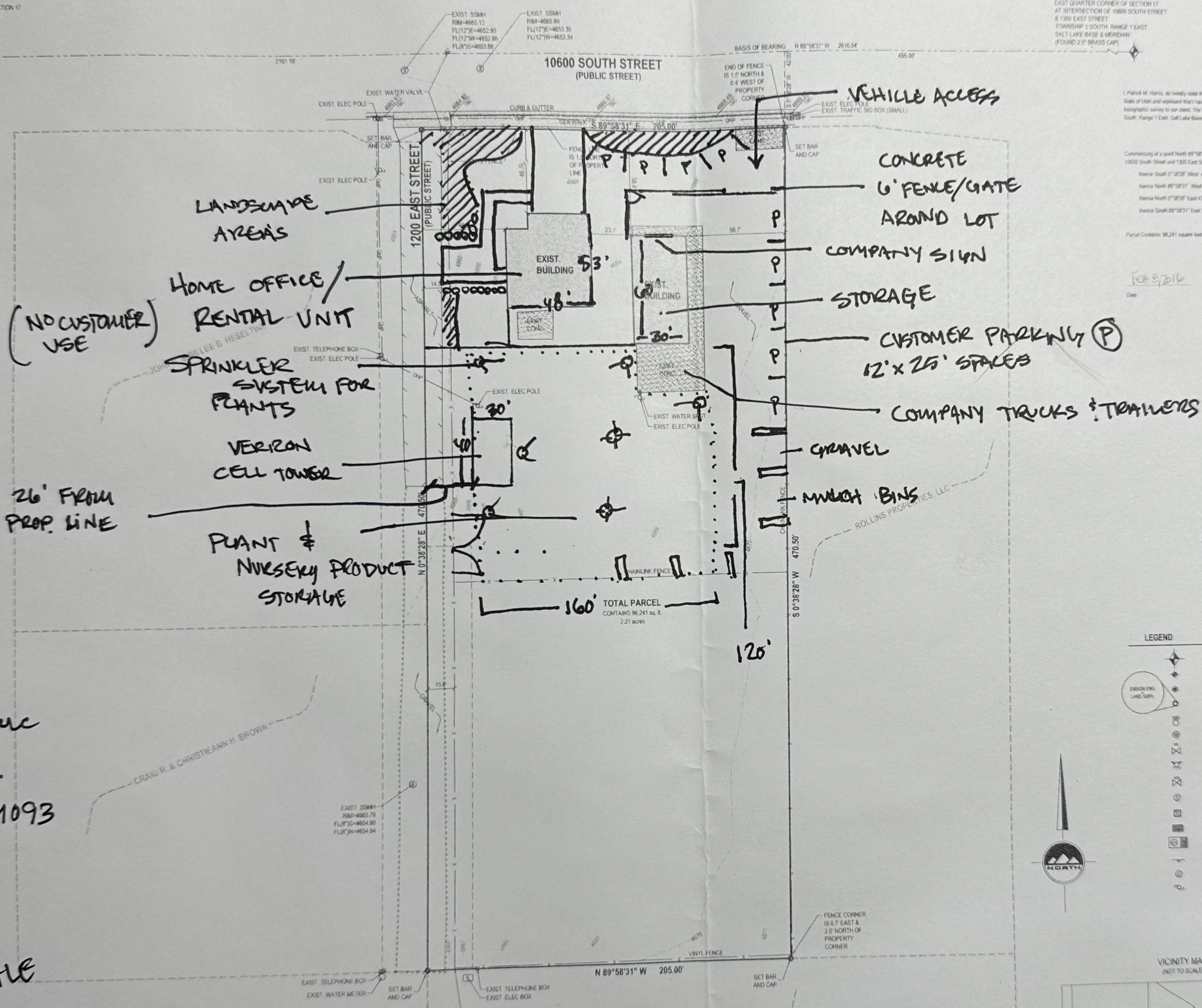
DATE 1-28-2024

EARTH SCAPES / ALEX SMITH

THIS APPLICATION IS FOR THE REZONE FROM A2 (AGRICULTURAL 2) TO CMU (CORRIDOR MIXED USE) WE INTEND TO BETTER UTILIZE THIS PROPERTY SITTING ON A BUSY 10600 S. WHICH WAS ONCE A OLD COUNTRY ROAD AND WITH THE EXPANSION OF THE CITY AND POPULATION 10600 S. IS NOW A BUSY THOROUGHFARE AND SO WE ENVISION A BETTER FIT FOR THE PROPERTY ADJACENT DIRECTLY TO (3) OTHER COMMERCIAL BUSINESSES TO A LOCAL COMMERCIAL NURSERY AND AND HOME FOR RENT FOR NOW AND IN TIME TO A PERSONAL INSTRUCTION STUDIO OR A MEDICAL OFFICE TO HELP CONTRIBUTE TO SANDY AND WHITE CITY AREA. WE AIM TO UP KEEP THE PROPERTY AND HAVE IT BUILD UP THE COMMUNITY. WE HOPE THAT WE WILL BE ABLE TO PROCEED WITH THIS VENTURE AND HELP THE COMMUNITY

CENTER QUARTER CORNER OF SECTION 17
TOWNSHIP 3 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
(FOUND 2.5" BRASS CAP)

EAST QUARTER CORNER OF SECTION 17
AT INTERSECTION OF 10600 SOUTH STREET
& 1200 EAST STREET
TOWNSHIP 3 SOUTH, RANGE 1 EAST
SALT LAKE BASE & MERIDIAN
(FOUND 2.5" BRASS CAP)



SURVEYOR'S NARRATIVE

I, Patrick M. Harris, do hereby state that I am a Registered Professional Land Surveyor and that I hold certificate no. 28882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide a boundary and topographic survey to our client. The Basis of Bearing is the line between the East Quarter Corner and the Center Quarter Corner of Section 17, Township 3 South, Range 1 East, Salt Lake Base and Meridian, measuring North 89°58'31" West 205.00 feet.

PROPERTY DESCRIPTION

Continuing from a point North 89°58'31" West 455.00 feet and South 0°38'28" West 470.50 feet from the East Quarter Corner of Section 17 at the intersection of 10600 South Street and 1200 East Street, Cornered South, Range 1 East, Salt Lake Base and Meridian, running:
Thence South 0°38'28" West 470.50 feet;
Thence North 89°58'31" West 205.00 feet;
Thence North 0°38'28" East 470.50 feet to the South line of 10600 South Street;
Thence South 89°58'31" East 205.00 feet along the South line of 10600 South Street to the point of beginning.

Partial Contain: 96,241 square feet or 2.21 acres.

Feb 9, 2016

Patrick M. Harris
License No. 28882

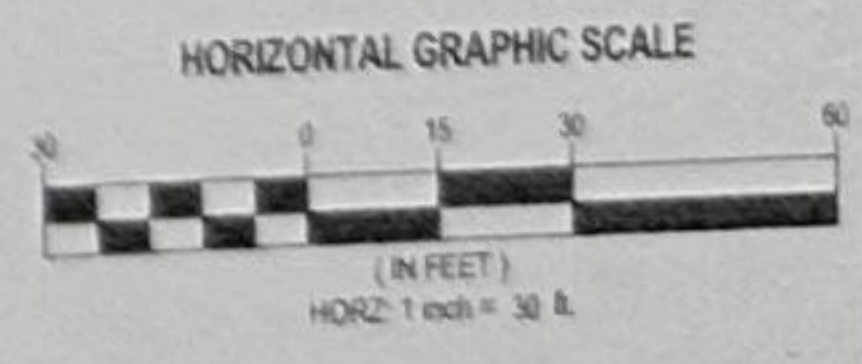
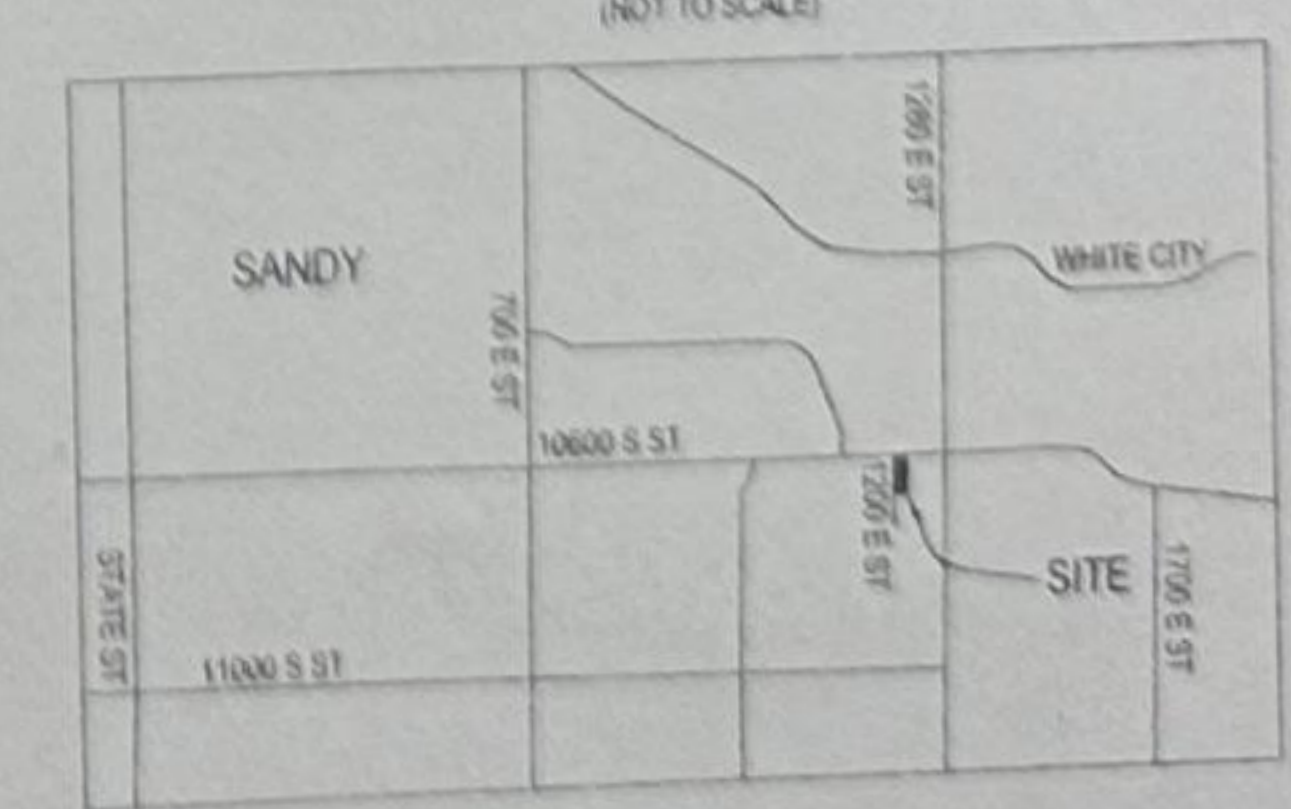
S2016-02-0147
Reid J. Demman, P.L.S.
SALT LAKE COUNTY SURVEYOR

LEGEND

- | | |
|-------------------------|-----------------------------|
| SECTION CORNER | MAJOR CONTOURS 5' INCREMENT |
| MONUMENT | CONCRETE |
| SET NAIL & WASHER | ADJACENT RIGHT OF WAY |
| SET ENGIN REBAR AND CAP | RIGHT OF WAY |
| WATER METER | SECTION LINE |
| WATER MANHOLE | PROPERTY LINE |
| WATER VALVE | ADJACENT PROPERTY LINE |
| FIRE HYDRANT | DEED LINE |
| IRRIGATION VALVE | TANGENT LINE |
| SANITARY SEWER MANHOLE | FENCE |
| STORM DRAIN CLEAN OUT | EDGE OF ASPHALT |
| STORM DRAIN CATCH BASIN | SANITARY SEWER |
| STORM DRAIN COMBO BOX | STORM DRAIN LINE |
| SIGN | WATER LINE |
| UTILITY MANHOLE | IRRIGATION LINE |
| UTILITY POLE | TELEPHONE LINE |
| | OVERHEAD POWER |



VICINITY MAP
(NOT TO SCALE)

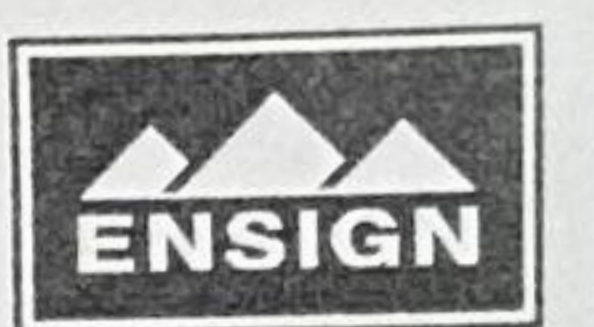


LOCATED IN THE SOUTHEAST CORNER
OF SECTION 17
TOWNSHIP 3 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
SANDY, SALT LAKE COUNTY, UTAH

EARTHSCAPES inc
Nursery
1220 E 10600 S.
SANDY UTAH 84093

ALEX SMITH
801.455.5185
RETAIL & WHOLESALE
SALES

PARKING: 9 STALLS
CUT DOOR STORAGE: 19,200 SQ'
PARKING REQUIRED: 7.68 SPACES



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45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
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TOOELE
Phone: 435.843.3590

CEDAR CITY
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Phone: 435.590.0187
WWW.ENSIGNUTAH.COM

FOR:
ALPINE CUSTOMS
88 EAST 755 SOUTH
MIDVALE, UT 84047

CONTACT:
KIM BRINKERHOFF
PHONE: 801-330-8154
FAX:

**BRINKERHOFF LOT SPLIT
BOUNDARY AND TOPOGRAPHY SURVEY**
1226 EAST 10600 SOUTH
SALT LAKE CITY, UTAH



**BOUNDARY AND
TOPOGRAPHY
SURVEY**

PROJECT NUMBER: 2016-02-0147
DATE: 10/12/2015
DRAWN BY: B. HANEL
CHECKED BY:
PROJECT MANAGER: P. HARRIS