



Public Works
Planning & Development Services Division
<http://www.utah.gov/pmn/index.html>

Salt Lake County Planning Commission

Public Meeting Agenda

July 13, 2011

8:30 A.M.

THE MEETING WILL BE HELD IN THE COUNTY COUNCIL CHAMBERS, COUNTY GOVERNMENT CENTER, MAIN FLOOR, ROOM #N1100, 2001 SOUTH STATE STREET. ANY QUESTIONS, CALL 468-2000

REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 468-2120 OR 468-2351: TDD 468-3600.

The Planning Commission Public Meeting is a public forum where the Planning Commission receives 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. Action may be taken by the Planning Commission on any item listed on the agenda which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

Business Items – 8:30 a.m.

Previous Meeting Minutes Review and Approval

June 15, 2011 Meeting Minutes – Review and Approval

Other Business Items

Discussion on Meeting Management Practices

Public Hearings – 9:00 a.m.

Zone Change or Text Amendment

25816–Tony Skanchy – Re-zone application from R-M (Residential, Multi-Family & Office) to C-2 (Commercial) – 10220 South 1300 East– Community Council: White City – Planner: Jim Nakamura

Adjourn

Rules of Conduct for the Planning Commission Meeting

- First: Applications will be introduced by a Staff Member.
- Second: The applicant will be allowed up to 15 minutes to make their presentation.
- Third: The Community Council representative can present their comments.
- Fourth: Persons in favor of, or not opposed to, the application will be invited to speak.
- Fifth: Persons opposed to the application will be invited to speak.
- Sixth: The applicant will be allowed 5 minutes to provide concluding statements.

- Speakers will be called to the podium by the Chairman.
- Because the meeting minutes are recorded it is important for each speaker to state their name and address prior to making any comments.
- All comments should be directed to the Planning Commissioners, not to the Staff or to members of the audience.
- For items where there are several people wishing to speak, the Chairman may impose a time limit, usually 2 minutes per person, or 5 minutes for a group spokesperson.
- After the hearing is closed, the discussion will be limited to the Planning Commission and the Staff.



STAFF REPORT

Executive Summary									
Hearing Body:	Salt Lake County Planning Commission								
Meeting Date and Time:	Wednesday, July 13, 2011	09:00 AM	File No:	2	5	8	1	6	
Applicant Name:	Tony Skanchy	Request:	Zone Change						
Description:	Multi-family to Commercial								
Location:	10220 S 1300 E, Sandy City								
Zone:	C-2 Community Commercial	Any Zoning Conditions?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>			
Community Council Rec:	Not yet received								
Staff Recommendation:	Approval								
Planner:	Jim Nakamura								

1.0 BACKGROUND

1.1 Summary

The applicant is requesting a zone change from R-M to C-2 for the purpose of constructing a Electronic Message center (On-premise ground sign).

1.2 Neighborhood Response

Neighborhood comment will be provided at the Planning Commission Meeting.

1.3 Community Council Response

The white city community council is scheduled to meet on Wednesday July 6, 2011. As a response is not available as of the writing of this report, their response to this request will be made available at the planning commission meeting.

2.0 ANALYSIS

2.1 General Plan

The 1996 Draft General Plan for the White City Community indicated that the general land use designation for the subject property was neighborhood office. The belief of the community at that time was that all commercial needs of the community were met by the surrounding communities, and that commercial intrusion into low density housing areas should not be allowed. This draft general plan however, does not appear to have been adopted. Regardless, general plans are advisory documents and the Planning Commission and County Council can make decisions and determinations for individual properties as circumstances may indicate. Recommendations on rezone application should also take into account the existing and potential future land uses of properties in the immediate vicinity.

The subject property lies on the Northwest corner of the intersection of Segoe Lily Drive and 1300 East. The intersection is signalized and the amount of traffic in the area is significant. The Northeast corner (although currently vacant) is zoned by Sandy City for professional and medical offices. The Southeast Corner of the intersection is zoned Community Commercial by Sandy City and is occupied by a retail

center and fast food establishment. The remaining Southwest corner of the intersection is zoned R-1-8 (Single Family Residential) by Salt Lake County and a Single Family Dwelling occupies the lot. Additional Single Family residential zoning and homes are across the street to the West. To the North the subject property abuts a local school.

As the subject property is surrounded on three sides by roadways and on the fourth side by a public facility. A rezone to the C2 commercial zone would not necessarily constitute an intrusion into a low density housing area. Given the unique situation that the subject property is located in a higher traffic area, is buffered to some degree from adjacent residential uses by public roadways, and that other commercial uses are found in the proximate area, Staff believes that the proposed rezone would not be inherently detrimental to the neighborhood, and could support the petition for a rezone if the Planning Commission and neighborhood community were also in favor of doing so.

2.2 Existing/Surrounding Zoning and Land Use

Aspects are discussed above as part of the General Plan and area Analysis.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Zone Change.

3.2 Reasons for Recommendation

- 1) Anticipated impact to the surrounding community would be minimal, and not inherently detrimental.



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