

STAFF MEMORANDUM

From: Blaine Gehring, AICP, Planner
To: Millcreek Community Council
Meeting Date: May 7, 2019

RE: Rezone for Properties at 3244, 3260, 3261, 3273, 3280 and 3290 S.
1000 E.

Applicant: Millcreek

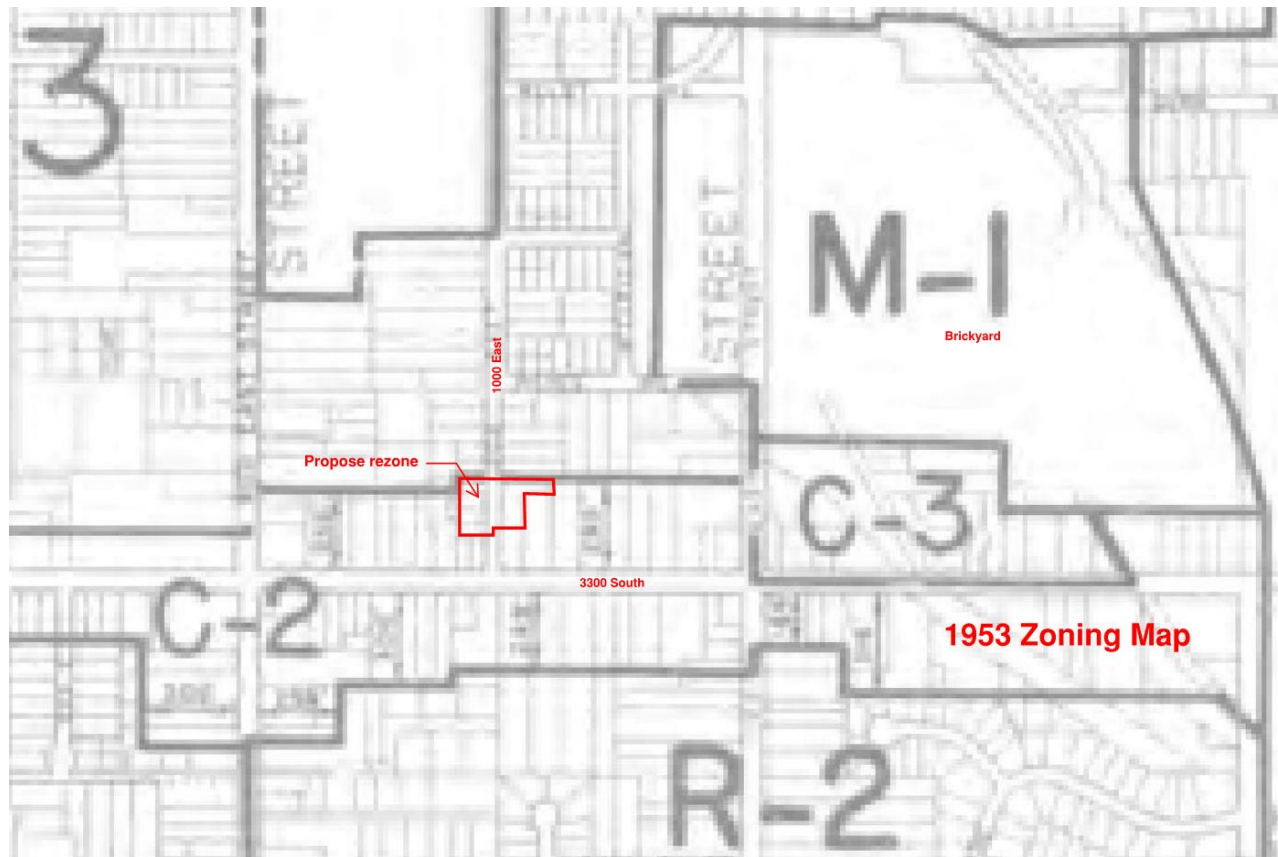
File No.: ZM-19-010

Request

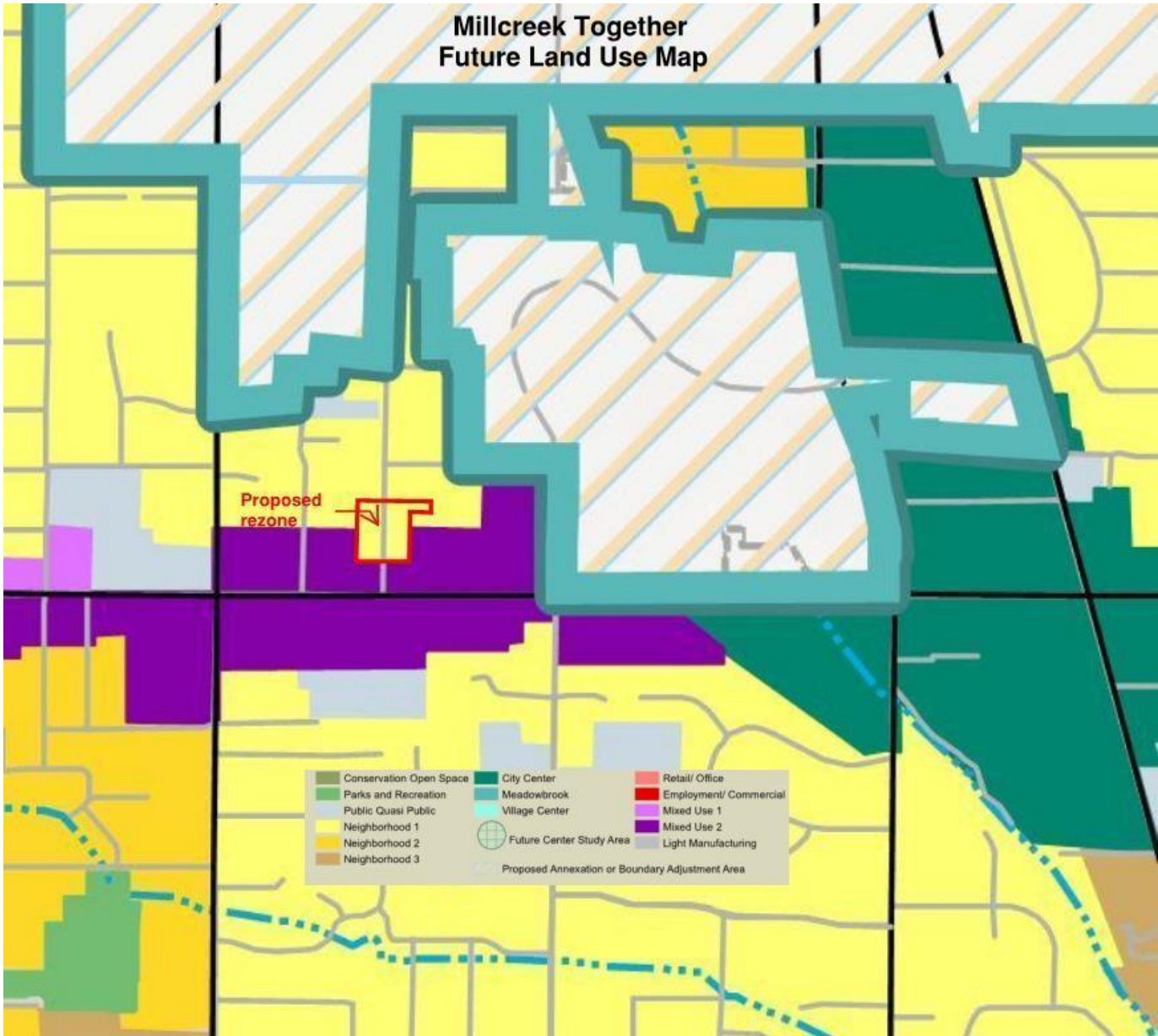
Millcreek City Planning and Community Development is seeking your input on a request by Millcreek Staff for a rezoning of six single-family homes located just north of 3300 South on 1000 East which from C-2 to R-1-6. Under the C-2 Zoning, these homes are considered legal non-conforming because the current C-2 Zone does not allow single-family dwellings as a permitted or conditional use. Millcreek is seeking a rezoning of the properties to align their use with the zone. The Planning Commission will discuss this matter at their meeting on **Wednesday, May 15, 2019 at 5:00 pm.**

Existing Land Use and Proposed Change

The homes were built in 1921 (3261S.), 1939 (3244 – 3290 S.) and 1947 (3273 S.) according to the Salt Lake County Assessor's records. Based on official Salt Lake County zoning maps and ordinances, these properties were actually zoned C-2 in 1953. (See map below) However, that zoning ordinance allowed single-family dwellings as permitted uses in 1953. By 1965, the zoning ordinance had changed, and single-family dwellings were no longer a permitted or conditional use in the C-2 Zone. These homes have been legal non-conforming uses since at least 1965 because of the change in the zoning ordinance. They have no commercial presence on 3300 South and have not been included in the Millcreek Community Reinvestment Area. They act as an entrance to the single-family neighborhood north of them. Staff feels it makes sense to align the zoning with the existing uses which would be an R-1-6 Zone. The rezoning won't affect the properties and won't require any changes. The new general plan calls for these specific properties to be Neighborhood 1 which is single family residential.

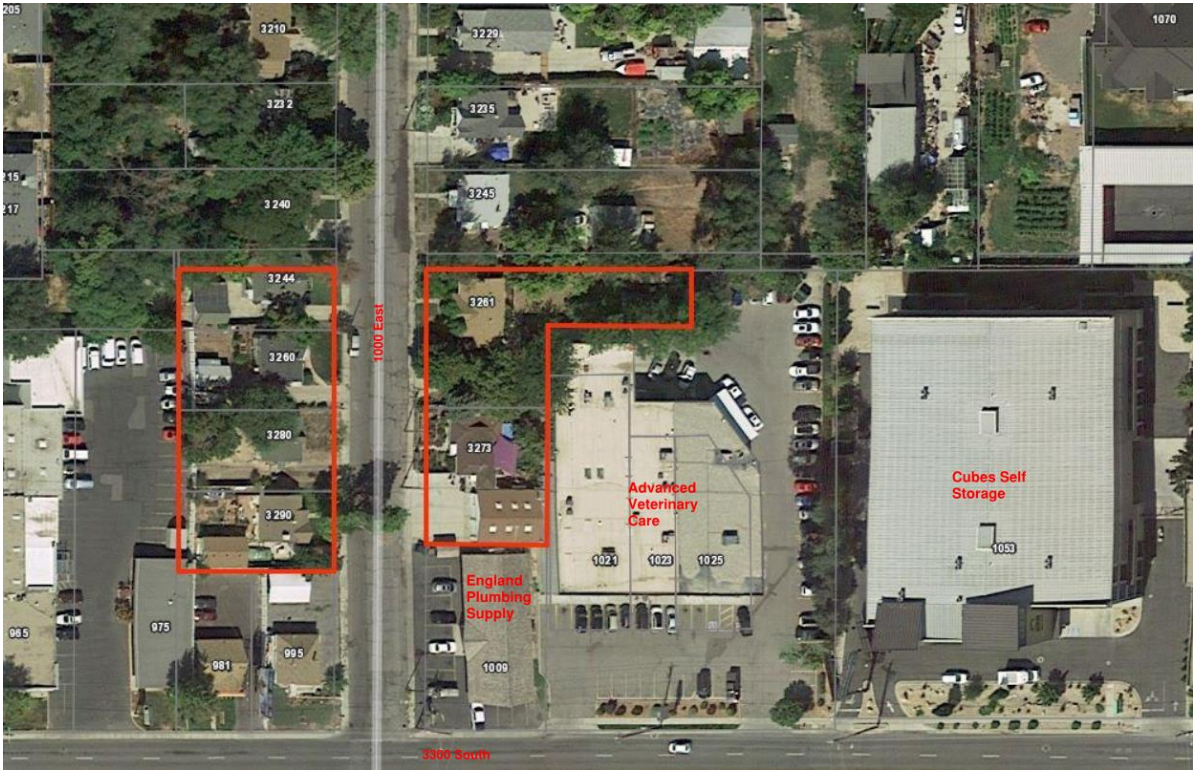


This rezone came to the attention of city staff during the general plan open houses and hearings and discussions on the Millcreek Community Reinvestment Area. The future land use map in the general plan calls for these specific properties to be Neighborhood 1 which is single family residential. They were not included in the Millcreek CRA as well. (See maps below)

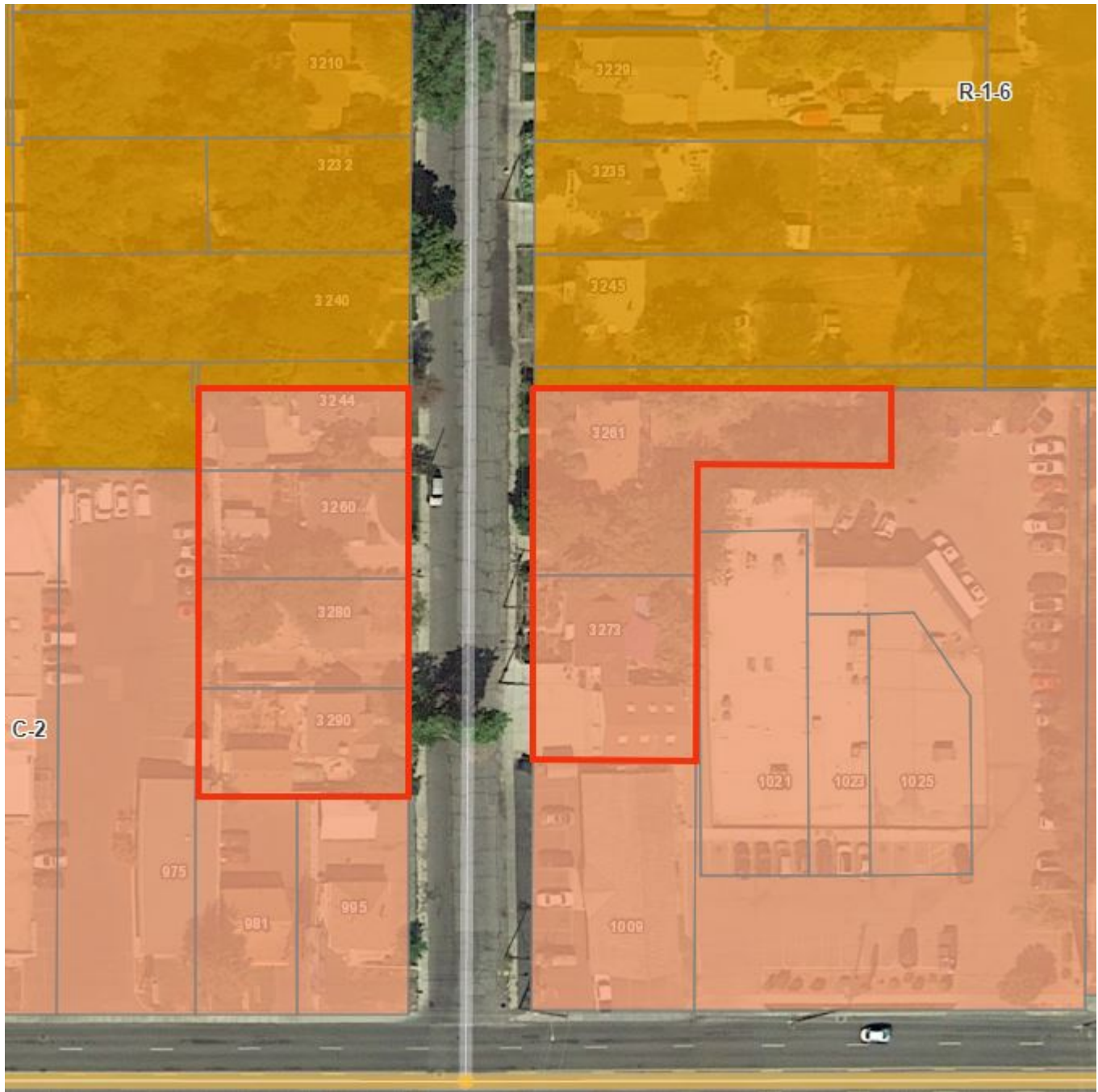




Aerial Map



Vicinity Zoning



The subject properties range in size from .10 to .22 acres in size and have a single-family home on each parcel. The properties are currently zoned C-2. Adjacent uses include single family homes in the R-1-6 Zone and commercial uses in the C-2 Zone.

Community Council Action

As per Chapter 2.56.100 of the Millcreek City Code, staff is seeking Millcreek Community Council input on the proposed rezone. Specifically, if the proposal is an appropriate addition to the existing area and the council is encouraged to make recommendations concerning the application to the city planning commission.