

REZ 2020-103

Rezone Summary and Recommendation

Public Body: Tooele County Planning Commission

Parcel IDs: 11-033-0-0002

Meeting Date: October 7, 2020

Current Zone: A-20 (Agricultural, 20 Acre Min)

Proposed Zone: RR-5 (Rural Residential, 5 Acre Min)

Property Location: Located near the eastern end of Erda Way, Immediately east of the 4N Ranchettes Sub.

Request: Rezone from A-20 (Agricultural, 20 Acre Minimum) to RR-5 (Rural Residential, 5 Acre Minimum)

Unincorporated: Erda

Planners: Jeff Miller

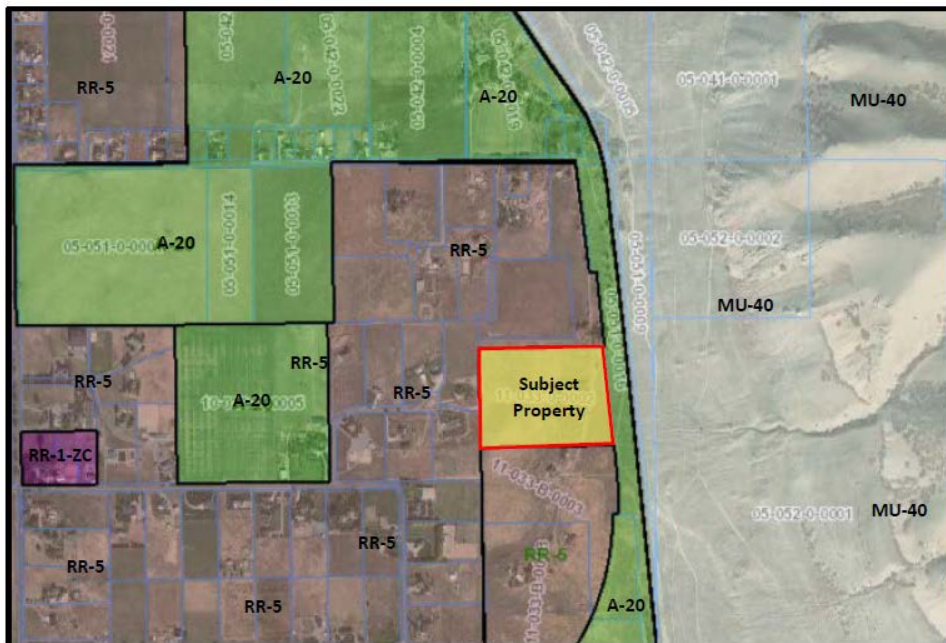
Planning Commission Recommendation: Not Yet Received. **Planning Staff Recommendation:**

Applicant Name: Robert Droubay

PROJECT DESCRIPTION

Wendy Droubay is requesting a rezone from A-20 (Agricultural, 20 Acre Minimum) to RR-5 (Rural Residential, 5 Acre Minimum) on one parcel totaling approximately 20.1 acres in size. No additional residential development is planned at this time.

SITE & VICINITY DESCRIPTION (see attached map)



The subject property is located about a mile east of Droubay Road, near the eastern end of Erda Way and immediately east of the 4N Ranchettes Subdivision. There is a large area of parcels zoned RR-5 immediately west of the subject property. The Arrowhead Estates PUD Subdivision is located a few parcels south of the subject property and has lots that range from 2.5 to 5 acres in size in the A-20 zone. East of the property is a large area of parcels in the MU-40 (Multiple Use, 40 Acre Minimum) Zone.

ZONE CONSIDERATIONS

Requirement	Existing Zone (A-20)	Proposed Zone (RR-5)
Height	35 Feet	35 Feet
Front Yard Setback	30 Feet	30 Feet
Side Yard Setback	30 Feet (both Main and Accessory Buildings)	20 Feet (both Main and Accessory Buildings)
Rear Yard Setback	Main Building: 60 Feet Accessory Buildings: 10 Feet	Main Building: 50 Feet Accessory Buildings: 50 Feet
Lot Width	330 Feet	220 Feet
Lot Area	20 Acre Minimum	5 Acre Minimum
Parking	N/A	Street Grading, Street Base, On-site Surface Drainage Facilities, Culinary Water Facilities, Wastewater Disposal and Street Monuments

Compatibility with existing buildings in terms of size, scale and height.	Yes
Compliance with the General Plan.	Yes

GENERAL PLAN CONSIDERATIONS

According to the Future Land Use Map of the Tooele County General Plan Update 2016, the subject property is located within a large geographical area that has been anticipated to be comprised of parcels between 1-20 acres in size at build out.

ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has not identified any issues of concern with the proposed rezone request.

NEIGHBORHOOD RESPONSE

Any comments that are received will be forwarded to the Tooele County Planning Commission for review and summarized on October 7, 2020.

PLANNING COMMISSION RESPONSE

This item will be presented to the Tooele County Planning Commission on October 7, 2020. Their recommendation and any zoning conditions will be presented to the County Commission at a future date.

PLANNING STAFF ANALYSIS

Tooele County Land Use Ordinance 3-9 (3c), states that in analyzing the proposed rezone request, Planning Staff should analyze, *“the extent to which the proposed development of the subject property in accordance with the requested zoning will be in harmony with and compatible with surrounding land uses and present development.”*

Staff has reviewed the requested rezone and has found that the subject property would be cohesive with adjacent development in the general vicinity in the RR-5 zone, and similarly sized lots in the A-20 zone (which were developed as a PUD subdivision).

***Please see the attached written response from the applicant and property owner as required by section 3-9 of the Tooele County Land Use Ordinance. No further residential development is anticipated in the foreseeable future.**

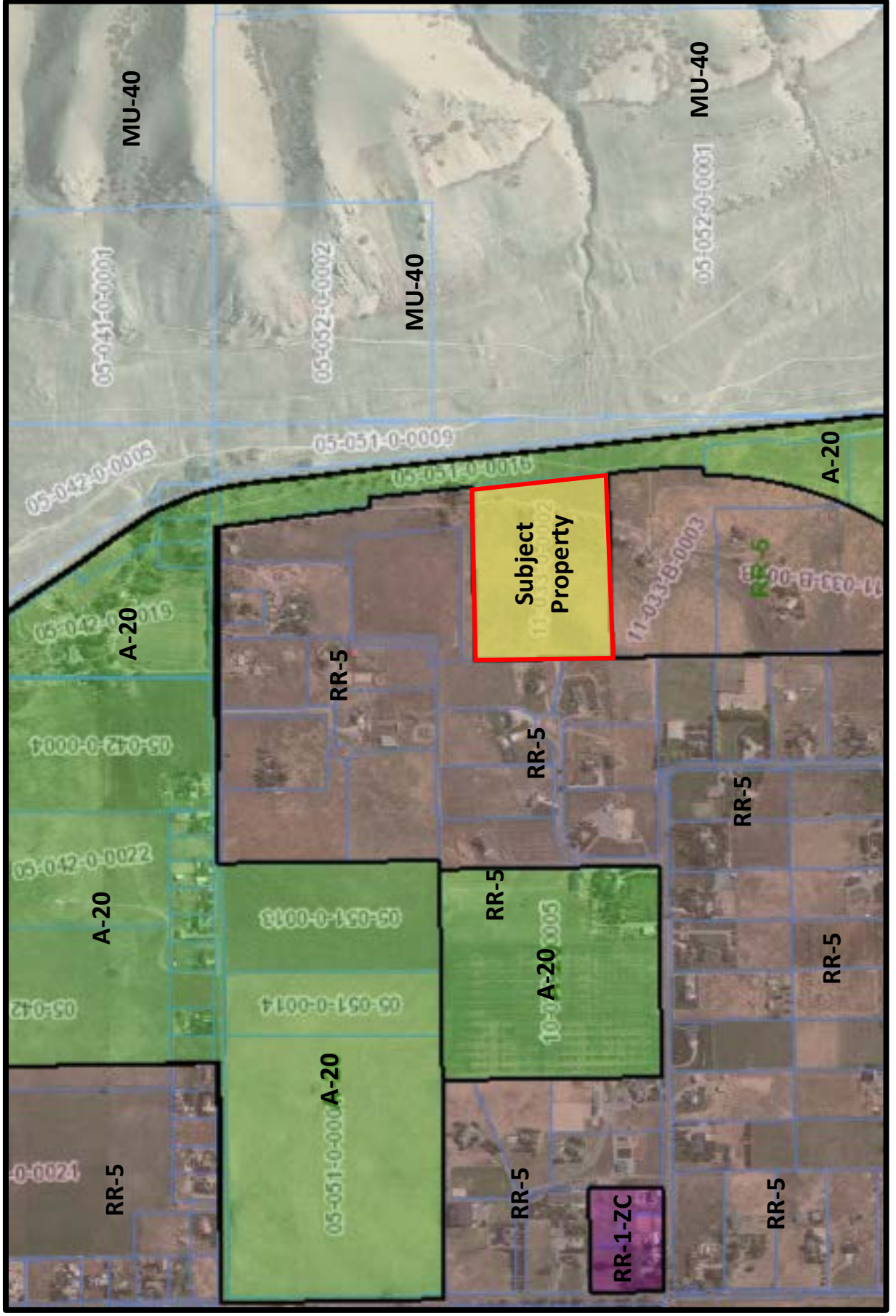
If additional residential development is pursued on these properties in the future, additional information will be provided regarding connection to existing and any proposed utility infrastructure.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Tooele County Planning Commission analyzes the information provided in this Staff Report to ensure that the proposed rezone request would be compatible with existing commercial and residential uses in the surrounding area prior to making a recommendation to the Tooele County Commission.

REZ 2020-103: Rezone from A-20 (Agricultural, 20 Acre Min) to RR-5 (Rural Residential, 5 Acre Min)

Unaddressed Parcel: (Parcel ID: 11-033-0-0002)



An application to amend the zoning map shall address:

1. (a) general existing site characteristics including ownership, topography, soils, drainage, vegetation and other physical characteristics of the area proposed to be changed;

We are not proposing any changes, just redefining the zoning.

2. (b) a legal description of the area to be zoned;

All of lot 2, Droubay Farms, Inc., Subdivision, according to the official plat there of entry # 077681, on file and of record in the Tooele County Recorder's Office. Parcel # 11-033-0-0002. A Portion of Lot 1 of said subdivision Parcel # 11-033-0-0006.

3. (c) types of land uses permitted, conditional or prohibited in the current zoning district and the proposed zoning district; (February, 2017)

See A-20 (15-2-4) of Tooele County Land Use Ordinance- Chapter 15. See Table (15-5-3.1)-(15-5-3.7)

4. (d) existing transportation patterns to include public and private roads and internal and external circulation patterns, rights-of-way, easements and parking;

The current access is Rowberry Lane.

5. (e) existing and proposed land uses, open spaces, impervious surfaces including streets, parking areas, structures and buildings with a general description of size area, intensities/densities, and height, and proposed storm-water drainage facilities;

Currently there is no proposed improvements.

6. (f) existing and proposed utilities and infrastructure;

There are no proposed utilities or infrastructure.

7. (g) relationship of proposed zone change with Tooele County General Plan and how specifically the proposed zone change would conflict, conform, complement or otherwise affect the Tooele County General Plan as well as any special studies that are designed to further detail the Tooele County General Plan in a specific area;

The Future land use wants it to be 1-20 acre lots. The adjacent zone is RR-5 and this Re-zone would bring the property into conformity with its surrounding Zone.

8. (h) an area map showing adjacent property owners and existing land uses within 500 feet of the area proposed to be rezoned;

A map will be sent with this application.

9. (i) the location, description and acreage of land uses;

4125 North Rowberry Lane, Erda Utah 84074. Approximately 30.21 acres currently used for single family Rural Residential housing.

10. (j) approximate location and number of residential units along with approximate square footage, density and height;

4125 North Rowberry Lane, Erda Utah 84074. Two houses, one on each Lot. On Parcel 11-033-0-0002 the house is 1856 sqft above ground and 1813 sqft basement located on the northern portion of the parcel. The house located on parcel 11-033-0-0006 is 1433 sqft located on the far West end of the lot.

11. (k) approximate location and square footage of non-residential buildings;

There are no non-residential buildings.

12. (l) calculation of approximate amount of open space both before and after buildout construction, indicating areas of expected open space and new landscaping, and including maintenance plans for these areas;

Current open space is 1,312,822 sqft. The parcel landscaping is not changing from current conditions at this time.

13. (m) if the site has unusual or unique natural features, a demonstration of how proposed development preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, and prevents the disruption of natural draining patterns, and if appropriate, geotechnical studies submitted to indicate soil types, depth of bedrock and slope stability;

There is currently no proposed development.

14. (n) a description of the availability of culinary and irrigation water, community facilities such as schools, fire protection services and other types of facilities that would serve the re-zoned area and how these facilities are affected by this proposal;

There is currently no proposed development, Culinary and irrigation water is currently provided by wells. Housing density is not being changed at this time and so it will not affect schools or fire protection services or other types of facilities as proposed at this time.

15. (o) approximate location and size of storm water detention and retention areas and calculations on the impact to those systems as a result of the change in density and use of land;

The density is not changing and so there is no additional impact at this time. The use of the land is also staying the same.

16. (p) an indication of the construction schedule of any project proposed;

No Construction is proposed at this time.

17. (q) for multi-phased projects, a phasing plan that describes the anticipated timing and geographical extent of each phase;

No phasing proposed at this time.

18. (r) a detailed traffic study showing the vehicle trips per day on average at buildout and a determination how the project would significantly alter existing traffic patterns or volume;

As currently proposed traffic patterns will not be affected at this time.

19. (s) for applications involving a PUD, a table of proposed dimensional standards for the proposed land uses or phases including lot sizes and frontages, building heights and intensities, and setbacks and a description of any requested exceptions to the requirements of the underlying zone; and

No exceptions are requested at this time.

20. (t) any other study or information required by the planning commission or zoning administrator.

No other information is needed to make an informed decision to conform to Tooele County's Future land Use Plan.

