



STAFF REPORT

DATE: February 10, 2021

TO: Honorable Mayor and City Council

FROM: Laura Thompson, City Planner

SUBJECT: **AMENDMENT TO THE OFFICIAL ZONING MAP FROM THE R1-15 SINGLE-FAMILY RESIDENTIAL ZONE TO THE R1-10 SINGLE-FAMILY RESIDENTIAL ZONE ON A FIVE-ACRE PARCEL LOCATED AT 1162 W CENTER STREET.**

RECOMMENDED MOTION

Motion to approve Ordinance No. ____-2021 amending the Official Zoning Map from the R1-15 Single-Family Residential Zone to the R1-10 Single-Family Residential Zone on a five-acre parcel located at 1162 W Center Street.

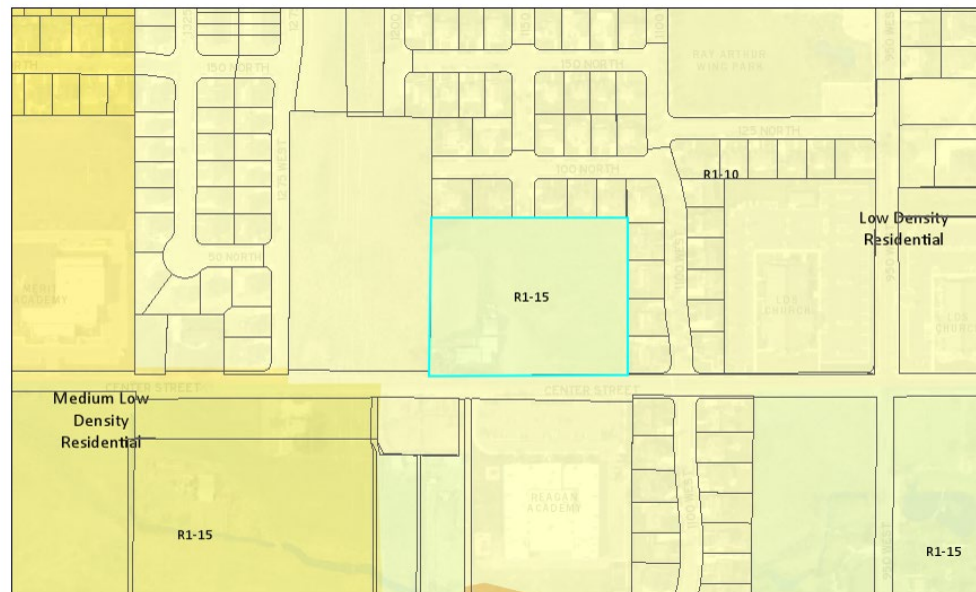
SUMMARY OF ISSUES/FOCUS OF ACTION

Does the proposed amendment meet the intent of the Westfields Community Plan, General Plan and requirements of Springville City Code?

BACKGROUND

The zone map amendment request is to change the zoning from the R1-15 Single-Family Residential Zone to the R1-10 Single-Family Residential Zone on the five-acre parcel located at 1162 West Center Street.

On May 20, 2003, the City Council adopted the Westfields Community Plan element of the General Plan, which amended the Land Use Map and Official Zone Map.



Most of the proposed zoning at that time was R1-10 and R1-8. There were several property owners concerned that they would lose their animal rights and requested to retain the R1-15 Zoning designation which is the residential agricultural zone that allows for animal keeping. It was explained that when those

properties were ready to develop, they could amend the zoning map to be consistent with the land use designations of the General Plan.

The adopted Land Use Map of the General Plan retained the Low-Density Residential use for the property in question, which will support an R1-10 Zone.

DISCUSSION

The adopted Westfields Community Plan included residential densities in the Westfields that transition from lower densities in the southeast and northeast portions of the community to higher densities around the village center and western portions.

The current adopted land use is Low Density Residential, which equates to 3 units/net acre if the property is zoned R1-10. Properties zoned R1-15 equate to 2-units/net acre.

PLANNING COMMISSION REVIEW

The Planning Commission considered the zone map amendment on January 26, 2021 and held a public hearing in which no comments were given.

COMMISSION ACTION: Commissioner Baker moved to recommend approval to amend the Official Zoning Map from the R1-15 Single-Family Residential Zone to the R1-10 Single-Family Residential Zone on a five-acre parcel located at 1162 W Center Street. Commissioner Farrer seconded the motion. Approval was unanimous.

Commission Vote

| <u>Commissioner</u> | <u>Yes</u> | <u>No</u> |
|---------------------|------------|-----------|
| Genevieve Baker | X | |
| Karen Ellingson | X | |
| Michael Farrer | X | |
| Kay Heaps | X | |
| Brad Mertz | X | |
| Rod Parker | X | |
| Frank Young | X | |

ALTERNATIVES

1. Adopt the Official Zone Map amendment(s) as proposed.
2. Amend and adopt the proposed amendment(s); or
3. Reject the proposed amendment(s).

Laura Thompson
Planner II

Attachments

cc: Mike Camberlango



ORDINANCE #XX-2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FROM THE R1-15 SINGLE-FAMILY RESIDENTIAL ZONE TO THE R1-10 SINGLE-FAMILY RESIDENTIAL ZONE ON A FIVE-ACRE PARCEL LOCATED AT 1162 W CENTER STREET.

WHEREAS, the City has an Official Zone Map which delineates zone boundaries for the various city zones; and

WHEREAS, a land owner or agent may propose to amend the Official Zone Map to a zone or zones they find to be more appropriate and a better use of the land; and

WHEREAS, the City Planning Commission considered the amendment and conducted a public hearing on January 26, 2021 and has recommended approval of the proposed amendment;

NOW, THEREFORE, BE IT RESOLVED by the Council of Springville City, Utah that the Official Zone Map is hereby amended from the R1-15 Single-Family Residential Zone to the R1-10 Single-Family Residential Zone for parcel 23:032:0009 located at 1162 W Center Street and as attached hereto in Exhibit A.

This ordinance shall become effective upon adoption by the Council of Springville City.

ADOPTED by the City Council of Springville, Utah, this 02nd day of March 2021.

Richard J. Child, Mayor

ATTEST:

Kim Crane, City Recorder

EXHIBIT A

23:032:0009

Legal Description: COM N 0 DEG 12' 31" W 166.22 FT & E 1110.26 FT FR W 1/4 COR. 32 T7S R3E SLB&M.; N 0 DEG 33' 16" E 415.39 FT; N 89 DEG 48' 15" E 521.56 FT; S 0 DEG 24' 22" E 252.3 FT; S 0 DEG 15' 30" W 162.6 FT; S 89 DEG 45' 13" W 526.64 FT TO BEG. AREA 5.000 AC.

