

City Council

COMMUNITY & ECONOMIC DEVELOPMENT PRESENTATIONS

JULY 6, 2021

Land Use & Zone Change

RESIDENTIAL LOW DENSITY → RESIDENTIAL MEDIUM DENSITY

R-1-8 → R-2-8

7432 SOUTH 2300 EAST

Context

Subject Property:

7432 S. 2300 E.

Property Owner:

JOE & LEONA DENIRO LIVING TRUST

Acres:

0.196 acres

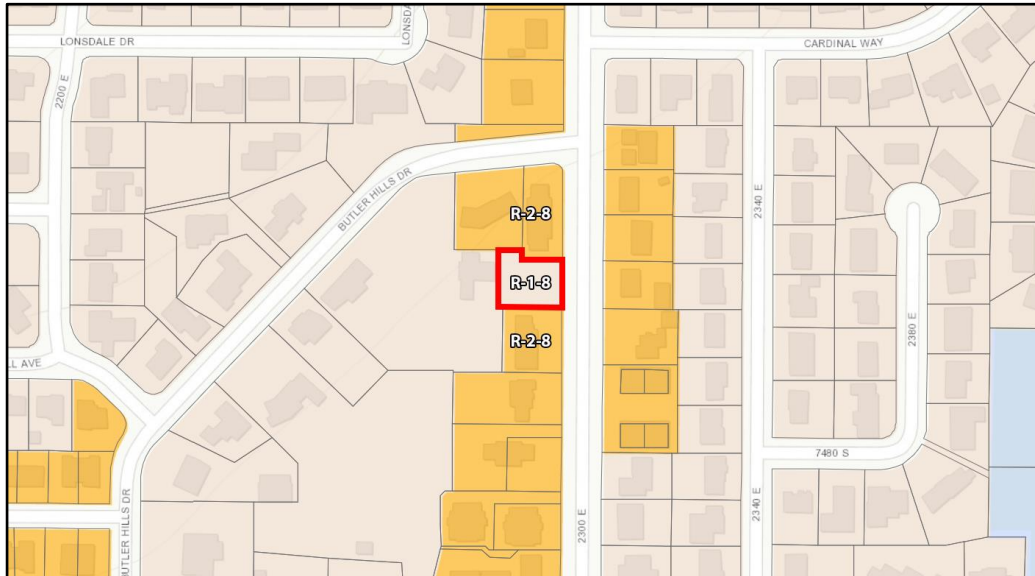
Parcel #:

22-27-330-036-0000

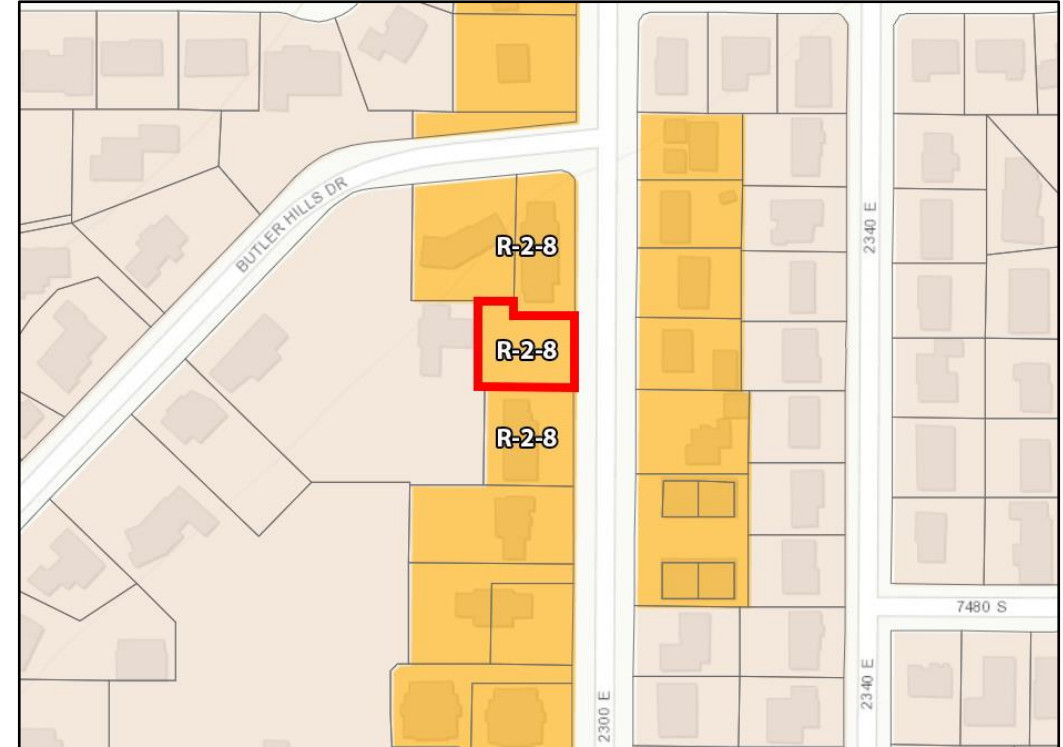


Zoning

CURRENT ZONING (R-1-8)

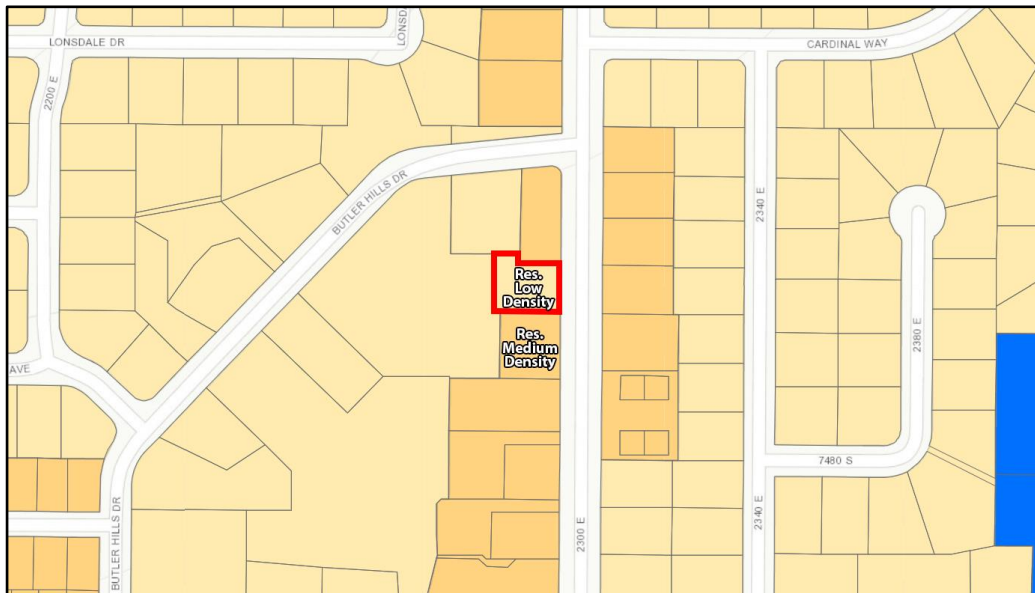


PROPOSED ZONING (R-2-8)

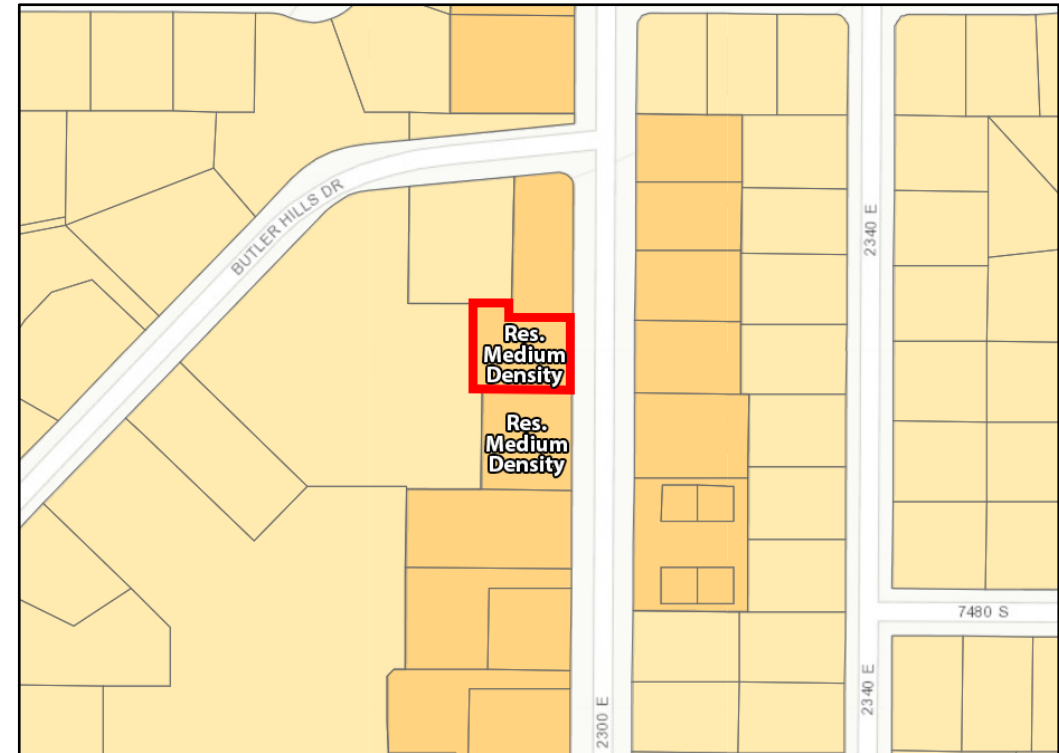


Land Use

CURRENT LAND USE
(RESIDENTIAL LOW DENSITY)



PROPOSED LAND USE
(RESIDENTIAL MEDIUM DENSITY)



Property History – Existing Parcel

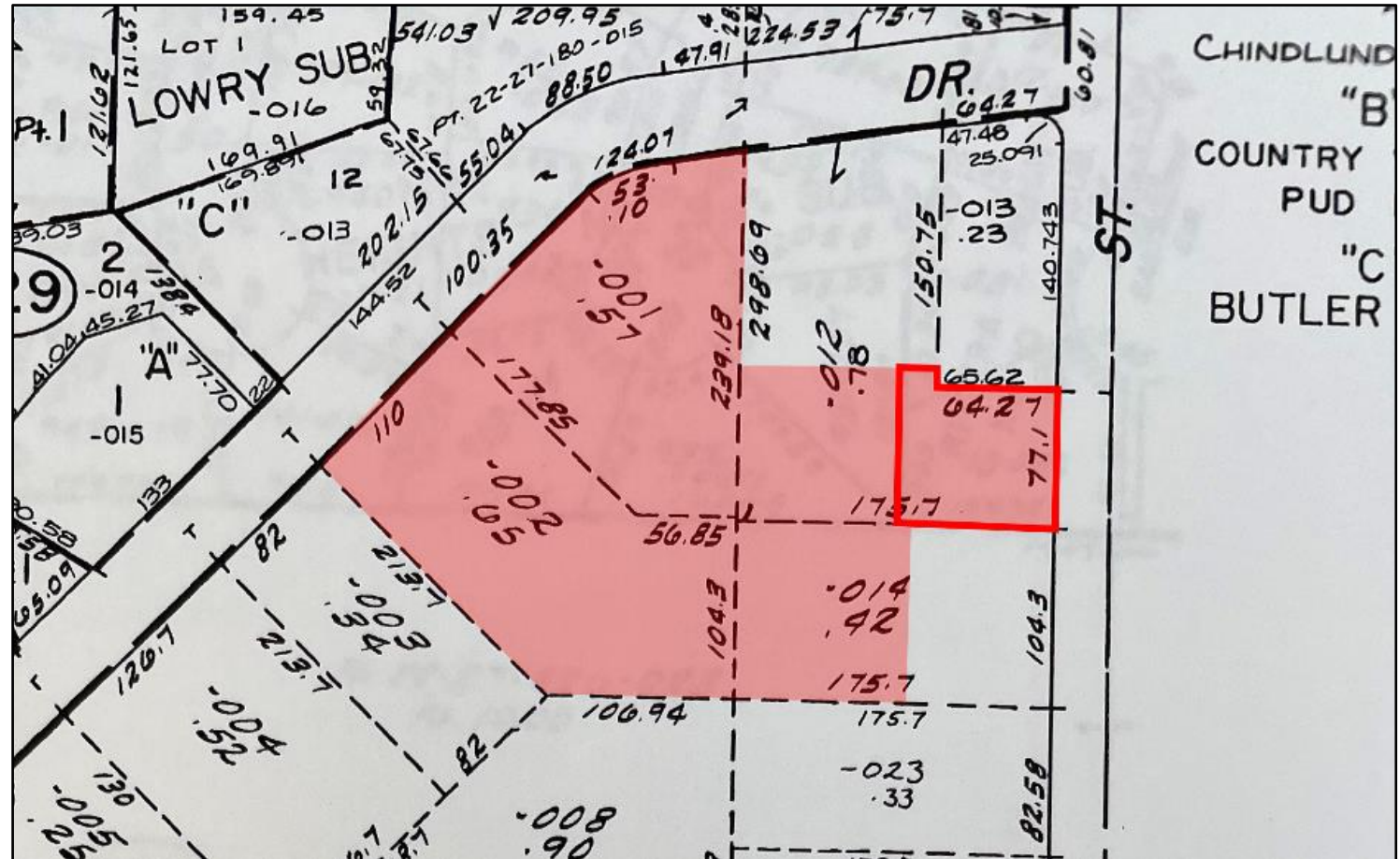
7425 S. Butler Hills Dr.
1.72 acres with a single-family home and an accessory garage/greenhouse



Property History – 1998 Parcel Map

Current parcel shaded and
rezone area outlined in red.

The property was previously made up of several separate parcels.

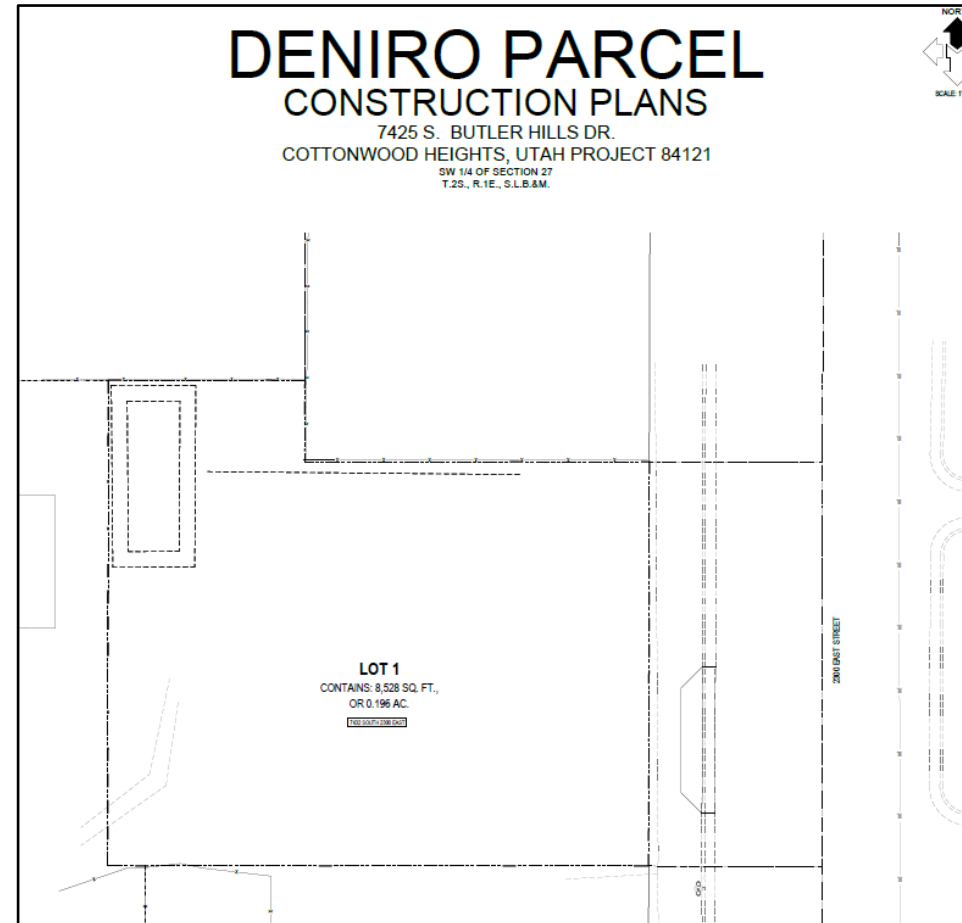


Property History – Subdivision Plans

Minor Subdivision

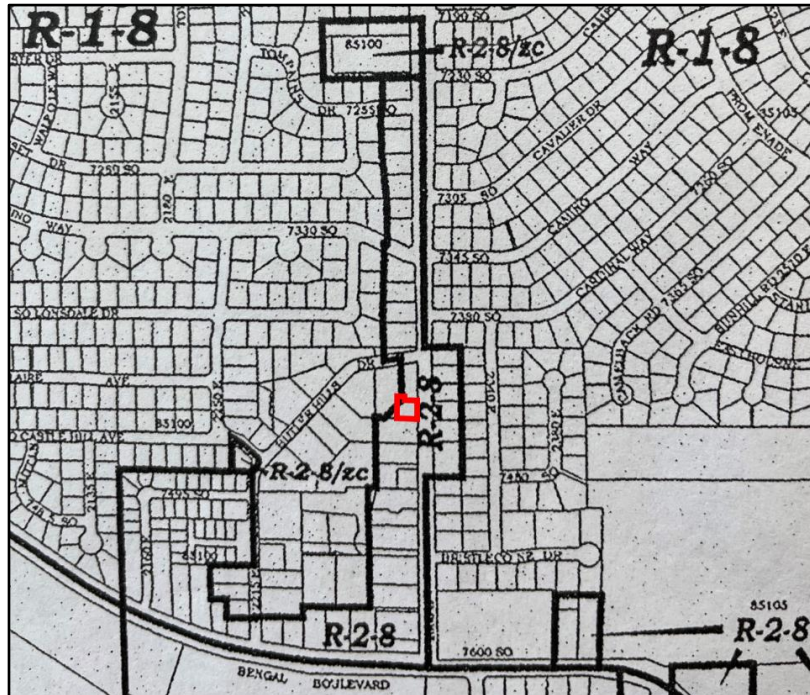
7432 S. 2300 E. – 0.196 acres

Final Subdivision Plat has been recorded



Property History – Previous Zoning Maps

2004 SALT LAKE COUNTY ZONING MAP



2005 COTTONWOOD HEIGHTS ZONING MAP



Ordinance Review – R-2-8 Zone

19.31.20 Permitted uses.

Permitted uses in the R-2-8 zone are as follows:

- A. Single-family detached dwellings;*
- B. Accessory buildings customary to single-family housing;*
- C. Home occupations; and*
- D. Two-family detached dwellings.*

19.31.30 Conditional uses.

Conditional uses in the R-2-8 zone are as follows:

- A. Cemetery;*
- B. Bed and breakfast;*
- C. Churches;*
- D. Day care/pre-school, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations";*
- E. Planned unit development;*
- F. Private parks and recreational grounds;*
- G. Public and quasi-public use;*
- H. Radio and/or television tower;*
- I. Temporary structures, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations";*
- J. Water pumping plant and reservoir;*
- K. Wireless telecommunication towers; and*
- L. Utility stations and lines, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations."*

Recommendation

- Staff recommends APPROVAL
- Planning Commission voted unanimously to recommend APPROVAL

Accessory Dwelling Units

PENDING TEXT AMENDMENT DISCUSSION

House Bill 82 – Building Code Regulations

Defines internal accessory dwelling units (IADUs) as permitted uses in all single-family zones statewide

Effective October 1, 2021

Strictly limits local authority to prohibit and/or regulate IADUs

Internal ADU Definition:

- “an accessory dwelling unit created:
 - Within the footprint of a primary dwelling at the time the IADU is created
 - For the purpose of long-term rental of 30 consecutive days or longer”

Local Authority Limited

Except as provided...a municipality may not establish restrictions or requirements for the construction or use of one IADU within a primary dwelling, and may not restrict the following:

- Size of the IADU
- Total lot size
- Street frontage

IADUs must comply with all applicable building, health, and fire codes (allows for the egress windows to be updated)

Local Authority Limited

Municipalities may:

- Require permit / license
- Require owner occupancy
- Prohibit multiple utility meters
- Require IADU design in a manner consistent with single-family dwellings*
- Require 1 additional off-street parking space
- Prohibit ADUs in mobile homes
- Prohibit IADUs in a zoning district covering 25% or less of the city's residential zones
- Prohibit IADUs on lots less than 6,000 square feet in size
- Prohibit short-term rentals in IADUs
- Hold a lien on properties in violation
- Record notice of ADU against property Title

HOA enforcement

Private homeowner's associations may not prohibit IADUs that otherwise comply with all applicable ordinances and codes (applies regardless of when association was created)

Staff Recommendation

Utilize previously-created ADU ordinance as a starting point, remove provisions that are no longer allowed

Present to Planning Commission in July/August, return to Council for adoption by 10/01/21

Ferguson Park and Trailhead

DESIGN DISCUSSION & FEEDBACK



Ferguson Canyon Overflow Site Design

Trailhead parking and off-leash dog area

Current plans are '60% design' drawings, meaning the site layout and design is substantially complete

- Needs input and feedback prior to preparing full engineering and design plans
- Scheduled for Council review on July 6
- Will schedule community open house in near future as well

Remove Existing Parallel Parking

Remove Existing 6 Stalls

TIMBERLINE DRIVE

QUICKSILVER DRIVE

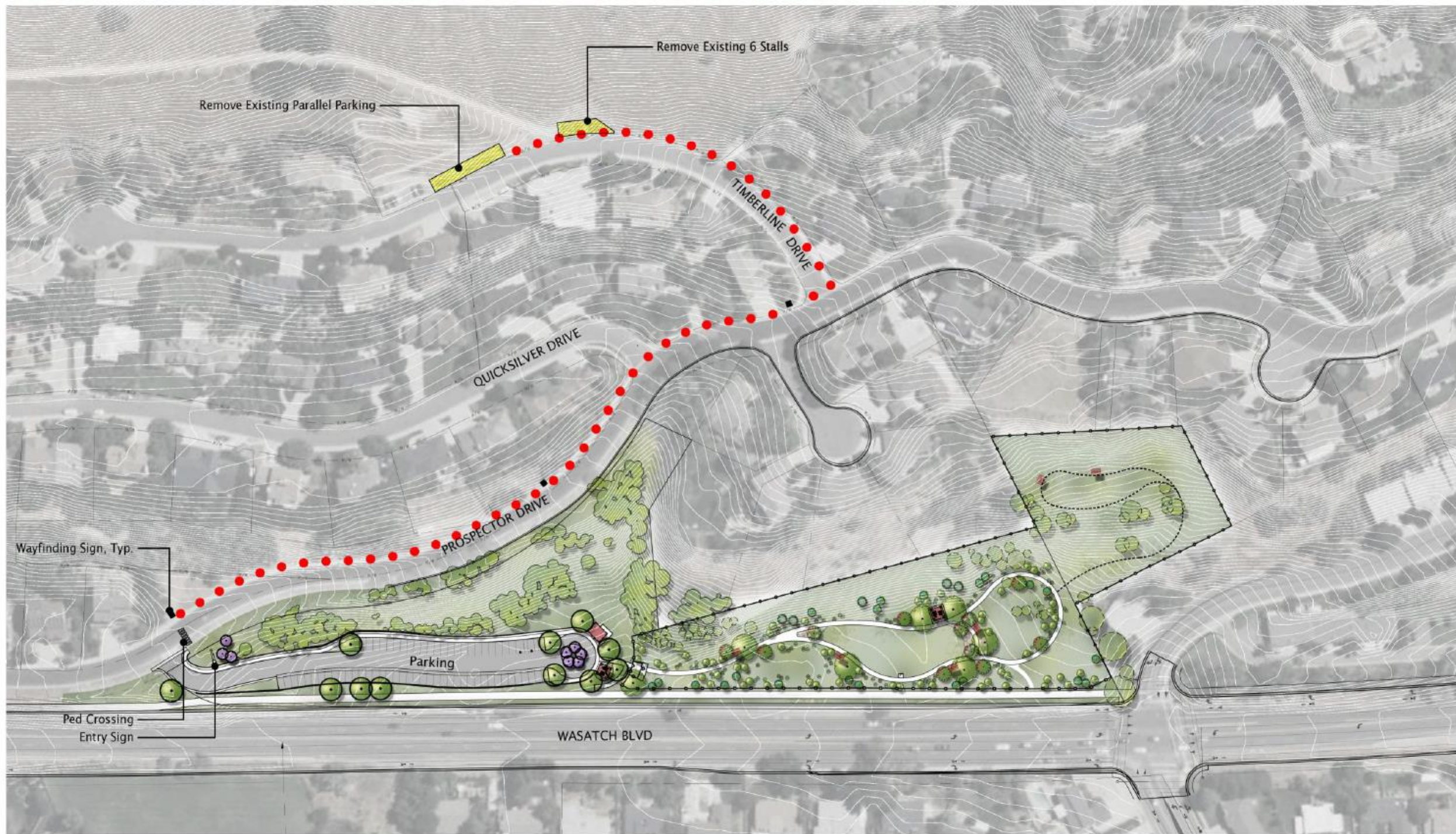
PROSPECTOR DRIVE

Wayfinding Sign, Typ.

Ped Crossing
Entry Sign

Parking

WASATCH BLVD







Recommendations

Add more trash receptacles

Mix in pollinator species to natural shrub types

- Russian Sage / Fernbrush / Blue Mist Spirea

Relocate Drinking Fountain to reduce necessary water line

PTOS Committee reviewed at June 2021 meeting

- Positive feedback, agree with staff recommendations
- Ensure adequate trash cans and the proper type of trash cans to allow collection

ARC Review

- Required due to Gateway designation – July 22, 2021

Neighborhood Open House