

Rezone Summary and Recommendation

Public Body: Tooele County Planning Commission

Meeting Date: September 15, 2021

Parcel ID: 15-049-0-0201

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

Proposed Zone: RR-1 (Rural Residential, 1 Acre Min.)

Request: Rezone from RR-5 (Rural Residential, 5 Acre Minimum) to RR-1 (Rural Residential, 1 Acre Min.)

Unincorporated: Erda

Planners: Jeff Miller

Planning Commission Recommendation: Not yet received

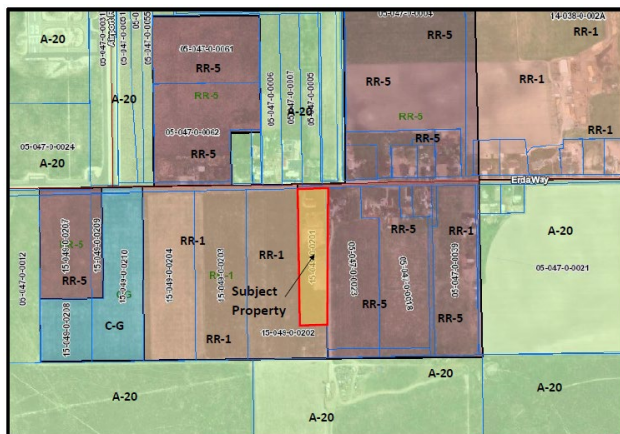
Applicant Name: Colleen Carr

PROJECT DESCRIPTION

Colleen Carr is requesting a rezone from RR-5 (Rural Residential, 5 Acre Minimum) to RR-1 (Rural Residential, 1 Acre Minimum) for a parcel 5.04 acres in size. The subject property is located in an area currently envisioned to have mixed-density residential/clustered development with a residential density of two to four units per acre at build out according to the Tooele County General Plan Update 2016.

If the property is successfully rezoned from RR-5 to RR-1, the applicant intends to initially move forward with a future subdivision comprised of 1-acre lots.

SITE & VICINITY DESCRIPTION (see attached map)



The subject property is located immediately southeast of the Tooele Valley Airport and immediately south of Erda Way. The surrounding area has a variety of varying zoning districts. There are pockets of A-20 (Agricultural, 20 Acre Minimum) in all directions, as well as parcels within the RR-5 zoning district. The property to the immediate west was recently rezoned from RR-5 to RR-1 (ORD 2021-12). The Golden Gardens Subdivision is located further northwest in the P-2 (Planned District) zone. The Skywalk development will be located immediately north of the Golden Gardens Subdivision in the P-C (Planned Community) zone. Further to the northeast is a large area of RR-1 (Rural Residential, 1 Acre Minimum) parcels.

ZONE CONSIDERATIONS

Requirement	Existing Zone (RR-5)	Proposed Zone (RR-1)
Height	35 Feet	35 Feet
Front Yard Setback	30 Feet	30 Feet
Side Yard Setback	20 Feet (both Main and Accessory Buildings)	Main Building: 15 Feet Accessory Buildings: From the front setback to a distance ten feet behind the main dwelling – 15 Feet From a distance ten feet behind the dwelling to the rear of the lot – 10 Feet
Rear Yard Setback	50 Feet (both Main and Accessory Buildings)	Main Building: 30 Feet Accessory Buildings: 10 Feet
Lot Width	220 Feet	125 Feet
Lot Area	5 Acre Minimum	1 Acre Minimum
Required Improvements	Street Grading, Street Base, On-Site Surface Drainage Facilities, Culinary Water Facilities, Wastewater Disposal and Street Monuments	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 Tooele County General Plan Update 2016, the subject property is currently located within an area that is anticipated to have mixed-density residential/clustered development with a residential density of two to four units per acre at build out. The proposed rezone request is cohesive with the anticipated residential densities for the subject property.

According to the general plan, "Erda Township was established as an agricultural community, and is recognized as encompassing the most prime farmland of any area in the Valley. Originally called Batesville and Rose Spring, the township has a reputation for producing quality agricultural products. Growth and development have impacted the agricultural integrity of the community in recent years, with large lot subdivisions emerging on former open land. Like most of the other communities in the Valley, the lack of water and reliance on septic sewage systems limit growth and has promoted sprawl."

Figure 2-1 of the Tooele County General Plan Update 2016 provides information regarding the "opportunities and constraints of land available for development by zone". According to Figure 2-1, the subject property is located in an area that is identified as Area 2 with the following guidelines:

- Residential/neighborhood development has good potential.
- Depends on access to water and sewer – can linkage be established with Stansbury Park or similar?

- Development limitations of existing airport must be honored.
- Long-term expansion of airport and related impacts must be considered and planned.
- Linking existing subdivision/patterns of development with new development models (clustered development) is challenging.
- Can provide unified link between Grantsville and Tooele.

According to the information related to Area 2, this particular area has the potential for residential growth, depending on access to water and sewer. Planning Staff is not aware of any additional growth projections for the Erda Airport in immediate proximity to the subject property. There are challenges associated with linking existing subdivision/patterns of development (larger lot development) with new development models (typically smaller lot development) in this particular area.

The anticipated Commercial/Business/Industrial growth on the Lakeview Business Park by the Romney Group to the southwest of the subject property (recently annexed into Grantsville City) and the planned Midvalley Highway in close proximity could influence the existing landscape of agricultural and residential uses in the general vicinity to lean towards increased residential densities, where appropriate.

The potential for increased residential densities in the general vicinity needs to be balanced with increased sensitivity towards existing residential development in the area (typically comprised of larger lot development). The anticipated residential growth of the Skywalk Development within a mile or so north of the property is another factor changing the residential and commercial landscape in the area. It should be noted that the Skywalk Development has made attempts to provide an adequate buffer between larger lot residential development during the approval process and moving increased residential development further away from larger lot development.

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 from the surrounding neighbors or the general public will be forwarded to the Tooele County Planning Commission for review and will be summarized on Wednesday, September 15, 2021.

PLANNING COMMISSION RESPONSE

The Tooele County Planning Commission will hear this item on Wednesday, September 15, 2021. Their recommendation and any proposed conditions of approval will be presented to the Tooele County Council at a future meeting.

PLANNING STAFF ANALYSIS

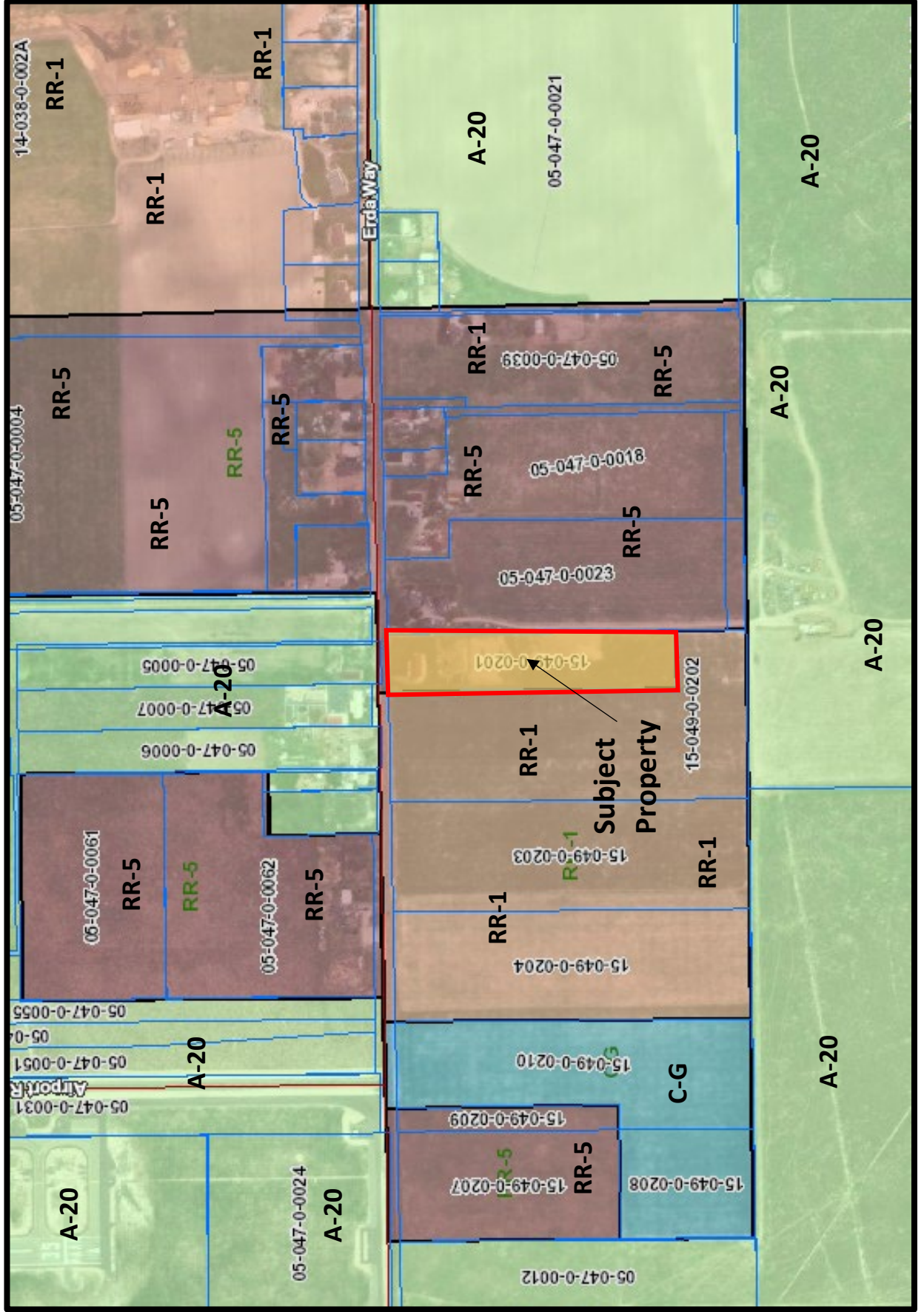
Planning Staff has reviewed the rezone request and has found that the anticipated residential use of the subject property could be compatible with existing uses in the general vicinity, which include the Tooele Valley Airport.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Tooele County Planning Commission analyzes the proposed rezone request prior to making a recommendation to the County Council.

REZ 2021-137: Rezone from RR-5 (Rural Residential, 5 Acre Min) to RR-1 (Rural Residential, 1 Acre Min)

Parcel: (15-049-0-0201)



APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION
REQUESTING:

I am requesting consideration to rezone 5 acres that include parcel 1504900201 from RR5 to RR1. The main driving factor for this rezone request is to allow me to give my children an acre of land on which to build their homes or provide for retirement income for my husband and me. My children do not have the means, ability or desire to care for a five-acre lot. There is a need/demand for one-acre Rural Residential lots in the Erda area. Most families cannot afford to purchase five acre lots.

- (a) The site currently has my home facing Erda Way and two outbuildings with room for a garden and animals. There is a group of willows at the back of the second acre/beginning of third acre of property. The area south of the willows is currently being farmed. It is solely owned by the applicant. The property is relatively flat with a gradual northward slope that is typical of the area. The area has had successful percolation tests performed when the current subdivision plan was prepared.
- (b) A legal description of the area can be found on the included property tax notices.
- (c) Currently the property is zoned RR-5 which allows one home to be built on a 5-acre lot with accompanying out buildings and includes the ability to raise farm animals. The proposed zoning would allow one home to be built on a one-acre lot with accompanying out buildings but fewer farm animals.
- (d) Erda Way is the main access to transportation for the area. The development of the Mid Valley Highway will help absorb any future traffic issues that the proposed development would create

on major roads. Right of ways will be maintained for future roads should the remaining property be developed and for access to the property for continued agricultural use.

- (e) There is presently one home on this property. It is expected that the homes built on the lots would be between 3,000 to 4,000 Sq ft. Most homes in the area are rambler style with basements. One acre lots in Erda are typically self-draining and use the borrow ditch water runoff system.
- (f) There is power, water and natural gas along Erda Way. There is also a power line running just east of the property line.
- (g) Tooele County General Plan for West Erda includes Mixed Density Residential. There is an increasing need/desire for RR-1 lots in the area. The plan fits well for the desire of many of the residents of Erda to keep the area rural, and to allow for animals. There are one-acre lots directly east, west and north from the proposed rezone area
- (h) See attached.
- (i) See attached.
- (j) Currently the plan is for 1 two-acre lot where there is already a home built facing north. My proposal is for 3 one-acre lots facing west. It is expected that the homes built on the lots would be between 3,000 to 4,000 Sq ft. Most homes in the area are rambler style with basements.
- (k) Non-residential buildings could be built according to local guidelines and codes. It would be expected that most homes on one-acre lots would include sheds and garages
- (l) Currently the parcel has one home and two outbuilding with the remaining open space. Homes built on one-acre lots typically provide their own open space with ample space between each home and an open country atmosphere.

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- (m) The site does not have any unusual or unique natural features.
- (n) There would be minimal impact to local schools. The property is already zoned for residential. North Tooele Fire Department has a fire station less than one-half mile away. S.P.I.D. already has a line for water running down Erda Way.
- (o) Currently the area does not have a storm water detention or retention system. It is not expected that the proposed lots would create any significant amount of run-off than previous use.
- (p) Applicant does not have an immediate plan to sell the lots. However, this is subject to change should a child want to build on their lot, or a financial need arises.
- (q) N/A
- (r) It is not expected that this subdivision would have a significant effect on the existing traffic pattern or volume.
- (s) N/A
- (t) The homes would meet the requirements made by the Tooele County Health Department including the stipulation that culinary water comes from a public water system and that the homes install the filter type septic system.

Homes built on these parcels would experience the same level of noise from the airport as other existing homes in the area.