

ZT-4-2015

West Valley City

Amending Section 7-5-101 to allow zone change applications to the RM, R-1-7, R-1-8, R-1-10 and R-1-12 Zones in certain circumstances

In July of this year, the City Council adopted ordinance #15-27 which, among other changes, limited future zone change applications to the A-2, A-1, A, RE, C-1, C-2, C-3, BRP, MXD, CC and M Zones. To provide some flexibility to this restriction, the Council directed staff to prepare an ordinance that would allow rezones to the RM Zone under certain conditions and to allow lots smaller than 15,000 sq. ft. on infill parcels less than 2 acres in area.

A copy of the proposed amendments is included with this report.

One of the conditions required to apply for the RM Zone is frontage on a street with a planned right-of-way width of at least 80' as indicated on the Major Street Plan or adjacency to existing multi-family residential development on two sides. For reference, a copy of the adopted Major Street Plan is included with this report. Also included is a copy of the proposed Major Street Plan the Planning Commission will consider later this month as part of the General Plan update.

The purpose behind the requirement to have frontage on a major street is that the General Plan directs density to major streets where transit service is available. For reference, a copy of UTA's Salt Lake County Transit System Map is included.

During the study session the Planning Commission discussed the possibility of amending item 4b to increase the minimum right-of-way width and to make item 5 less restrictive. Staff alternative 2 below offers these revisions as an option.

Staff Alternatives:

1. Approval of the ordinance amendment as written.
2. Approval of the ordinance amendment subject to the following revisions:
 - a. The minimum right-of-way width in item 4b is increased to 100'.
 - b. The last sentence of item 5 is deleted.
3. Continuance, for reasons determined during the public hearing.
4. Denial.

Discussion:

Commissioner Thomas asked what RM means. Steve Pastorik explained RM is for multi-family development. This includes townhomes, condos, apartments, or any type of attached housing. Commissioner Thomas asked for an example of an 80 foot road. Steve Pastorik said an 80 foot right of way is typically five lines, two lanes in each direction with a left turn median and no room for a shoulder.

Motion: Commissioner Meaders moved to approve ZT-4-2015 as written.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Chairman Thomas	Yes
Commissioner Tupou	Yes

Unanimous - ZT-4-2015 - Approved