



Millcreek City Planning and Community Development

3330 South 1300 East

Millcreek, Utah 84106

Phone: (801) 214-2750

Inspections: (385) 468-6690

STAFF MEMORANDUM

From: Blaine Gehring, AICP, Planner
To: Millcreek Community Council
Meeting Date: September 4, 2018

RE: Conditional use permit for a single-family home in an R-1-5 Zone
Parcel ID: 16-32-220-6035

Applicant: Simple Homes LLC

File No.: CU-18-014

Request

Millcreek Planning and Community Development is seeking your input on a request by Simple Homes LLC for a conditional use permit to build a single-family home at 3350 S. 1100 E. The property was rezoned this past January to R-1-5 which allows for single family homes as a conditional use. This request is for the conditional use permit and not another zone change.

Existing Land Use and Proposed Change

The property is completely vacant. The previous single-family home was demolished at the beginning of 2017 to avoid vandals and squatting. Consequently, the use was abandoned, and this made the lot non-conforming. The lot width is standard for the neighborhood, but not standard for the R-1-8 zone which requires a 65-foot minimum width at the setback line. The R-1-5 zone only requires a 25-foot minimum width at setback. The lot has a 51.76-foot width and a 165-foot depth. The rezone to R-1-5 was to bring a residential lot into compliance for the development of a residential use. A new single-family home on the property will be a welcome and appropriate addition to the existing area.

Community Council Action

As per Chapter 2.56.100 of the Millcreek City Code, staff is seeking Millcreek Community Council's input on the conditional use permit. Specifically, the community council is asked to find if the proposal is an appropriate addition to the existing area and are encouraged to make recommendations concerning the application to the city planning commission. Staff is seeking your final input and any recommendations for the project.

Attachments

Aerial photos, building elevations and floor plan, project site plan



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Subject Property Aerial view





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Subject Property Street View





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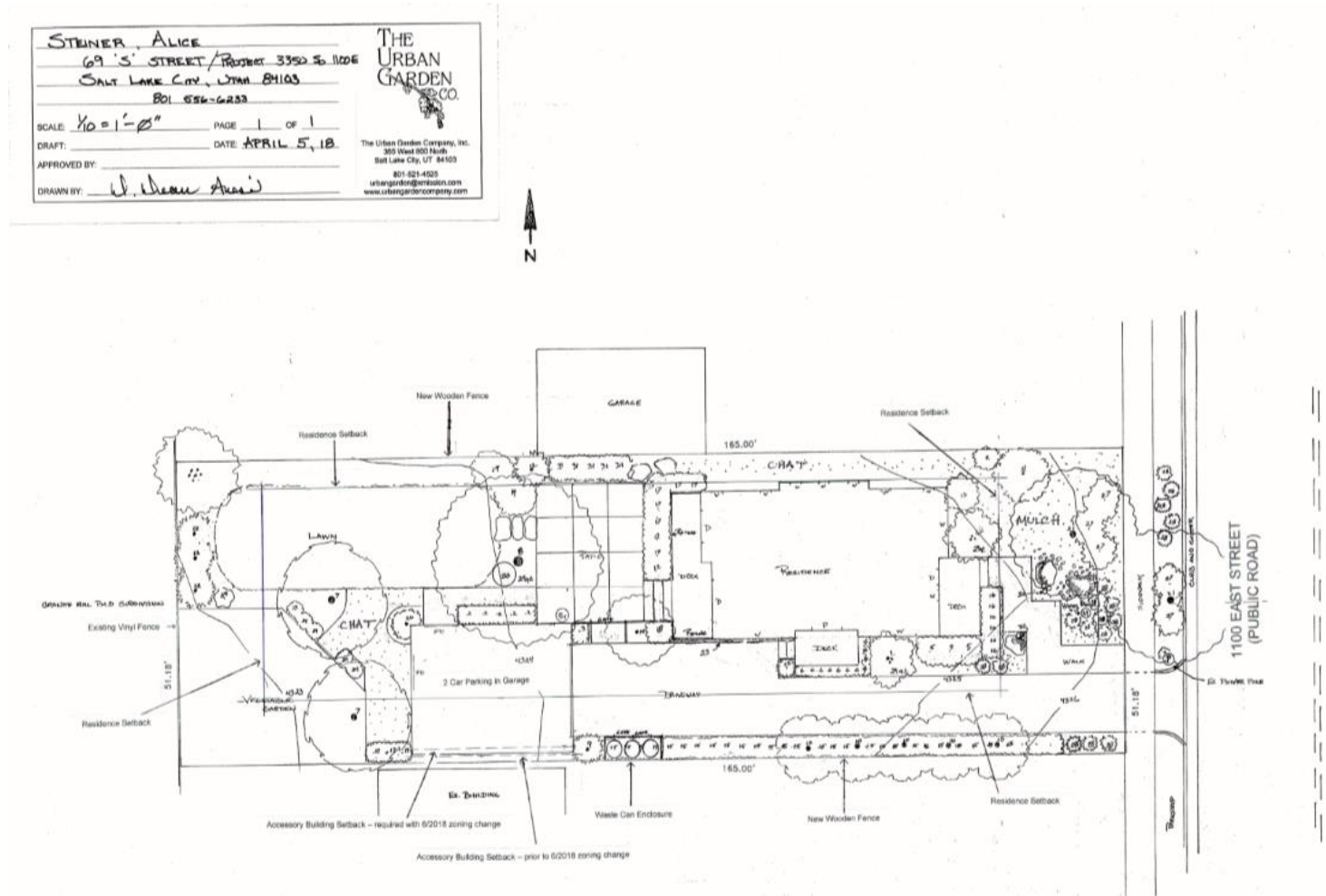
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Site Plan





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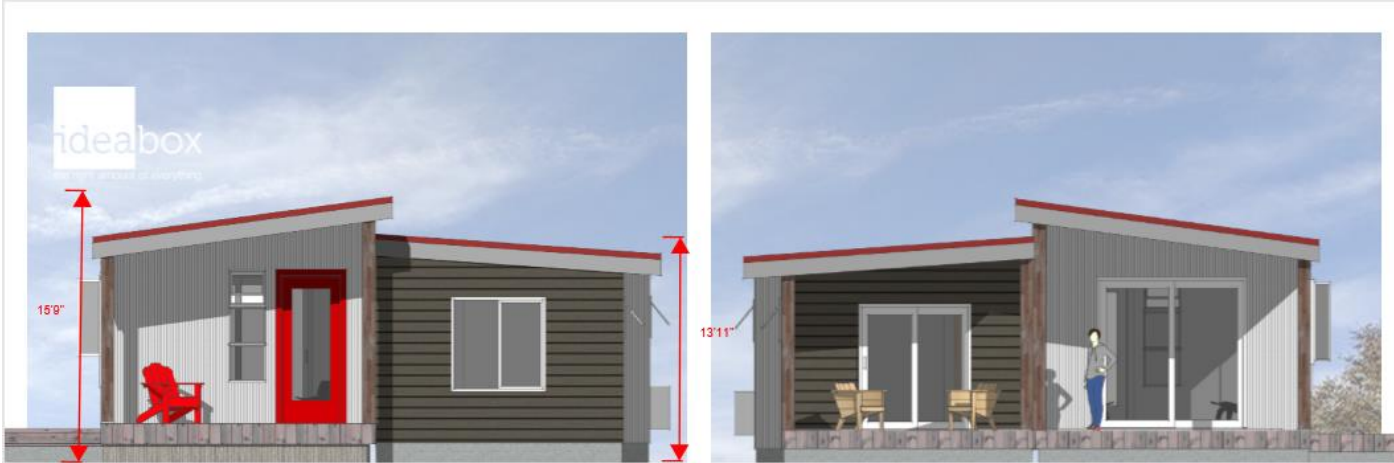
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Elevations



SIMPLE HOMES RESIDENCE

MILLCREEK CITY, UT

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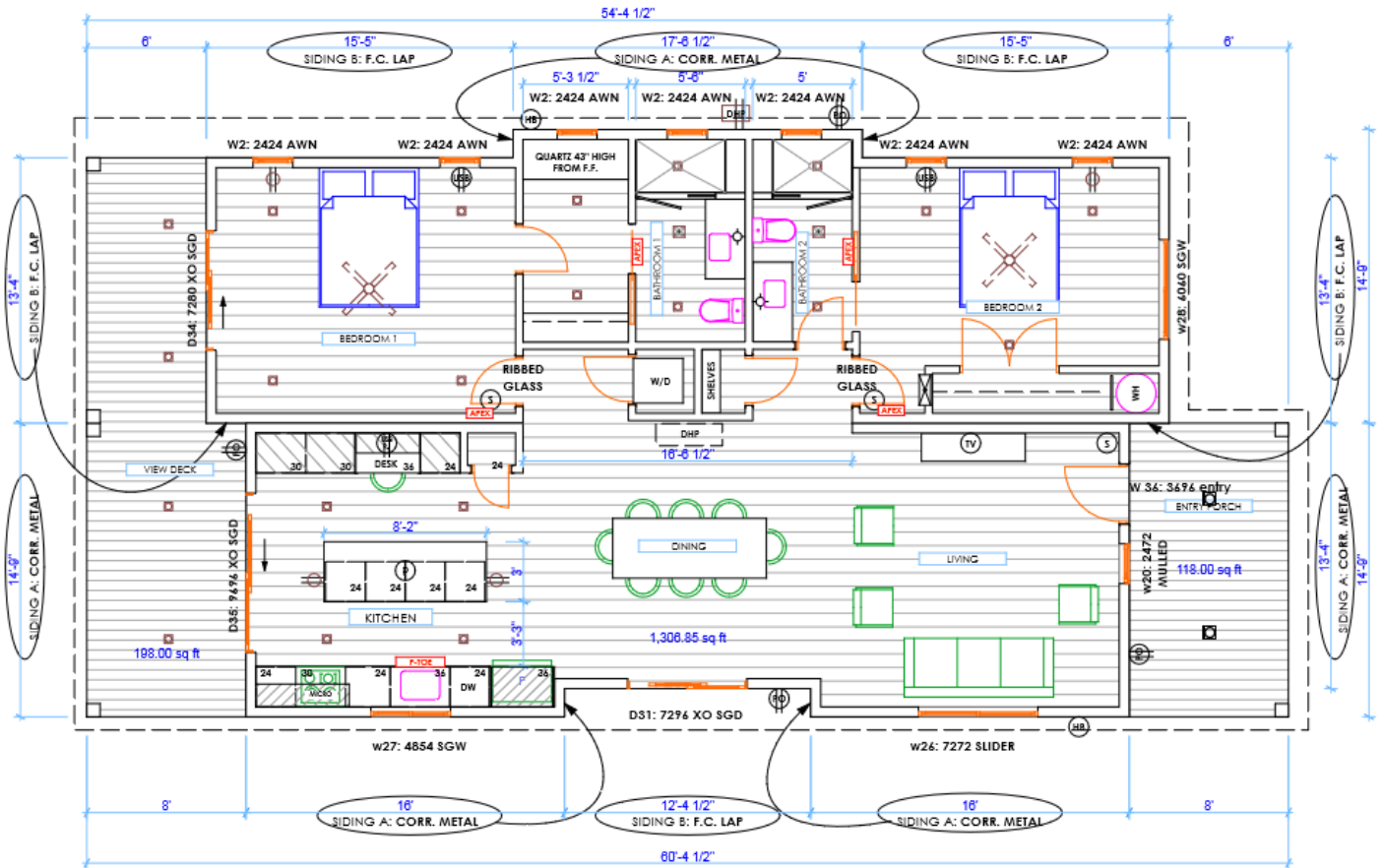
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Floor Plan



SIMPLE HOMES RESIDENCE

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PROJECT INFORMATION

Project Information Summary Table

Requirement	R-1-5 Zone Requirement	Proposed
Height	35 feet with a minimum of one story	15'9"
Density	7 units per acre	7 units per acre
Front Yard Setback	20 feet	25 feet
Side Yard Setback	5 feet	5 feet and 15 feet
Rear Yard Setback	15 feet with garage	Lot 202 has an 8'1" setback by exception. Lot 203 has a 16' setback.
Lot Width	25 feet at a distance of 20 feet from the front lot line	51.76 feet
Lot Area	5,000 square feet minimum	8,540.4 sq. ft.
Parking	2 spaces per single family dwelling with one covered space (tandem parking is allowed for individually owned units)	Two car detached garage
Open Space	Lot coverage restricted by setbacks	27.39%
Amenities	None	