



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: East Millcreek Community Council
Meeting Date: October 4, 2018

RE: Rezone From R-2-10 to R-1-21

Applicant: Laurel Osborn

File No.: ZM-18-011

Request

Laurel Osborn and Wallace Fetzer own two lots at the end of Alva Circle (Lots 8 and 9 of the Keller Circle Subdivision). They have added additional property to lot 8 in the past and are now seeking to rezone two parcels to the east of Lot 9 and add them to their properties. The two parcels had duplexes on them which have been demolished. In order for a lot line adjustment to occur to reconfigure and enlarge Lots 8 and 9, the two former duplex lots need to be rezoned to R-1-21 to match the zoning on Lots 8 and 9. The Planning Commission will consider this matter at their meeting on **Wednesday, October, 17, 2018 at 5:00 pm.**

Existing Land Use and Proposed Change

Currently the subject parcels are recognized as Tax Id Parcels 16-34-129-013 and 16-34-129-014 and are currently zoned R-2-10. Each parcel had a duplex on them which have been demolished. The parcels were purchased by the applicant. The applicant wants to do a lot line adjustment to lots 8 and 9 by including the subject parcels making each lot .670 and .853 acres respectively. So that the newly created lots through the lot line adjustment are not split by two zones, the lots zoned R-2-10 need to be rezoned to R-1-21 to match the zoning on lots 8 and 9. Staff has reviewed the zone change request and the proposed lot line adjustment and feel they both can maintain the compatibility of a single-family neighborhood. Staff is recommending the East Millcreek Community Council recommend approval to the Millcreek Planning Commission. The lot line adjustment will be reviewed administratively by staff.

Community Council Action

As per Chapter 2.56.100 of the Millcreek City Code, staff is seeking East Millcreek Community Council input on the proposed rezone. Specifically, 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.



Millcreek City Planning and Community Development

3330 South 1300 East

Millcreek, Utah 84106

Phone: (801) 214-2750

Inspections: (385) 468-6690

Attachments

Aerial photo and zoning and proposed lot line adjustment





Millcreek City Planning and Community Development

3330 South 1300 East

Millcreek, Utah 84106

Phone: (801) 214-2750

Inspections: (385) 468-6690

Proposed Lot Line Adjustment

