



## Millcreek City Planning and Community Development

3330 South 1300 East

Millcreek, Utah 84106

Phone: (801) 214-2750

Inspections: (385) 468-6690

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### STAFF MEMORANDUM

**From:** Blaine Gehring, AICP, Planner  
**To:** Millcreek Community Council  
**Meeting Date:** November 6, 2018

**RE:** Rezone From R-1-8 to R-1-21  
**Applicant:** Leslie Blackham

**File No.:** ZM-18-012

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#### Request

Leslie Blackham is the owner of the property at 4284 South 900 East. A few years ago she was able to purchase additional property behind her home and has been renting the property for extra income. She would like to move her primary residence to this address and keep horses on the property. This will require a rezone to R-1-21 which requires a half acre of property. Her property is .83 acres in size.

The Planning Commission will consider this matter at their meeting on **Wednesday, November 20, 2018 at 5:00 pm.**

#### Existing Land Use and Proposed Change

The subject property consists of .83 acres with a single-family home and outbuildings in the rear. There are several chickens being kept on the property currently. It is currently zoned R-1-8. Adjacent uses include single family homes, some duplexes and the Stella restaurant (C-2) and parking lot (R-M) across 900 East. The existing home was built in 1956 and Ms. Blackham purchased additional property to the rear of the home several years ago. As can be seen on the aerial photo, there is a large open area on the rear of the property with a large outbuilding where horses could be kept and exercised. This is what she would like to be able to do. The keeping of up to four horses for private use only (no rentals) is a permitted use in the R-1-21 Zone.

The new general plan defines this area as Neighborhood 1 which is single family. The R-1-21 Zone would meet that criteria.

#### Community Council Action

As per Chapter 2.56.100 of the Millcreek City Code, staff is seeking Millcreek Community Council input on the proposed rezone. Specifically, if the proposal is an appropriate addition to the existing area and the council is encouraged to make recommendations concerning the application to the city planning commission.



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**Aerial Map**

**Aerial Photo**





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### Vicinity Zoning

