

For Lehi City Council Consideration  
At 5/28/2013 Council Meeting  
From: Planning and Zoning



## ISSUE

Patterson Construction – Requests approval of a Zone Change for Sunset Mountain Properties on approximately 10 acres of property located at 670 West 900 North from an A-1 (agriculture) to R-1-8 (residential) & R-1-10(residential) zones.

A. Ordinance Approving

## BACKGROUND

The City Council reviewed a zone change request on this same property at their April 23, 2013 meeting. At that meeting the Council denied the request without prejudice and asked that the Planning Commission take another look at the issue. The Council made the following motion: Councilor Johnson moved to deny without prejudice...based on the idea the City Council wants it to go back to the Planning Commission to be discussed in the May work session meeting, with all the information they need to make a rational, regional decision for the area. After that meeting, the item is to come back to the City Council to be heard again. Councilor Southwick seconded the motion.

Roll Call Vote: Councilor Collins, Yes; Councilor Southwick, Yes; Councilor Johnson, Yes; and Councilor Holbrook. The motion passed unanimously.

The Planning Commission toured the proposed zone change property at their work session meeting on May 2, 2013. They also conducted a field trip of other subdivisions in the area to see what single family zones(R-1-8, R-1-10, & R-1-12) looked and felt like. They reviewed the type of housing constructed in each of the zones.

It should also be noted that the applicant has included some additional property that was not a part of the original request. There are two additional parcels, a 1.57 acre and a 3.9 acre parcel located to the east of the original request that are now included. The applicant has also modified the requested zoning, with R-1-10 being requested on the original area, and R-1-8 on the two properties that have been added. The total area now under consideration is 8.5 acres.

The subject property is currently in agricultural use and the applicant is requesting this zone change to allow for a residential subdivision. Upon DRC review it was found that the requested zoning of R-1-8 and R-1-10 is consistent with the General Plan Land Use designation of Low Density Residential.

The LDR designation allows for the R-1-12, R-1-10, and R-1-8 Zones. However, the General Plan states that it is the City's policy that property be re-zoned to the lowest density zone allowed under the LDR designation unless a higher density zone classification within the

designation is deemed appropriate for a given area, and is specifically approved at the time of rezoning. It is the responsibility of each applicant to convince the Planning Commission and City Council of the appropriateness of the zone being requested, and to demonstrate that the proposed zone contributes to meeting the goals and policies of the General Plan.

## **RECOMMENDATION**

See attached Staff Report