



Planning & Development Services Division

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Millcreek Township Planning Commission

Public Meeting Agenda

Wednesday, June 11, 2014 4:00 P.M.

**THE MEETING WILL BE HELD AT SALT LAKE COUNTY GOVERNMENT CENTER
2001 SOUTH STATE STREET, NORTH BUILDING, MAIN FLOOR, COUNCIL CHAMBERS,
ROOM N1100**

ANY QUESTIONS, CALL (385) 468-6700

*REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED
UPON RECEIPT OF A REQUEST WITH 5 WORKING DAYS NOTICE. PLEASE CONTACT
WENDY GURR AT 385-468-6707. TTY USERS SHOULD CALL 711.*

The Planning Commission Public Meeting is a public forum where the Planning Commission receives comment and recommendations from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items. Action may be taken by the Planning Commission on any item listed on the agenda which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

PUBLIC HEARINGS

28791 – (Continued from 05/14/2014) - Colin Strasser is requesting Preliminary Plat Approval for a 4-lot subdivision (configured as two standard lots and two flag lots) on two property parcels. **Location:** 3176 and 3180 South, 2300 East. **Zone:** R-1-6 (Residential)
Planner: David J. Gellner, AICP

BUSINESS MEETING

- 1) Planning Commission Training by District Attorney's Office.
- 2) Approval of Minutes from the May 14, 2014 meeting
- 3) Other Business Items (as needed)

ADJOURN



STAFF REPORT

Executive Summary									
Hearing Body:	Millcreek Township Planning Commission								
Meeting Date and Time:	Wednesday, June 11, 2014	04:00 PM	File No:	2	8	7	9	1	
Applicant Name:	Colin Strasser	Request:	Subdivision						
Description:	Preliminary Plat Approval for a 4-lot subdivision								
Location:	3176 and 3180 South 2300 East.								
Zone:	R-1-6 Residential Single-Family	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>					
Staff Recommendation:	Continue								
Planner:	David J. Gellner, AICP								

1.0 BACKGROUND

1.1 Summary

Colin Strasser is requesting Preliminary Plat Approval for a 4-lot subdivision (configured as two standard lots and two flag lots) on two property parcels that total 0.79 acres in size.

1.2 Hearing Body Action

This item is before the Planning Commission for Preliminary Plat Approval. Staff is requesting that the Planning Commission Continue this item in order to allow staff to work with the applicant to correct the issues with the Preliminary Plat , proposed subdivision plans, and to obtain the other required approvals from other County Authorities, prior to the approval of the Preliminary Plat by the Planning Commission.

PC Update - 05/29/2014: At the Millcreek Township Planning Commission meeting of May 14, 2014, the Commission voted to continue this item until the June 11, 2014 meeting in order to allow the applicant the opportunity to resubmit plans that address the outstanding technical items outlined in this report in Sections 2.3 and 2.4. The applicant has communicated to staff that those revised plans would be submitted by no later than May 30, 2014. As of the date of this report, submission of revised plans has not yet occurred. As such, staff is now recommending that this item be continued for one additional month to the meeting of July 16, 2014 in order to allow the applicant to submit revised plans that address all outstanding issues. If revised plans are not received by May 30, 2014, there may not be sufficient review time before the July meeting to incorporate all reviewer comments into the staff recommendation to the Planning Commission.

1.3 Neighborhood Response

No response or comments received as of the date of this report.

2.0 ANALYSIS

2.1 Applicable Ordinances

Chapter 19.14 - Single Family Residential - Setback and Area Requirements for R-1-6 Zone:

Minimum Lot Area: 6000 square feet

Minimum Lot Width: 60 feet at a distance 25 feet from the front lot line

Front Yard: 25 feet

Side Yards: 5 feet one side and 11 feet on the garage or driveway side or 8 feet on each side

Rear Yards: 15 feet with a garage and 30 feet without a garage.

2.2 Subdivision Requirements

18.08.010 - Procedure generally.

The planning commission shall be the land use authority for subdivisions. In order to assure that each subdivision fully complies with the provisions of this title, the director or director's designee shall administer formal application and review procedures for subdivisions. An application shall not be deemed complete until the full application, fees and all required materials have been submitted. The payment of a partial fee and submission of preliminary plans for a pre-submittal review does not constitute a complete application. Each process shall include the following components:

A. An application procedure, which shall include:

1. Submission of an application form, as designed by the director or director's designee to clearly indicate the type of application, property address, applicant information, and other pertinent information;
2. Submission of supplementary materials, including a legal description, property plat, the required number of plans/preliminary plats, and mailing labels (if required) for notifications;
3. Payment of fees, as required under [Title 3](#), Revenue and Finance.

B. A review procedure, which shall include:

1. An on-site review by the director or director's designee as provided by Utah Code 17-27a-303;
2. Review of the submitted site plan/preliminary plat for compliance with county land use ordinances;
3. Reference of the application and site plan/preliminary plat to any other government agency and/or affected entity which the director or director's designee deems necessary to protect the health, safety, and welfare of the public and to ensure the project's compliance with all applicable ordinances and codes;
4. The processing of any exception requests that have been made in conjunction with the subdivision application.

C. A preliminary plat approval procedure, which shall include:

1. Confirmation that all necessary agencies have responded to the requests for recommendation with a recommendation of approval or approval with conditions;
2. Integration of the recommendations from the other government agencies and affected entities involved above into the preliminary plat;
3. Receipt of a recommendation from the planning staff;
4. Approval of the preliminary plat as outlined in [Section 18.12.030](#), and issuing a preliminary plat approval letter.

D. A final plat approval procedure, which shall include:

1. An engineering review to ensure that the final plat complies with all conditions of approval of the preliminary plat and to ensure that the final plat complies with the design standards, codes, and ordinances and with minimum engineering/surveying requirements;
2. A check of appropriate background information, such as: lot access, property title, record of survey, field

boundary verification, etc.;

3. The collection of the necessary approval signatures (planning commission representative, director or director's designee, health department, district attorney, county mayor or their designees) on the final plat;
4. Payment of final fees and bond;
5. Recordation of the plat.

18.08.015 - Time limits.

Subdivision applications are subject to expiration according to the following schedule unless, for good cause shown, the applicant is granted an extension of time by the director or director's designee:

- A. A subdivision application shall expire if the applicant has not filed any of the required documents for preliminary plat approval within six months of the submission of a complete application.
- B. A subdivision application shall expire if the final plat is not submitted to planning and development services within six months of the preliminary plat approval.
- C. A subdivision application shall expire if the final plat has not been signed by the county mayor within six months of the approval of the director or director's designee.
- D. A subdivision application shall expire if the final plat has not been recorded within six months of the date of the county mayor's signature on the plat.

18.12.010 - Required information.

A. The preliminary plat, prepared on paper twenty-one inches by thirty inches, shall contain the information specified in this section and comply with the following requirements:

1. Description and Delineation. In a title block located in the lower right-hand corner the following shall appear:
 - a. The proposed name of the subdivision, which name must be approved by the planning and development services division;
 - b. The location of the subdivision, including:
 - i. Address,
 - ii. Section, township and range;
 - c. The names and addresses of the owner, the subdivider, if different than the owner, and of the designer of the subdivision;
 - d. The date of preparation, scale (no less than one inch to equal one hundred feet) and the north point.
2. Existing Conditions. The plat shall show:
 - a. The location of and dimensions to the nearest bench mark or monument;
 - b. The boundary lines of the proposed subdivision indicated by a solid heavy line and the total approximate acreage encompassed thereby;
 - c. All property under the control of the subdivider, even though only a portion is being subdivided. Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in the light of existing general street plans, other planning commission studies and the County Transportation Improvement Plan;
 - d. The location, width and names of all existing streets within two hundred feet of the subdivision and of all prior platted streets or other public ways, railroad and utility rights-of-way, parks and other public open spaces, permanent buildings and structures, houses or permanent easements and section and corporation lines, within and adjacent to the tract;
 - e. The location of all wells, proposed, active and abandoned, and of all reservoirs within the tract and to a distance of at least one hundred feet beyond the tract boundaries;
 - f. Existing sewers, water mains, culverts or other underground facilities within the tract and to a distance of at least one hundred feet beyond the tract boundaries, indicating pipe sizes, grades, manholes and exact location;

- g. Existing ditches, canals, natural drainage channels, and open waterways and proposed realignments;
 - h. Boundary lines of adjacent tracts of unsubdivided land, showing ownership where possible;
 - i. Contour at vertical intervals of not more than two feet. Highwater levels of all watercourses, if any, shall be indicated in the same datum for contour elevations;
 - j. Nearest installed fire hydrants on or within five hundred feet of the proposed subdivision.
4. Proposed Subdivision Plan. The subdivision plan shall show:
- a. The layout of streets, showing location, widths and other dimensions of (designated by actual or proposed names and numbers) proposed streets, crosswalks, alleys and easements;
 - b. The layout, numbers and typical dimensions of lots, and in areas subject to foothills and canyons overlay zone provisions, designation of buildable areas on individual lots.
 - c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision;
 - d. Building setback lines, including showing dimensions where required by the planning commission;
 - e. Easements for water, sewers, drainage, utility lines and other purposes, if required by the planning commission;
 - f. Typical street cross sections and grade sheets where required by the planning commission or other interested county divisions;
 - g. A tentative plan or method by which the subdivider proposes to handle stormwater drainage for the subdivision.

2.3 Other Agency Recommendations or Requirements

This request was reviewed by internal and external agencies that have authority in the review process. Here are the comments that have been provided as of the date of this report:

Urban Hydrology Comments

- 1) The project shows a storm drain being routed through private property. Cannot connect storm drain system through private property without owner permission. Proof of this must be provided.
- 2) Minimum pipe size for storm drain system is 15"
- 3) Need detail for drive access showing how storm water is maintained on 2300 east.
- 4) Coordinate with 2300 South Project for elevations, dedication, construction easements, etc.

Grading Comments

- 1) The site appears to have an active irrigation line down the center in the location of the proposed access road.
- 2) No details are provided on irrigation piping or routing.
- 3) The proposed development slopes from east to west at approx. 6 to 8 feet.
- 4) The total site disturbance will be greater than one acre and will require the development of a full SWPPP.
- 5) The plans call for the use of three stormdrain inlets on a private road which will require a Stormwater maintenance agreement on the property and in the CC&R's and identified on the final plat, a copy of the recorded document must be returned to this office for final approval of the subdivision.
- 6) Need to submit site grading and drainage plans including the estimated quantities of cut and fill to develop the access road and grade out the lots.
- 7) Prior to giving final approval a SWPPP and erosion control plan shall be submitted for review and comment prior to any permits being issued on the subject property.

Subdivision Engineering

- 1) All required improvements must be bonded for before plat can be recorded
- 2) Show easement for ingress/egress on private road
- 3) Show Fire Hydrants on Final Plat
- 4) Require digital copy of Final Civil drawings signed by Licensed Engineer for all improvements after approvals from Hydrology, Grading and Traffic have been received
- 5) Label all areas to be dedicated to County as "Area Hereby Dedicated to Salt Lake County"
- 6) All Streets within 200 ft. of the proposed subdivision must be shown on plat
- 7) Include the area to be dedicated to county within the perimeter boundary description
- 8) Label all utility and drainage easements on final plat

Mount Olympus Improvement District

The developer will need to meet all requirements to extend the main lines and service the subdivision.

Unified Fire Authority

No response or comments received as of the date of this report.

County Traffic Engineering

No response or comments received as of the date of this report.

Salt Lake County Health Department

No response or comments received as of the date of this report.

2.4 Other Issues

Planning Review

The following outstanding issues were identified with the Preliminary Plat as proposed. Some of these items may also be listed in 2.3 Other Agency Recommendations or Requirements above:

- 1) Existing ditches, canals, natural drainage channels, and open waterways must be shown.
- 2) All proposed easements must be shown.
- 3) The existing topography of the property must be shown.
- 4) The existing building (house) on the property must be dimensioned and access shown.
- 5) The existing curb, gutter and sidewalk out front must be shown. Any additions or alterations must be called out. A plan and profile in compliance with County standards is required.
- 6) All existing and proposed fire hydrants must be shown.
- 7) Typical building setbacks must be labeled and called out.
- 8) Existing structures on neighboring properties within 50 feet must be shown.
- 9) Evidence of any agreements with adjacent property owners relative to the subdivision development shall be presented to include those relative to drainage and easements.
- 10) Per the Flag Lot Policy, the proposed access road/drive required 4 feet of landscaping on each side of the pavement.
- 11) Access to the rear lots must be owned and part of those lots and not be by easement.
- 12) All existing and proposed parking must be shown.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends the proposed Subdivision be CONTINUED to the meeting scheduled on Jul 16, 2014 .

3.2 Reasons for Recommendation

- 1) There is insufficient information on the Preliminary Plat for the Planning Commission to issue an approval at this time.
- 2) Major outstanding issues such as drainage and the presence of the existing irrigation line may require a reconfiguration of the subdivision layout.
- 3) If the drainage issues or issues with the existing irrigation line cannot be resolved, the subdivision cannot be approved as proposed.

4.0 PROJECT PHOTOS



Image 1 : Proposed 4-Lot Subdivision



Image 2 : Proposed 4-Lot Subdivision



Image 3 : Proposed 4-Lot Subdivision



**MEETING MINUTE SUMMARY
MILLCREEK TOWNSHIP PLANNING COMMISSION MEETING**

Wednesday, May 14, 2014 4:00 p.m.

Approximate meeting length: 2 hours 36 minutes
Number of public in attendance: 24
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Stephens (Vice Chair)

***NOTE:** Staff Reports referenced in this document can be found on the State and County websites, or from Salt Lake County Planning & Development Services.

ATTENDANCE

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent	Planning Staff / DA	Public Mtg	Business Mtg
John Janson – Chair			x	Lyle Gibson	x	x
Pamela B. Juliano	x	x		Wendy Gurr	x	x
Andrew Gruber	x	x		Max Johnson	x	x
Jonathan Jemming (Alternate)			x	David Gellner	x	x
Shawn LaMar	x	x		Chris Preston (DA)	x	x
Julia Tillou (Alternate)			x			
Tom Stephens – Vice Chair	x	x				
Geralyn Parker-Perkins	x	x				
Ann Ober	x	x				

PUBLIC HEARINGS

Hearings began at – 4:05 p.m.

28791 – Colin Strasser is requesting Preliminary Plat Approval for a 4-lot subdivision (configured as two standard lots and two flag lots) on two property parcels. **Location:** 3176 and 3180 South, 2300 East. **Zone:** R-1-6 (Residential) **Planner:** David J. Gellner, AICP

Commissioners and Staff David Gellner had a brief discussion. Staff only received updated information yesterday and has not had an opportunity to review. Request a continuance to the next Planning Commission meeting in order to work through outstanding issues with the Applicant..

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Colin Strasser

Address: 1458 East Laird Avenue

Comments: He acquired the property and this has been a long time coming. He recently signed a contract with Hamlet Homes and feels if this is postponed, this would jeopardize the deal. He is confident the builder could answer questions.

Commissioner Ober asked about the date on the Staff report of July. Staff David Gellner confirmed the next scheduled Millcreek Planning Commission date is June 11th.

PUBLIC PORTION OF MEETING CLOSED

Motion: to continue application #28791 to the June 11th meeting, for Staff to provide updated information.

Motion by: Commissioner Ober

2nd by: Commissioner Juliano

Vote: Commissioner LaMar nay, all other commissioners in favor (of commissioners present)

Commissioner Name	For Motion	Against Motion
Pamela B. Juliano	x	
Shawn LaMar		x
Tom Stephens – Vice Chair	x	
Geralyn Parker-Perkins	x	
Ann Ober	x	

28882 – Rob White is requesting approval of a 3-lot subdivision in the R-1-8 zone. The proposed lots include 1 standard lot and 2 flag lots. The easterly 2 lots will contain 2 existing dwellings while the 3rd lot will be available for new development. **Location:** 3500 South 1200 East. **Zone:** R-1-8. **Planner:** Lyle Gibson

Staff Lyle Gibson provided an analysis of the Staff Report.

Commissioners and Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Rob White

Address: 2483 Alden Street, Salt Lake City

Comments: He believes Staff Lyle Gibson has touched on the pertinent information. He is just going for a subdivide. All homes there are self-contained houses and the one in the back has a pool. He confirmed the fence is on his property.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and Staff had a brief discussion.

Motion: to approve application #28882 as presented.

Motion by: Commissioner Ober

2nd by: Commissioner LaMar

Vote: unanimous in favor (of commissioners present)

28860 – Hooper Knowlton of Parleys Partners is requesting approval of a zone change from the M-1 (manufacturing) zone to the R-M (multi-family residential) zone. The request is for the purpose of constructing high density transit oriented housing. **Location:** 4205 South Main Street. **Community Council:** Millcreek. **Planner:** Lyle Gibson

Staff Lyle Gibson provided an analysis of the Staff Report.

Commissioner Gruber arrived at 4:25 pm

Commissioners and Staff Lyle Gibson had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Dave Bevan

Address: 1471 Knowlton Way

Comments: He provided a powerpoint presentation and touched on slides from the presentation. The property on Main Street, North of Big Cottonwood Creek is 1.95 acres. There are a number of surrounding properties. By the end of the year, there will be 1000 housing units. They are a pathway line to trax. He expected to have this determined on how it will shake out in the next 30-60 days. Parking will not be visible from the street. First phase is 100% occupied, they have many residents from out of state. Phase 1 is 167 units phase 2 is 65 and phase 3 is 105 senior units. They have taken the approach for affordable living upscale. They have been successful in being recognized by third parties and received many awards in 2013. Request to change the zoning. Designation for parcel, high density, parking ratio, limiting retail/office as the rezone request.

Commissioners had some questions. Commissioner Stephens inquired of the height. Mr Bevan confirmed they are a little under 75 feet per building and garage is sprinklered. Commissioner Juliano asked about where the creek is and residents are concerned about improvements near the creek and what the impact to traffic ingress and egress. Mr. Bevan stated the current parkway to the rear, has been improved and continues to be improved. It has not been possible with green space in Murray, but is designing this including lighting. They are building a couple bridges over the creek to connect the 2 phases. His understanding is Murray is putting a light on Fireclay, which will ease in that regard.

Staff Lyle Gibson confirmed the Millcreek Community Council is in favor of this application. Height is not an issue as proposed. They were provided misinformation regarding the units per phase, per acre on a nearby project.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion and expressed their excitement for this project in this area.

Commissioner Ober asked Staff to confirm the height limits and they are meeting them.

Motion: to recommend approval of application #28860 to the County Council.

Motion by: Commissioner Gruber

2nd by: Commissioner Ober

Vote: unanimous in favor (of commissioners present)

28890 – Dale Johnson and Aaron Thornock are requesting approval of a conditional use for the development of a 20 bedroom assisted living and 4 bedroom independent living facility for seniors. **Location:** 2891 South 2000 East. **Zone:** R-1-8. **Community Council:** Canyon Rim. **Planner:** Lyle Gibson

Request a continuation to the July 16th meeting date.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Dale Johnson

Address: 3681 South 2300 East

Comments: They had a few approaches, and spoke with Staff Lyle Gibson and Curtis Woodward and would like to have a 20 room facility rather than 16 rooms. They feel with independent living it is better for them and the neighborhood. They will continue working with Staff.

Speaker # 2: Citizen

Name: Chris Parker

Address: 3220 South 2000 East

Comments: He was concerned there was a lot of community support and he barely heard of this item in the past few weeks. He spoke to a neighbor who is opposed to it. He doesn't understand business coming into a residential area. He is concerned about the families living there.

Commissioner Ober stated since he will have more than a month, she would like community input brought back to the planning commission.

Speaker # 3: Citizen

Name: Margaret Smoot

Address: 2047 East Sierra View Circle

Comments: She seconds what Mr. Parker said. They would like to maintain the residential flavor. She is directly behind this property. She has 22 units in her development and this was not anticipated by them and violates the area. This is mid-block and there is a spirit of the law to be addressed.

Speaker # 4: Applicant

Name: Dale Johnson

Address: 3681 South 2300 East

Comments: He confirmed the existing facility has been opened for 2 years. Every neighbor they have is supportive. Their structures are built with a comfortable feel. They feel it is a great fit for the neighborhood.

PUBLIC PORTION OF MEETING CLOSED

Motion: to continue application #28890 to the July 16th Millcreek Planning Commission meeting.

Motion by: Commissioner Ober

2nd by: Commissioner Juliano

Vote: unanimous in favor (of commissioners present)

28872 – Shannon Bawelen of 'A Wicked Sensation' is requesting approval of a conditional use to operate a tattoo parlor as part of their business. **Location:** 970 East 3300 South. **Zone:** C-2. **Community Council:** Millcreek. **Planner:** Lyle Gibson

Staff Lyle Gibson provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Shannon Bawelen

Address: 970 East 3300 South #4

Comments: With unit #2 they have a lot of complaints don't want to bring in dreary. The building owner has tried to address issues. They claim it's a coffee shop, but there is not any coffee. They have had parking issues.

Commissioners had questions for applicant. Ms. Bawelen confirmed there is a hookah shop, alterations, #3 is vacant and they are in #4 and 5 is vacant. There have been little balloons left in the parking lot, rowdy on weekends, they have been there past closing and personal items stolen.

Staff Lyle Gibson confirmed the Millcreek Community Council provided an approval for this application.

PUBLIC PORTION OF MEETING CLOSED

Motion: to approve application #28872, with the proposed Staff recommendations.

Motion by: Commissioner Gruber

2nd by: Commissioner Ober

Vote: unanimous in favor (of commissioners present)

28886 – Jay Oman with Extra Space Storage is requesting approval of a conditional use for the expansion of their neighborhood storage facility onto adjacent properties. **Location:** 2150 and 2154 East 3300 South. **Zone:** C-2. **Community Council:** East Mill Creek. **Zone:** C-2. **Planner:** Lyle Gibson

Staff Lyle Gibson provided an analysis of the Staff Report. Staff Lyle Gibson read the East Mill Creek Community Councils recommendation they are in favor of the proposal.

Commissioners and Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Jay Oman

Address: 2795 East Cottonwood Parkway, Suite 400, Salt Lake City

Comments: He provided a powerpoint presentation and showed where they are looking to build the 2 story storage facility and existing car wash and residence. Since being abandoned in 2006, he has seen a lot of vandalism. He is looking to continue the masonry 6 foot wall, if unable will go to another 6 foot fence. After a few months there was graffiti and homeless people trying to live on the site. Plenty of parking and building new office. One way drive isle.

Commissioner Ober asked if he has concerns with limiting the height. Mr. Oman doesn't foresee what is required. Commissioner Juliano asked if they foresee traffic. Mr. Oman doesn't think there is a problem. This would be used for new customers. Self-storage is not a very heavy use. Commissioner Stephens asked about lighting and fencing and will there be 2 levels of storage units. Mr. Oman confirmed they have a number of different lights they use, they try not to let light leave their property and use down facing light. Commissioner Gruber asked about abandoning curb cuts and make sure it's an enhancement. Mr. Oman advised they would not need them, what's there would be removed and a regular curb and sidewalk would be installed.

Speaker # 2: Applicant

Name: Tony Baros

Address: 8478 South bronco drive

Comments: He doesn't know why it would be limited to 30% when they are allowed 75 feet. They're okay with 40 feet and 2 stories.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion.

Motion: to approve application #28886 with an amendment to condition #1 to limit the height to 35' and Staff Recommendations 2-5. Ensure Community Council points are included.

Motion by: Commissioner Ober

2nd by: Commissioner Gruber

Vote: unanimous in favor (of commissioners present)

28877 – Kathy Commander is requesting an Ordinance Amendment to add an existing structure as a designated historic site in the Historic Preservation Chapter (Section 19.86.020) of the Zoning Ordinance. **Location:** 1106 East 4500 South. **Zone:** R-M (Residential multi-family). **Community**

Council: Millcreek. **Planner:** David J. Gellner, AICP

Staff David Gellner provided an analysis of the Staff Report and he reported he received a positive recommendation from the Historic Preservation Committee.

Counsel Chris Preston, Commissioners and Staff David Gellner and Max Johnson had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Property Manager

Name: Billie Crocker

Address: 2314 Creek Road

Comments: She is speaking on behalf of the applicant, they are currently tenants at the location. When they moved in, they thought they could conduct business. They are trying to make things right and keep them as a tenant. They've owned the building since 2002. It is one of the oldest Utah farm houses still standing. Since it was built in 1930, they couldn't track it. In comparison of the photos, they enclosed the front porch but the rest is the same. They are dedicated to preserving the property as Millcreek's past. All commissions have given their recommendations and she hopes the planning commission will join them.

Commissioner Perkins advised how drawn she is to this property, but concerned about the additional parking. Ms. Crocker will submit a new site plan without the parking lot.

Staff David Gellner echoed the same sentiments from the Historic Preservation Committee.

Speaker # 2: Millcreek Community Council

Name: Chris Halver

Address: 1049 East Wilber Avenue

Comments: He echoed what was mentioned. He finds this as favorable and would like to move forward.

PUBLIC PORTION OF MEETING CLOSED

Motion: to recommend approval of application #28877 to the County Council.

Motion by: Commissioner Juliano

2nd by: Commissioner LaMar

Vote: unanimous in favor (of commissioners present)

28878 – Kathy Commander is requesting Conditional Use approval for a hair salon to be located in an existing single-family dwelling as allowed by the Historic Preservation Chapter of the Zoning Ordinance. **Location:** 1106 East 4500 South. **Zone:** R-M (Residential multi-family). **Community Council:** Millcreek. **Planner:** David J. Gellner, AICP

PUBLIC PORTION OF MEETING OPENED

No one from the public was present to speak.

PUBLIC PORTION OF MEETING CLOSED

Motion: to continue application #28878 to the July 16th Millcreek Planning Commission meeting.

Motion by: Commissioner Gruber

2nd by: Commissioner Ober

Vote: unanimous in favor (of commissioners present)

28717 – Dennis Flynn is requesting a special exception for the continuation of a non-conforming use in order to continue to operate a concrete, u-cart business. **Location:** 154 East Gordon Lane. **Zone:** M-1 (manufacturing). **Planner:** Lyle Gibson

Staff Lyle Gibson provided an analysis of the Staff Report.

Commissioners and Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Curt Flynn

Address: 10806 Navarro Way

Comments: They sale concrete in a small cart when people just need to replace a part of sidewalk. All cities around use their service and is first come, first serve. They don't have trucks coming in, they are a small business. They don't mix as much in a day as the larger companies do in 10 minutes. They have been there 23 years, took over from their uncle 10 years ago.

Commissioners asked if there were any issues with conditions. Applicant is happy to conform to what they need to. Mixing should be 25 feet away from the stream, they are only 10 feet but they can put out barriers which would be equivalent.

PUBLIC PORTION OF MEETING CLOSED

Counsel Chris Preston, Commissioners and Staff had a brief discussion.

Motion: to approve application #28717 as presented with Staff Recommendations, Including D.E.Q. as Agency Review.

Motion by: Commissioner Ober

2nd by: Commissioner LaMar

Vote: Commissioner Juliano abstains, all other commissioners in favor (of commissioners present)

BUSINESS MEETING

Meeting began at – 6:32 p.m.

- 1) Approval of Minutes from the April 16, 2014 meeting

Motion: to approve Minutes from the April 16, 2014 meeting.

Motion by: Commissioner Ober

2nd by: Commissioner LaMar

Vote: unanimous in favor (of commissioners present)

- 2) Other Business Items (as needed)

Commissioners had a brief discussion regarding storage units not bringing in any sales tax.

Staff Lyle Gibson referred to application #28695, Hamptons PUD, fence lines vary around the property. They considered if they are allowed to do a regular 6 foot fence if the neighbor with concerns would be willing to sign off.

Commissioner Gruber discussed obtaining staff recommendation. With that is there true, personal feeling.

MEETING ADJOURNED

Time Adjourned – 6:41 p.m.

Minutes reviewed by:

Reviewed by others:

DRAFT