Planning & Development Services Division
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Millcreek Township Planning Commission

Public Meeting Agenda

Wednesday, August 13, 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

28883 – (**Continued from 07/16/2014)** Jacquey Mauer representing Jean Brown Associates is requesting conditional use approval for a change of use from residential to office. **Location**: 3837 South 1030 East. **Zone**: R-M (Residential Multi-Family) **Community Council**: Millcreek **Planner**: Lyle Gibson

28926 – (**Continued from 07/16/2014)** Charlie Taylor, representing Yesco, is requesting conditional use approval for an electronic message center at the Woodlands Business Park. **Location**: 4001 South 700 East. **Zone**: C-2 (Commercial) **Community Council**: Millcreek **Planner**: David J. Gellner, AICP

28952 – Christine Warden representing the Krishna Temple is requesting a conditional use for a site amendment to construct a new temple structure at the existing Krishna Temple site. **Location**: 3370 South 965 East. **Zone**: R-1-8 (Single Family Residential) **Community Council**: Millcreek. **Planner**: Lyle Gibson

28954 – Russ Blacker is requesting approval of a conditional use for a building with ground level retail and apartments above. **Location**: 3081 East 3300 South. **Zone**: C-2 (Commercial) **Community Council**: Canyon Rim **Planner**: Lyle Gibson

28982 - Dimitrios Tsagaris is requesting approval for modifications to a Conditional Use Permit for an Apartment Development. The existing approval is for 37 apartments located in two buildings; each five stories (approximately 57 feet) high. The requested modification would be to add an additional unit within the existing approved structure. This would be an increase in density requiring

approval from the planning commission. **Location:** 3658 – 3668 South 900 East. **Zone:** C-2 (Commercial and Multi-family). **Community Council:** Millcreek. **Planner:** Lyle Gibson

28918 – (**Continued from 07/16/2014)** Michael Anderson is requesting to have a 4-plex declared legal through special exception. **Location**: 2275 East Atkin Avenue. **Zone**: R-2-6.5 (Residential) **Planner**: Lyle Gibson

28496 – Mark Harris and Ken Keller are requesting a rezone from the R-1-10 (single family residential) to the R-M (multi-family residential) zone. **Location**: 1717 East Murray Holladay Road. **Zone**: R-1-10 (Single Family Residential) **Community Council**: Millcreek. **Planner**: Lyle Gibson

28944 – Nathan Anderson is requesting that the subject property be rezone to remove a zoning condition currently on the property. The current zoning is R-M/ZC (the 'ZC' is a zoning condition limiting building height to 18 ft.). The requested zone is R-M (the same zone without the zoning condition) **Location**: 1533 East Murray Holladay Road. **Zone**: R-M/ZC (Residential Multi-Family limited to 18 ft. in height) **Community Council**: Millcreek **Planner**: Lyle Gibson

BUSINESS MEETING

1) Approval of Minutes from the June 11, 2014 and July 16, 2014 meeting
2) Update on the Sidewalk RFP/Study
3) Update on the Ordinance update process
4) Update on the Meadowbrook General Plan Study
5) Town Center Project overview
6) Other Business Items (as needed)

ADJOURN

Salt Lake County Planning & Development Services

STAFF REPORT

Executive Summary									
Hearing Body:	Millcreek Township Planning Commission								
Meeting Date and Time:	Wednesday, August 13, 2014	04:00 PM	**File No:**	2	8	8	8	3	
Applicant Name:	Jean Brown	**Request:**	Conditional Use						
Description:	Change of use from residential to office and storage								
Location:	3837 S. 1030 E.								
Zone:	R-M Residential Multi-Family	Any Zoning Conditions?	Yes ☐	No ☑					
Planning Commission Rec:	Not Yet Received								
Community Council Rec:	Not yet received								
Staff Recommendation:	Approval								
Planner:	Lyle Gibson								

1.0 BACKGROUND

1.1 Summary

The applicant is requesting a conditional use permit for a change of use from a single family residential use to professional office as allowed in the R-M zone.

As of 2009, the property is already subject to the R-M zone which allows for office, business and/or professional. The planning commission is hearing this item to determine if any new conditions would be necessary to mitigate reasonably anticipated detrimental impacts from the new proposal.

The applicant is proposing to maintain the structure on the property so it will maintain its appearance as a single family residence but will be utilized for office as demonstrated in the attached floor plans. Parking will be located directly behind the home to be accessed from the existing parking lot for the research center's main structure.

1.2 Hearing Body Action

This item is on the agenda for a decision from the Millcreek Township Planning Commission.

1.3 Neighborhood Response

Staff has received a few phone calls from neighbors that were not included in the previous staff report but were presented and are part of the record of the July PC hearing. In short the neighborhood had

concerns about business creeping into the residential neighborhood and the main concern was on street parking, that employees weren't using the parking in the rear but parking on the street.

1.4 Community Council Response

This item was on the agenda of the Millcreek Community Council during their meeting on July 1, 2014. As a representative of the applicant was unable to attend, the community council requested a continuance of the planning commission so they might have a chance to get more information from the applicant in August.

1.5 Planning Commission Response

During the July Planning Commission hearing this item was voted on to be continued to the August Meeting in order to receive more information from the applicant and to receive a recommendation from the community council.

2.0 ANALYSIS

2.1 Applicable Ordinances

Section 19.84.060 of the Conditional Use Chapter of the Zoning Ordinance establishes five standards to be used in evaluating Conditional Use applications. The Planning Commission must find that all five of these standards have been met before granting approval of an application. Based on the foregoing analysis, Staff suggests the following:

Criteria Met		Conditional Use Criteria and Evaluation
YES ☒	NO ☐	Standard `A': *The proposed site development plan shall comply with all applicable provisions of the Zoning Ordinance, such as parking, building setbacks, building height, etc.*
		The existing structure will remain meeting ordinance requirements for height, setbacks, etc. The parking requirement for 2000 sq. ft. of office is 8 stalls. The rear parking provides for the 8 stalls, in addition their is parking in the garage and driveway.
YES ☒	NO ☐	Standard `B': *The proposed use and site development plan shall comply with all other applicable laws and ordinances.*
		The proposal appears to be able to meet this requirements. Verification of compliance will all other applicable laws and ordinances will be verified through the technical review process prior to issuing final approval.
YES ☒	NO ☐	Standard `C': *The proposed use and site development plan shall not present a traffic hazard due to poor site design or to anticipated traffic increases on the nearby road system which exceed the amounts called for under the County Transportation Master Plan.*
		Most of the traffic to this property will enter through the existing lot to the east. There is sufficient parking to meet ordinance requirements meaning that cars will likely not be on the street.
YES ☒	NO ☐	Standard `D': *The proposed use and site development plan shall not pose a threat to the safety of persons who will work on, reside on, or visit the property nor pose a threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/ topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.*

		No apparent safety concerns from the proposal.
YES ☒	NO ☐	Standard `E': *The proposed use and site development plan shall not adversely impact properties in the vicinity of the site through lack of compatibility with nearby buildings in terms of size, scale, height, or noncompliance with community general plan standards.*
		Where the building will remain and the parking will be in the back next to their existing parking the proposal appears to be compatible with the surrounding area.

2.2 Zoning Requirements

19.44.030 Conditional uses.

-Office, business and/or professional
-Storage is not an allowed use on its own in the R-M zone, but storage would be allowed so long as it is accessory to the office use such as a file room.

19.80.040 Number of spaces required.

Parking: 1 per 250 sq. ft. of office.

2.3 Other Agency Recommendations or Requirements

Final recommendations from other agencies are still pending, however initial review has indicated that the the proposal is feasible so long as a building permit is pulled for a change of occupancy classification.

2.4 Other Issues

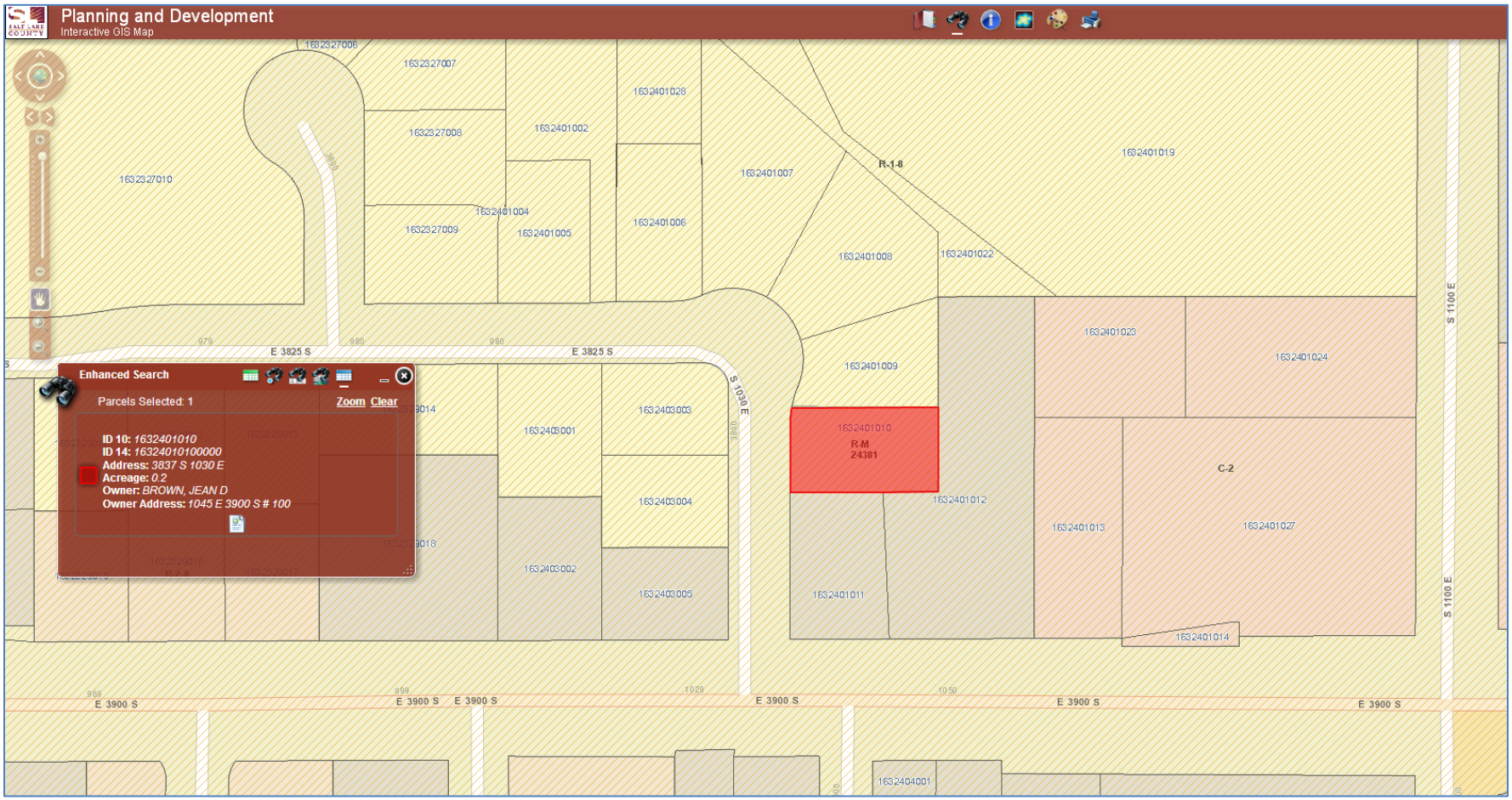
Access to the new parking appears to require the elimination of a few stalls in the existing lot. Parking counts indicate that the existing lot has approximately 10 extra stalls based on the size of the existing office so to remove 2 or 3 for access would still indicate sufficient parking for the existing office.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Conditional Use .

3.2 Reasons for Recommendation

1) Parking requirements are already regulated by ordinance and appear to meet minimum requirements.
2) Prior to receiving a business license for this location, the change of occupancy would be handled through a required building permit.


Planning and Development
Interactive GIS Map
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ID 14: 16324010100000
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Acreage: 0.2
Owner: BROWN, JEAN D
Owner Address: 1045 E 3900 S # 100
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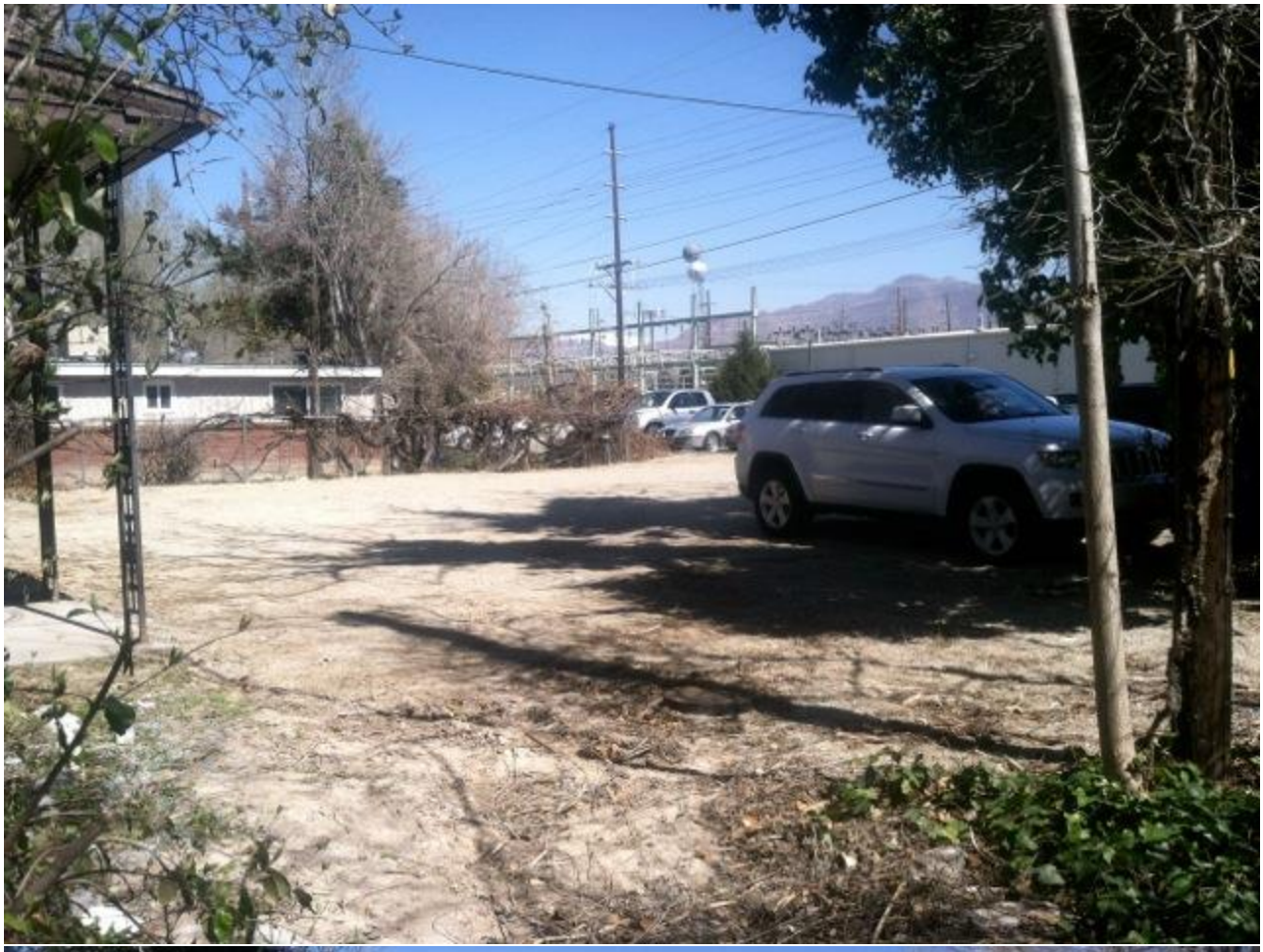
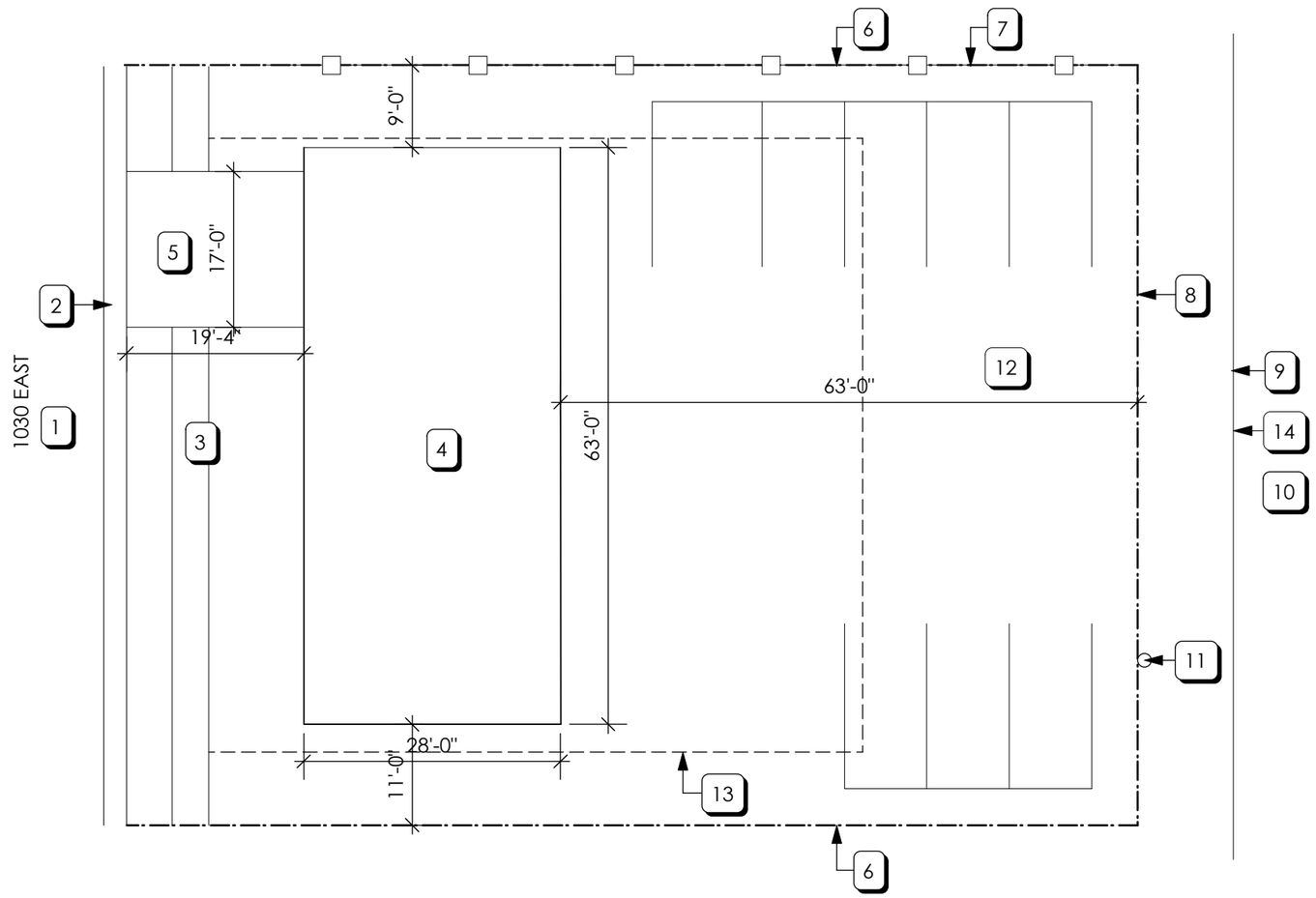
JBR
RESEARCH
Making the Difference





SITE PLAN
Scale: 1/16" = 1'-0"

OFF-STREET PARKING REQUIREMENTS

TOTAL FLOOR AREA = 2058 SQ FT

OFFICE USE REQUIRES 1 PARKING SPACE PER 250 SQ FT

2058 /250 = 8 PARKING SPACES REQUIRED

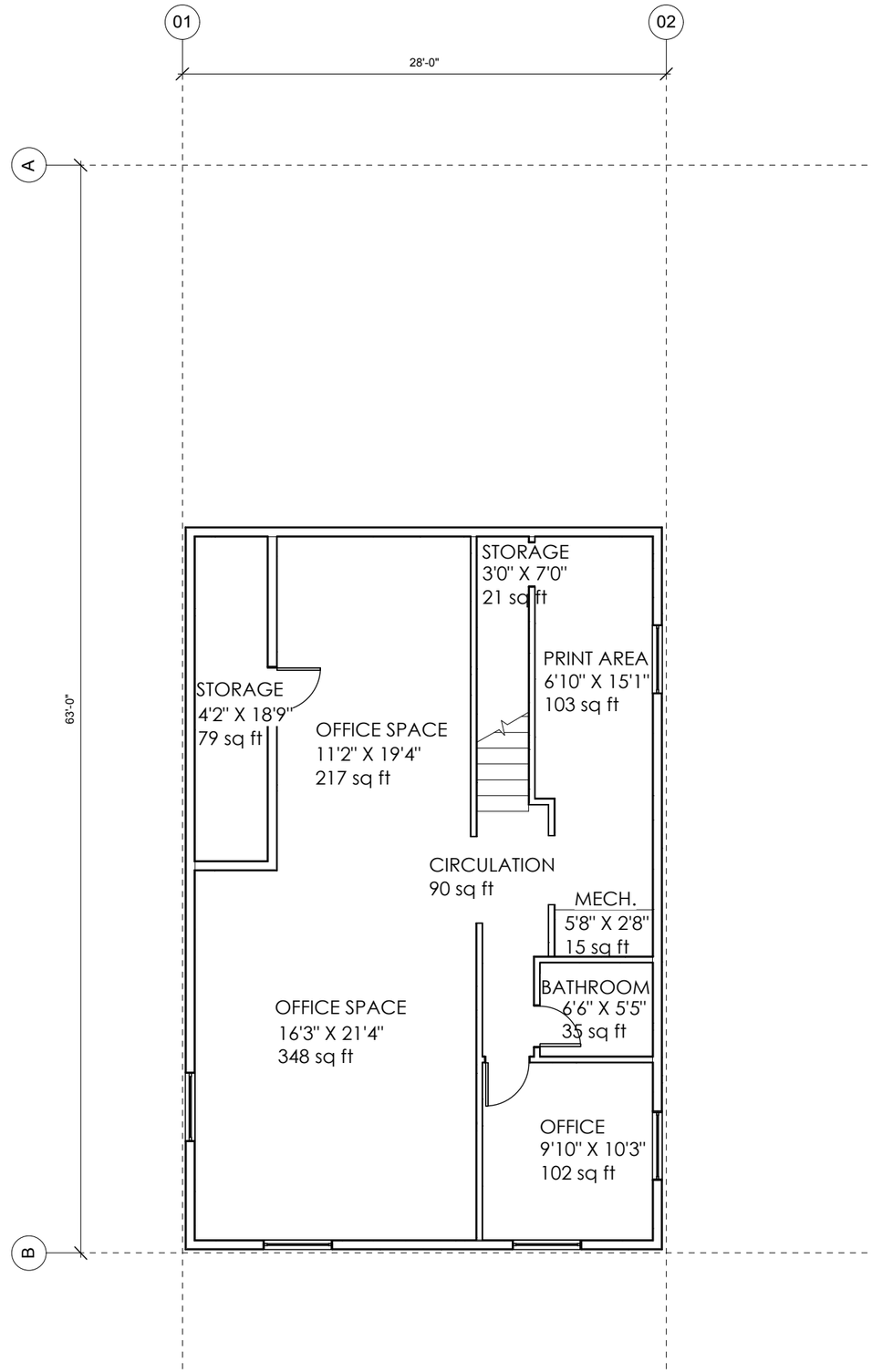
SITE PLAN KEYED NOTES

1. STREET
2. EXISTING CURB ANG GUTTER
3. EXISTING SIDEWALK
4. EXISTING BUILDING
5. EXISTING DRIVEWAY
6. SIDE YARD SETBACK
7. EXISTING FENCE
8. REAR PROPERTY LINE
9. EXISTING CURB
10. EXISTING PARKING LOT
11. EXISTING UTILITY POLE
12. PROPOSED PARKING AREA (8 SPACES)
13. REQUIRED MINIMUM SETBACK LINE
14. PROPOSED CURB CUT

AMD ARCHITECTURE
311 S 900 E STE 103
SALT LAKE CITY
UTAH 84102
801-322-3053
amdarchitecture.com

JEAN BROWN ASSOCIATES

3 APRIL 2014



FLOOR PLAN NOTES

LOWER FLOOR TOTAL AREA: 1078 sq ft

LOWER FLOOR AS-BUILTS
Scale: 1/8" = 1'-0"

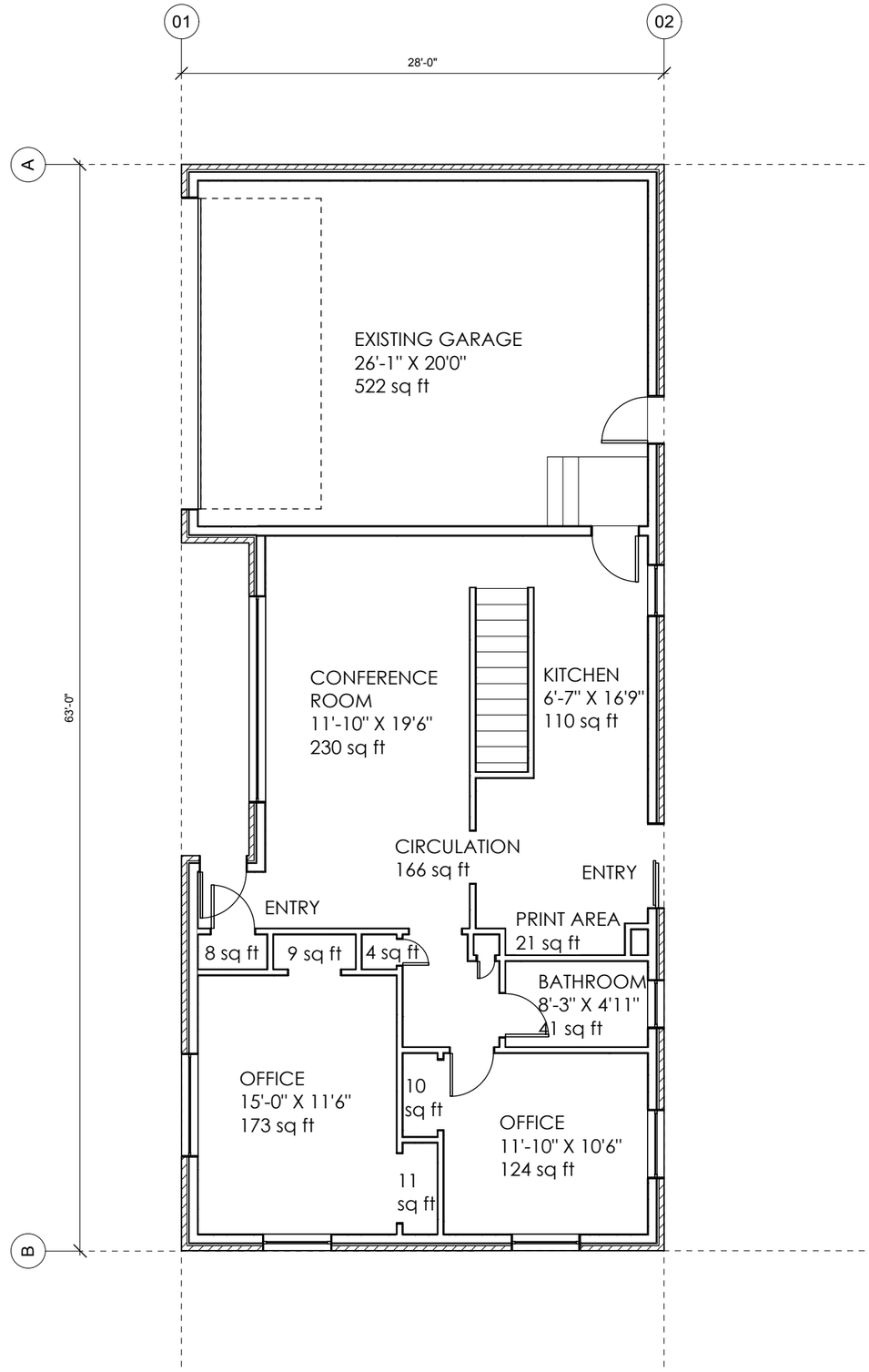
AMD ARCHITECTURE

311 S 900 E STE 103
SALT LAKE CITY
UTAH 84102
801-322-3053

amdarchitecture.com

3 APRIL 2014

JEAN BROWN ASSOCIATES



FLOOR PLAN NOTES

MAIN FLOOR TOTAL AREA: 980 sq ft

GARAGE AREA: 522 sq ft

MAIN FLOOR AS-BUILTS
Scale: 1/8" = 1'-0"

311 S 900 E STE 103
SALT LAKE CITY
UTAH 84102
801-322-3053

amdarchitecture.com

AMD
ARCHITECTURE

3 APRIL 2014

JEAN BROWN ASSOCIATES

Salt Lake County Planning & Development Services

STAFF REPORT

Executive Summary									
Hearing Body:	Millcreek Township Planning Commission								
Meeting Date and Time:	Wednesday, August 13, 2014	04:00 PM	**File No:**	2	8	9	2	6	
Applicant Name:	Charlie Taylor	**Request:**	Conditional Use						
Description:	Electronic Message Center Sign								
Location:	4001 South 700 East								
Zone:	C-2 Community Commercial	Any Zoning Conditions?	Yes ☐	No ☑					
Community Council Rec:	Not yet received								
Staff Recommendation:	Approval with Conditions								
Planner:	David J. Gellner, AICP								

1.0 BACKGROUND

1.1 Summary

The applicant, Charlie Taylor, representing Yesco, is requesting Conditional Use Approval for an electronic message center (EMC) sign at the Woodlands Business Park located on the subject property referenced above.

The subject property is zoned C-2 (Community Commercial). The C-2 Zone allows for a ground type of EMC and requires Conditional Use approval if the proposed sign is within 300 linear feet or less of a residence.

The applicant is replacing an existing sign at this location with a sign that is slightly shorter and appears slightly wider than the existing sign and that also incorporates the EMC component. The footprint and sign support will be reused from the existing sign.

1.2 Hearing Body Action

This item is on the agenda to receive a Decision from the Planning Commission.

This item was Continued from the meeting of July 16, 2014 to this meeting of August 13, 2014.

1.3 Neighborhood Response

Notice of this application was sent to property owners and residents within a 300 foot radius of the subject property. Comments were received from several neighbors. Those written comments were provided to the Commission at the meeting of July 16th. A summary of the major concerns is included here as well:

1) Concerns about the area becoming too commercialized with big signs that set a precedent.
2) Worried about the amount of light that will be projected from the sign causing night-time disturbance for residents that live near.
3) Visual pollution - distraction - unsuitable for the neighborhood - more impact during winter months - disruption of mountain views. (These items are summarized from a letter submitted by Robert Lonergan, a resident of Old Farm. The full text of comments are part of the record and have been previously provided to the Commission.)

1.4 Community Council Response

The Millcreek Community Council had this request on their Agenda for discussion at their meeting of July 1, 2014. The applicant was not in attendance for the meeting of July 1st and the CC requested a one month Continuance of the application by the Planning Commission to allow the CC an opportunity to review the proposal with the applicant present. The Millcreek CC has this on their meeting Agenda of August 5, 2014 for review and a formal recommendation. As of the date of this report, the recommendations of the Millcreek CC are still pending. Their comments and any recommendations will be provided to the Millcreek Planning Commission at the hearing scheduled for August 13, 2014.

2.0 ANALYSIS

2.1 Applicable Ordinances

Section 19.84.060 of the Conditional Use Chapter of the Zoning Ordinance establishes five standards to be used in evaluating Conditional Use applications. The Planning Commission must find that all five of these standards have been met before granting approval of an application. Based on the foregoing analysis, Staff suggests the following:

Criteria Met		Conditional Use Criteria and Evaluation
YES ☒	NO ☐	Standard `A': *The proposed site development plan shall comply with all applicable provisions of the Zoning Ordinance, such as parking, building setbacks, building height, etc.*
		The proposed sign appears to meet all applicable provisions and requirements of the Zoning Ordinance. Staff feels that this criteria has been met.
YES ☒	NO ☐	Standard `B': *The proposed use and site development plan shall comply with all other applicable laws and ordinances.*
		The proposal appears to meet all other applicable laws and ordinances. Staff feels that this criteria has been met.
YES ☒	NO ☐	Standard `C': *The proposed use and site development plan shall not present a traffic hazard due to poor site design or to anticipated traffic increases on the nearby road system which exceed the amounts called for under the County Transportation Master Plan.*
		Discussion: The sign shall not present a traffic hazard due to poor design and no traffic increases are anticipated. The regulations for an EMC sign includes specific provisions related to the type of images, duration, transition and illumination that must be adhered to. These provisions were incorporated to lessen driver distraction and mitigate safety issues. Summary: Staff feels that this criteria has been met.

YES	NO	
☒	☐	Standard `D': *The proposed use and site development plan shall not pose a threat to the safety of persons who will work on, reside on, or visit the property nor pose a threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/ topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.*
		The proposal appears is not anticipated to create safety hazards due to the circumstances listed above. Staff feels that this criteria has been met.
YES	NO	
☒	☐	Standard `E': *The proposed use and site development plan shall not adversely impact properties in the vicinity of the site through lack of compatibility with nearby buildings in terms of size, scale, height, or noncompliance with community general plan standards.*
		Discussion: The proposed sign is replacing an existing sign located on the same footprint. The new sign will be slightly shorter and wider but will incorporate the EMC technology. As the sign sits on the edge of developed commercial property with some taller buildings, a variety of uses and adjacent to a very busy major arterial (700 East), staff does anticipate that the sign will not have impacts related to lack of compatibility with surrounding buildings. There is a residence within 300 feet of the sign on the west side of 700 East. Given the distance to that residence of approximately 250 feet, the busy nature of the road itself, and the tall buildings on the subject property, this sign should have negligible additional impact on that residence. The Planning Commission also has at its discretion the ability to impose additional restrictions in terms of hours of operation, sign height, size etc. Staff is not recommending any additional conditions. This is highlighted in S**ection 3.3 - Other Recommendations** of this report. Summary: Staff feels that this criteria has been met.

2.2 Zoning Requirements

Electronic message center signs are governed by Chapter 19.82 of the Salt Lake County Zoning Ordinance. Specifically, the following provisions are applicable to this application:

19.82.135 Electronic message center requirements for on-premises signs

A. An electronic message center shall only display static images. An electronic message center shall not display scrolling text, video images, or scintillating images.

B. The minimum image display duration shall be four seconds.

C. The maximum image transition duration shall be three seconds. Transitions from one static image shall fade out and fade or dissolve in to the next static image without the use of flashing, animation, or movement.

D. All electronic message centers shall be equipped with a sensor or other device that automatically determines the ambient illumination and must be programmed to automatically dim according to ambient light conditions. The nighttime illuminance of an electronic message center shall not increase ambient lighting conditions by more than three-tenths footcandles when measured perpendicular to the electronic message center face at a

distance determined by the following formula:

Measurement Distance (in feet) = The square root of [Area of electronic message center face in square feet) × 100]

E. Where allowed as a conditional use, conditions may be imposed by the planning commission regarding hours of sign operation, sign height, sign size, and/or setbacks from property lines to mitigate impacts on nearby residential properties, to protect critical viewsheds as established in the general plan, or to prevent potential traffic hazards.

F. Electronic message center conditional use requirements, allowed sign types, and allowable sizes by zone are set forth in Table 19.82.135

The provisions found in Table 19.82.135 are summarized here:

a) In the C-2 Zone, a ground type of EMC is allowed as a Conditional Use if the proposed sign is within 300 linear feet or less of a residence.

b) Up to 50% of the total allowable sign size can be configured as an EMC.

c) Ground signs are limited in height to 30 feet in the C-2 Zone.

d) The Ordinance allows for a sign 48 sq. ft. plus 1 sq. ft. for each foot of frontage over 30 on a street to a maximum of 256 sq. ft.

2.3 Other Agency Recommendations or Requirements

This proposal was sent for review by outside agencies. Given the type of application, this review was limited to the Salt Lake County Building Department. The Building Department noted this in relation to the application:
Building permits are required for the construction of the new sign.

2.4 Staff Analysis

This application is coming before the Planning Commission as a Conditional Use after an initial review by staff showed the proposed EMC to be within 300 feet of an existing residence. The land uses to the west, across 700 East consist of properties zoned R-M (Residential) that are within 300 feet of the proposed sign. There appears is at least one residence within 300 feet of the proposed sign, at a distance of approximately 250 feet.

<u>Calculation of Proposed EMC Size on the Subject Property</u>

Based on the frontage of approximately 422 feet, this property would qualify for the maximum allowed ground sign in the zone of 256 square feet total size. Of that 256 square feet total, 50% of the sign could be configured as an EMC, allowing for an EMC on this property of 128 square feet total. The applicant is proposing a sign of approximately 180 square feet and an EMC of approximately 89 square feet, which is 50% of the total sign and roughly equivalent to 70% of the total size of an EMC that could be approved at this location if the maximum size of sign were to be installed. Thus, the sign itself is well within the allowed size parameters and the EMC is 50% of the proposed sign for the property as required.

The maximum sign height for the zone is limited to 30 feet. The applicant is proposing a sign 25 feet in height. The proposed sign is approximately 4 feet shorter than the sign that is being replaced at this

same location. It is utilizing the same footprint and base/supports as the existing sign.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Conditional Use with the following conditions:

1) Provisions A-D of the Chapter 19.82.135 relating to the allowed images, display duration, image transition and ambient illumination must be strictly adhered to.
2) A Salt Lake County Building Permit is required for construction of the sign.

3.2 Reasons for Recommendation

1) The proposed use appears to comply with all five (5) required standards that must be met before Conditional Use Approval can be granted by the Planning Commission.
2) The Provisions of Chapter 19.82.135 (A-D) have been designed to mitigate any anticipated safety issues.

3.3 Other Recommendations

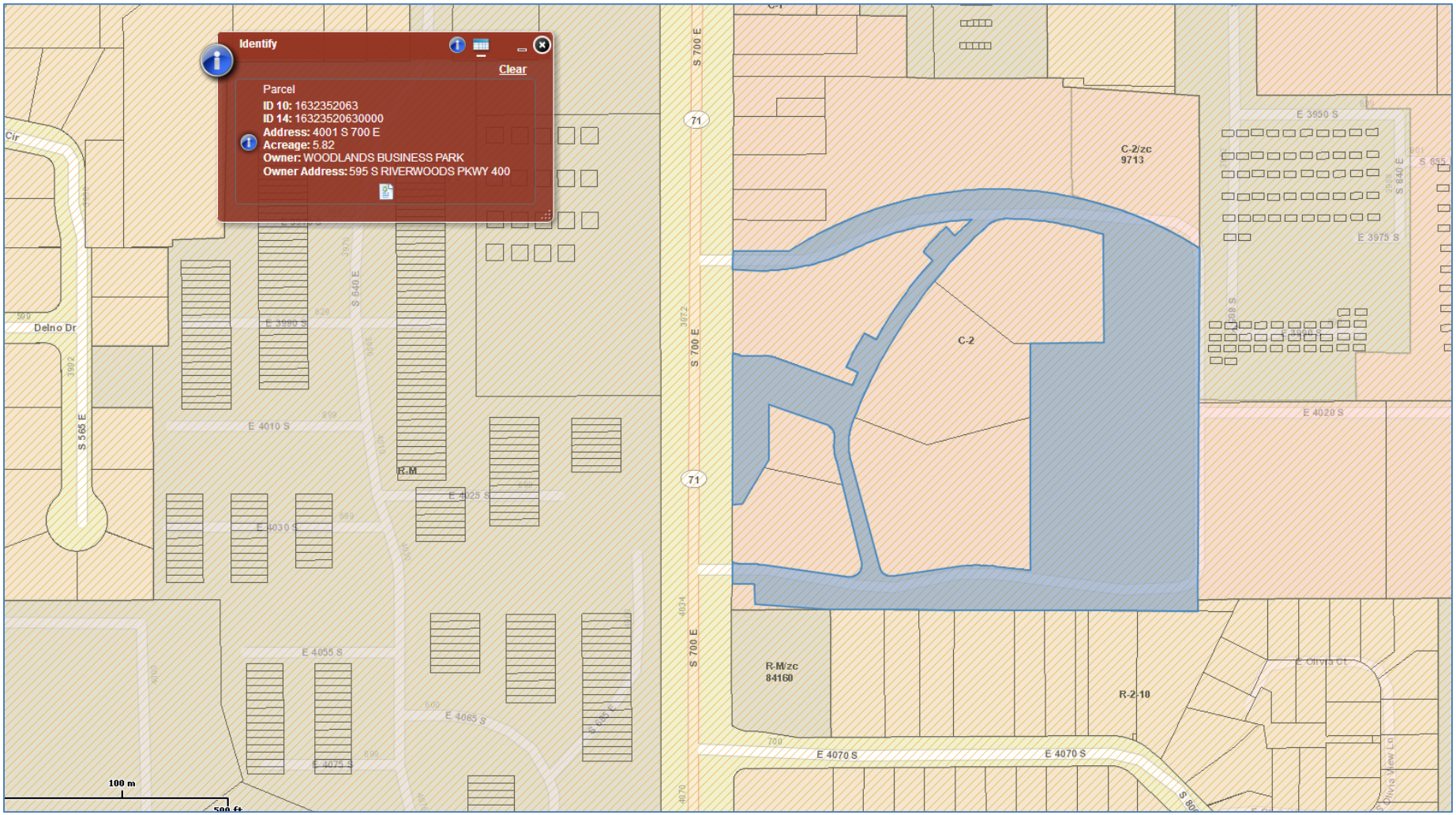
The Planning Commission has discretion for the following: "Where allowed as a conditional use, conditions may be imposed by the planning commission regarding hours of sign operation, sign height, sign size, and/or setbacks from property lines to mitigate impacts on nearby residential properties, to protect critical viewsheds as established in the general plan, or to prevent potential traffic hazards." Staff is not suggesting any specific conditions related to the hours of operation but recognizes that the Community Council may make recommendations in that regard to the Planning Commission based on their knowledge of the area. The Planning Commission may adopt appropriate mitigation measures to address anticipated impacts from the sign in terms of hours of operation, sign height, size etc. based on the input of the Community Council, citizen comments, and their own knowledge and observations of the site.

4.0 PROJECT PHOTOS

Image 1 : Proposed EMC - Looking north on 700 East

Image 2 : Proposed EMC - Looking NW from parking - residential visible across 700 East

Image 3 : Proposed EMC - Looking south on 700 East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Clear
Parcel
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ID 14: 16323520630000
Address: 4001 S 700 E
Acreage: 5.82
Owner: WOODLANDS BUSINESS PARK
Owner Address: 595 S RIVERWOODS PKWY 400
Delno Dr
S 565 E
E 4010 S
E 4030 S
E 4055 S
E 4065 S
E 4075 S
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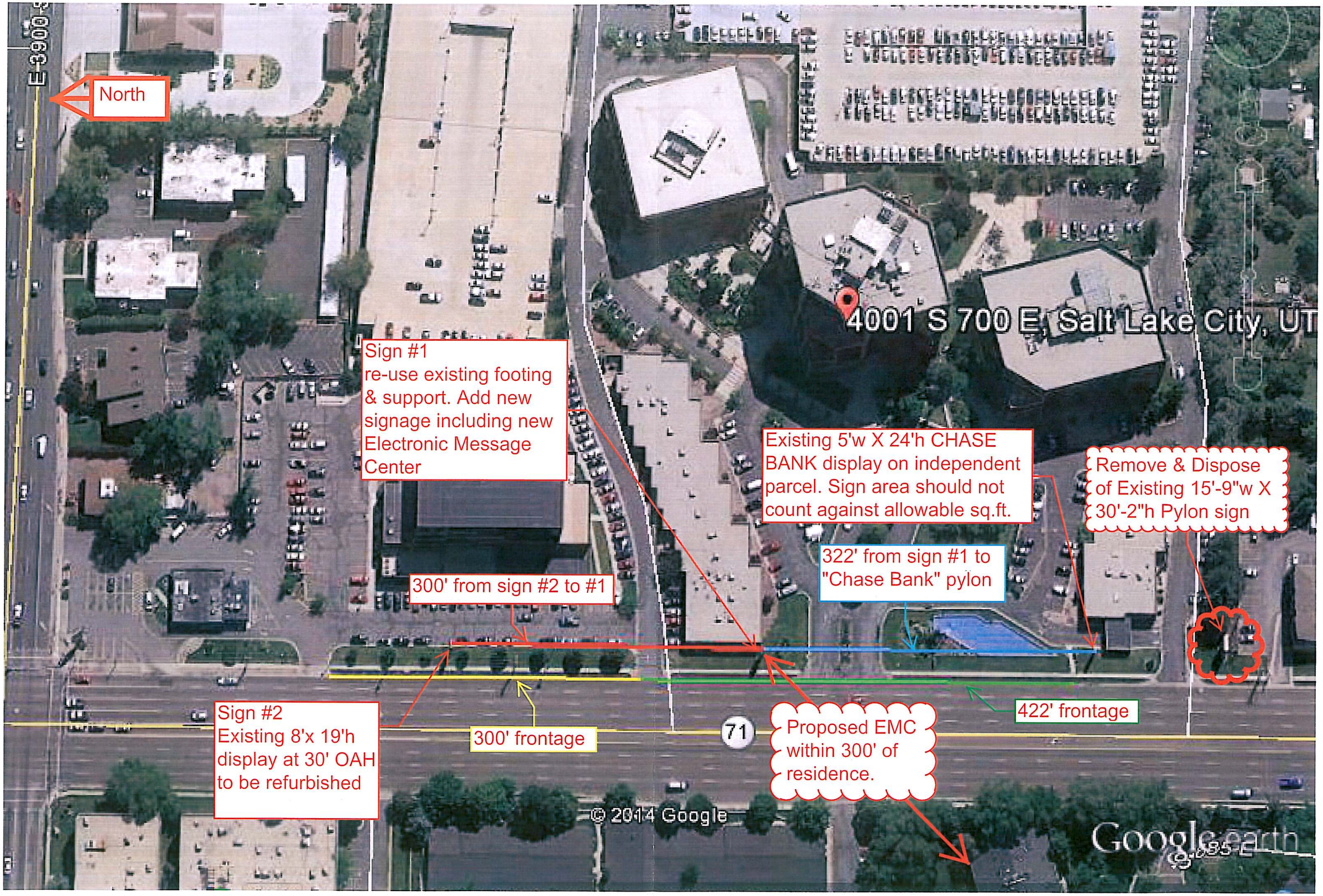
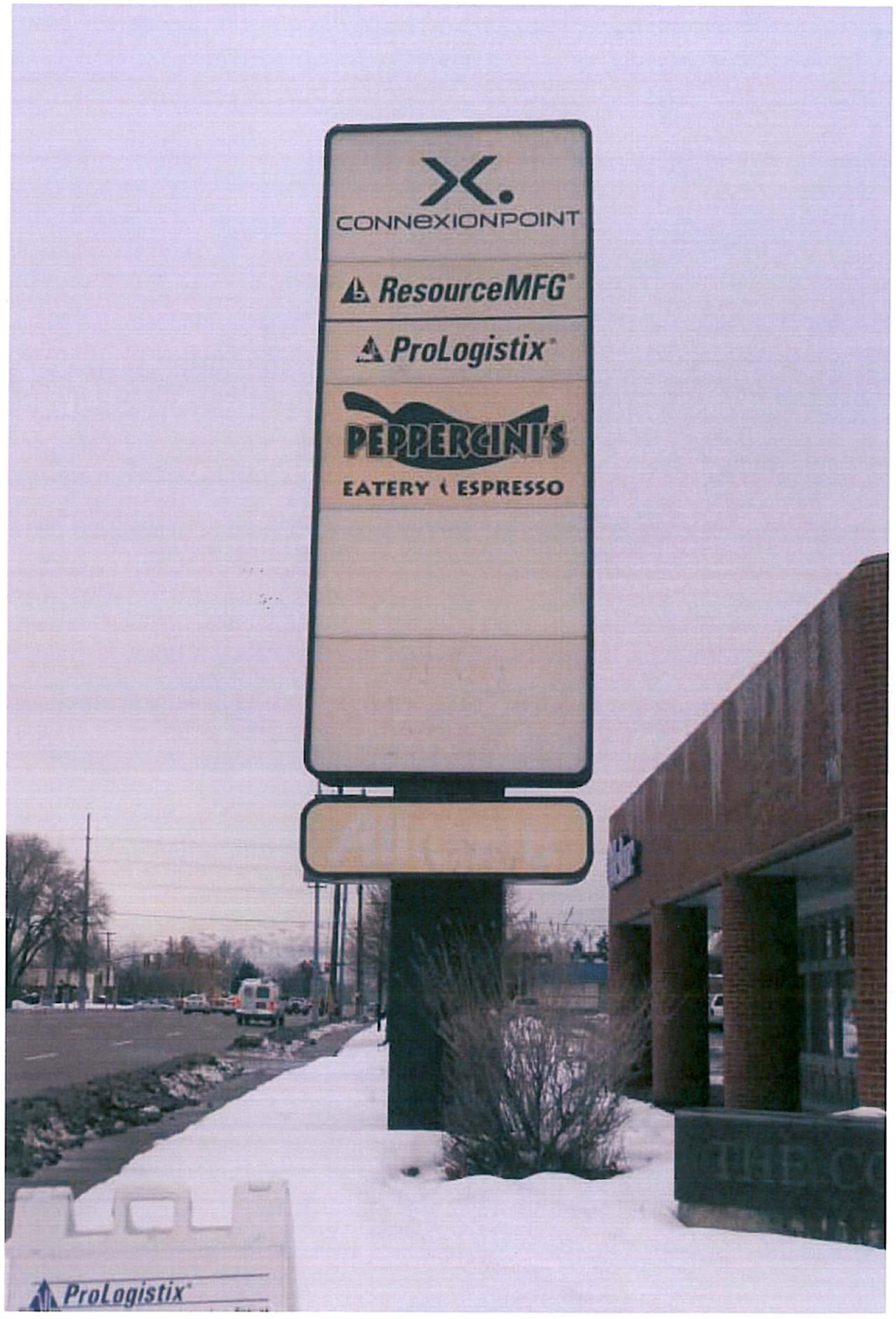
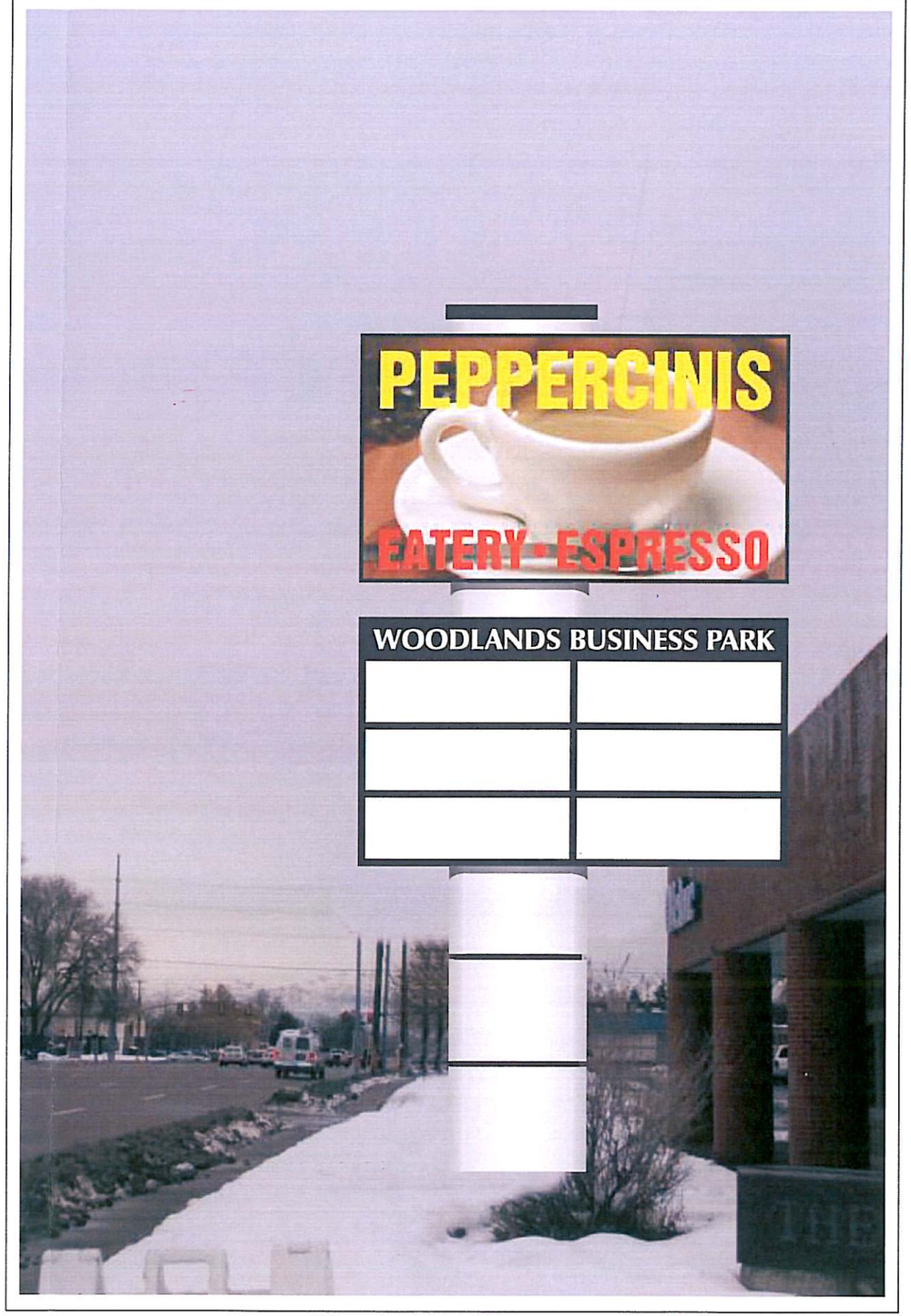

E 3900 S
North
4001 S 700 E, Salt Lake City, UT
Sign #1
re-use existing footing & support. Add new signage including new Electronic Message Center
Existing 5'w X 24'h CHASE BANK display on independent parcel. Sign area should not count against allowable sq.ft.
Remove & Dispose of Existing 15'-9"w X 30'-2"h Pylon sign
322' from sign #1 to "Chase Bank" pylon
300' from sign #2 to #1
Sign #2
Existing 8'x 19'h display at 30' OAH to be refurbished
300' frontage
71
Proposed EMC within 300' of residence.
422' frontage
© 2014 Google
Google earth

Sign #2
To be refurbished per YESCO design #47364R8 sheet 2
Sign #1
Use existing footing & support. Install new signage & Electronic Message Center per YESCO design #47364R8 sheet 1
Existing Woodlands pylon sign to be removed at grade and disposed of.
Existing Chase Bank sign display on individual parcel to remain.

BEFORE



ART SUPERIMPOSED ON PHOTO [DAY] - SHOWN AT APPROXIMATE RELATIVE SCALE



YESCO

Rocky Mountain Region

Salt Lake City
1805 South Gramercy Road
Salt Lake City, UT 84104
801-487-8481

Denver
3770 Joliet St.
Denver, CO 80239
303-375-9933

This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO. Permission to copy or revise this drawing can only be obtained thru a written agreement with YESCO.

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www.yesco.com

CLIENT: WASATCH PROPERTIES WOODLANDS

ADDRESS: 4001 SO. 700 E.

CITY / STATE / ZIP: SLC, UT.

ACCOUNT EXECUTIVE: JEFF K.

DESIGNER: CHRISTIAN

ORIGINAL DATE: 1.9.2014

CUSTOMER APPROVAL

Client Signature / Date

Landlord Signature / Date

ELECTRICAL NOTE

NOTE: UNLESS OTHERWISE NOTED, ELECTRICAL RUNS OR FINAL ELECTRICAL CONNECTION CHARGES ARE NOT INCLUDED. ILLUMINATED DISPLAYS WILL BE WIRED FOR 120 VOLT POWER UNLESS OTHERWISE INDICATED.

IF VOLTAGE IS NOT 120, PLEASE INDICATE YOUR VOLTAGE HERE:

VOLTS AMPS

UL NOTE

YESCO IS A UL RECOGNIZED MANUFACTURER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

REVISIONS

DATE	REVISION	DESIGNER
1-30-14	R1 ALL NEW DRAWING	
2-24-2014	ALL NEW DRAWINGS	
3-4-14	R3 CHANGED DISPLAY ONE	
3-12-14	R4 ADDED M.C. TO DISPLAY ONE	

DESIGN NUMBER: 47364R8

Salt Lake County Planning & Development Services

STAFF REPORT

Executive Summary									
Hearing Body:	Millcreek Township Planning Commission								
Meeting Date and Time:	Wednesday, August 13, 2014	04:00 PM	**File No:**	2	8	9	5	2	
Applicant Name:	Christine Warden	**Request:**	Conditional Use						
Description:	Change Site Plan - New Krishna Temple Building								
Location:	3370 S. 965 E.								
Zone:	R-1-8 Residential Single-Family	Any Zoning Conditions?	Yes ☐	No ☑					
Planning Commission Rec:	Not Yet Received								
Community Council Rec:	Not yet received								
Staff Recommendation:	Approval with Conditions								
Planner:	Lyle Gibson								

1.0 BACKGROUND

1.1 Summary

The Krishna Temple currently located at the subject property is looking to build a new temple structure on their property. The existing structure would remain on site, and the proposal would be to construct the new temple which would be allowed in the R-1-8 zone as a public / quasi public use. The structure would not change the current use of the property, only allow new space for the Krishna Temple and visitors to the site, specific use inside the building is the existing 'gift shop' to relocate into the new structure and the temple room. About 1500 sq. ft. of the new building is the front lobby area under the columns.

The property is 3.73 acres in size and tucked away some from both 900 East and 3300 South. Accessed off of 3370 South. The property is surrounded by single family residences to the west and south, businesses (mainly greenhouses) to the east and north, and just north of the project site is a care center.
Large trees currently line the north property line which are anticipated to remain on site. The area is surrounding by an existing chain link fence with slats for screening. Also the property to the north closest to the proposed structure has a grade change about 5 feet higher than the temple site. Part of the new structure's site is occupied by a single story extension of the existing Krishna Temple building. The new building is proposed to be 6,000 sq. ft. in size, the existing building is approximately 12,500 sq. ft. of which 10,250 will remain. This is an increase in square footage of 3,750 sq. ft. or a 30% increase in structures on the site.

Currently the property only uses the western most paved area as designated parking. The paved surface on the south and east sides of the building can be accessed by vehicles but is gated off, it was created as a playground area and is not currently striped for parking. The proposal would be to utilize this space as marked parking. Also notable is the ability to easily access the entirety of the property to the west for were the need to arise for occasional extra parking on the grass. Because additional pavement and parking areas are not being added, only re-striped it is not necessary for the parking lot to come into full compliance with the landscape section of the ordinance (title 19.77). The applicant is proposing to add parking peninsulas and island to improve the parking area in addition to striping parking stalls. There will be a total of 47 stalls, 2 of which are ADA stalls.

The applicant has provided plans for the proposed structure and a photo image of their existing temple building in Spanish Fork to help indicate the type of materials and look of this structure. This building will not be as large as the Spanish Fork Temple. The temple is single story at 22 feet in height, but has multiple spires and architectural elements such as domes that extend above the 22 foot height. The shorter spires are at a height of 45 ft. 4 in. and the large main entrance dome rises to a height of 65 ft. 9 in. to the top of the highest spire. The maximum height limit in the R-1-8 zone typically 35' to the midpoint of a roof. This structure however falls under some special circumstances as a religious structure (or public quasi public structure) and is granted exceptions both by the Salt Lake County Ordinance under 19.76.190 height limitations-exceptions, and Federal Law under RLUIPA. The proposed structure does maintain a minimum of 25 ft. from any property line which is in line with the existing structure and complies with setback requirements for the zone with 25 ft. front yard (west), 20 ft. side yard (north and south), and 30' rear yard (east) requirements.

1.2 Hearing Body Action

This item is on the agenda for a final decision regarding the proposed change of site plan from the Millcreek Township Planning Commission.

1.3 Neighborhood Response

As of the date of this report, staff has not received any comments from the neighborhood.

1.4 Community Council Response

This item is scheduled to be heard by the Millcreek Community Council during their meeting on 8/5/2014.

2.0 ANALYSIS

2.1 Applicable Ordinances

Section 19.84.060 of the Conditional Use Chapter of the Zoning Ordinance establishes five standards to be used in evaluating Conditional Use applications. The Planning Commission must find that all five of these standards have been met before granting approval of an application. Based on the foregoing analysis, Staff suggests the following:

Criteria Met		Conditional Use Criteria and Evaluation
YES	NO	Standard `A': *The proposed site development plan shall comply with all applicable provisions of the Zoning Ordinance, such as parking, building setbacks, building height, etc.*
☒	☐	
		As discussed in the project summary, the project appears to comply with all applicable

		provisions of the zoning ordinance when exceptions to building height as stated in ordinance are considered.
YES ☒	NO ☐	Standard `B': *The proposed use and site development plan shall comply with all other applicable laws and ordinances.*
		As of the date of this report, it appears that the project as proposed will be able to comply with all applicable laws and ordinances. Prior to final approval and issuance of a building permit verification of compliance with all applicable laws and ordinances will be established through the technical review process.
YES ☒	NO ☐	Standard `C': *The proposed use and site development plan shall not present a traffic hazard due to poor site design or to anticipated traffic increases on the nearby road system which exceed the amounts called for under the County Transportation Master Plan.*
		As the property is tucked away from major streets, and the use of the property already in place, it is not expected that the proposal will present a traffic hazard. Part of the proposal along with the new structure is to provide additional parking and make improvements to the parking lot.
YES ☒	NO ☐	Standard `D': *The proposed use and site development plan shall not pose a threat to the safety of persons who will work on, reside on, or visit the property nor pose a threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/ topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.*
		The proposal will be required to comply with all rules and regulations of applicable agencies such as Unified Fire authority and the Salt Lake County Geologist. As of the date of this report a full review has not been completed regarding these items, but it is the opinion of staff upon initial review that the proposal will be able to appropriately address these safety issues.
YES ☒	NO ☐	Standard `E': *The proposed use and site development plan shall not adversely impact properties in the vicinity of the site through lack of compatibility with nearby buildings in terms of size, scale, height, or noncompliance with community general plan standards.*
		The proposed building will stand out in terms of height from other structures in the vicinity, but for the purpose of architectural detail and identification as a religious structure. The majority of the building as far as the 'habitable space' will be at a height compatible with the surrounding area.

2.2 Zoning Requirements

19.14.030 Conditional uses.

—Public and quasi-public uses;

19.14.050 Yards.
C. The minimum yard requirements for a main building other than residential are as follows:
Zone: R-1-6, R-1-7, R-1-8
Minimum Front Yard - 25 feet
Minimum Side Yards - 20 feet
Minimum Rear Yard - 30 feet

19.76.190 Height limitations—Exceptions.

Penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smokestacks, water tanks, wireless or television masts, theater lofts, silos or similar structures, may be erected above the height limits prescribed in this title, but no space above the height limit shall be allowed for the purpose of providing additional floor space, and no heights are permitted above the maximum allowed under airport height provisions.

19.80.040 Number of spaces required.

A. 5 - Churches, one space for each six and one-half feet of linear pew or three and one-half seats in an auditorium; provided, however, that where a church building is designed or intended to be used by two congregations at the same time, one and one-half parking spaces shall be provided for each three and one-half seats in the auditorium. For buildings designed or intended to be used for conferences or other special meetings involving more than the regular congregations, additional parking shall be required as determined by the planning commission; (West Valley City nearly identical)

3. Banks, post offices, business and professional offices, one space for each two hundred fifty square feet of gross floor area;

B. Number of Parking Spaces for Uses Not Specified. For any use of buildings not specified in this section, or for uses of a seasonal or temporary nature, the off-street parking requirement shall be determined by the division director being guided, where appropriate, by comparable ordinances from other jurisdictions, accepted planning industry standards, or the requirements set forth in this section for uses or buildings which, in the opinion of the division director, are similar to the use or building under consideration.

Salt Lake City Ordinance...
Places of worship 1 parking space per 1,000 square feet of seating or congregation area

C. Accessible Parking Spaces. For nonresidential parking areas, the accessible parking spaces required to satisfy the Americans with Disabilities Act shall be provided within the total number of stalls required above.

In consideration of the parking needs on this property, under section B noted above, the division director - designee has requested that parking be made available at a ratio of 4/1000 which is a total of 62 stalls. In the case of this proposal, the 47 stalls indicated as paved / striped stalls is sufficient, the remaining 15 stalls shall be provided as defined in 19.80.110 provisional parking.

19.80.110 Provisional parking.

"Provisional parking" is defined as an area or areas within a parking lot where parking spaces which are shown on the approved parking plan are landscaped rather than paved. The following conditions apply to provisional parking areas:

1. Provisional parking spaces must be shown on the site plan as complying with the parking stall size requirements of this chapter as well as the maneuverability and aisle requirements of planning commission policy.

2. Provisional parking spaces may be landscaped in such a way that they can be used for parking on a seasonal or temporary basis.

3. After one year's time from the issuance of the land use permit, a property owner may request a review of the provisional parking. Upon a finding by the planning commission for conditional uses or the division director of planning and development services for permitted uses that the additional parking is needed,

approval shall be granted for the provisional parking to be paved.

4. The planning commission may set conditions of approval as part of any conditional use permit that utilizes provisional parking as allowed under Section 19.84.050 to provide for monitoring and future review of the parking plan.

2.3 Other Agency Recommendations or Requirements

Building - Permits would be required for both the demolition of existing structures and the construction of the new proposed building.

Traffic: access into site already has restrictions for parking. Site plan as proposed has appropriate parking stalls and drive isles. Hasn't been a history of parking or traffic problems. Special events require permitting as done in the past.

Geology: site in moderate liquefaction potential zone. Geotechnical study likely required under technical review.

Health: site in level 4 groundwater protection zone. Use is allowed, require final approval from SLCHD during technical review.

Fire: preliminary review of the site plan appears to comply with Unified Fire Authority requirements. Final plans will need to verify turn radius requirements, possible turnaround space needed on east side of existing building.

2.4 Other Issues

A lot consolidation process is taking place to combine the small parcel to the large parcel, both owned by the Krishna Temple organization. This is completed at a staff level.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Conditional Use with the following conditions:

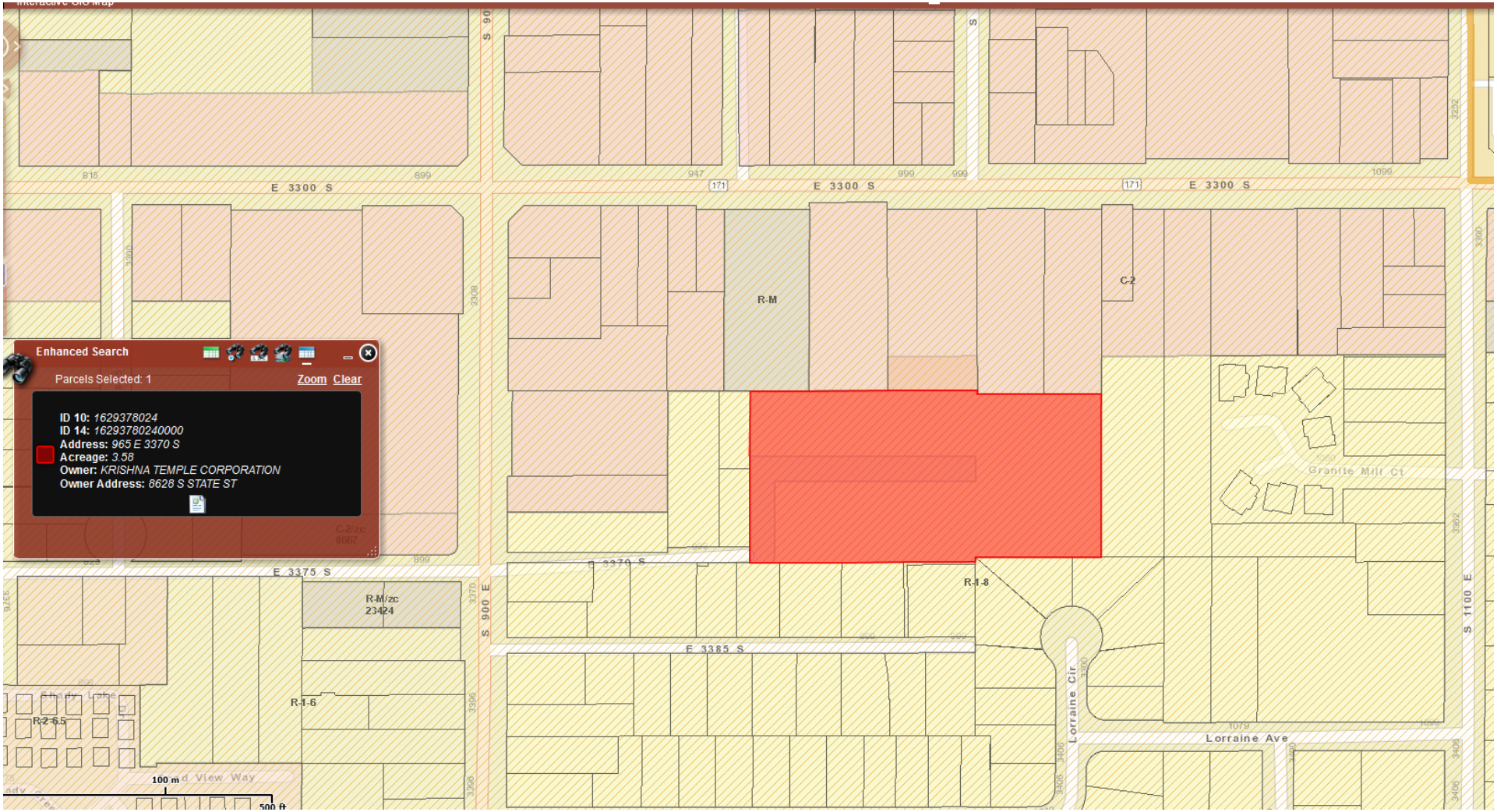
1) Parking shall be provided at a minimum of 4 stalls per thousand for the building to remain and 1 stall per thousand of the new proposed structure. Total 47 stalls. An additional 15 provisional parking spaces shall be shown on the site to be paved in the event of complaint or determined regular use (creating a total of 62 stalls or ratio of 4/1000).
2) Additional trees along the west property line west of the structure shall be added to reduce visual impact from the west in harmony with conditional use criteria 'E'.
3) Lighting from the proposed structure shall be installed so as not to directly illuminate surrounding properties. Any illumination of the structure shall be restricted between the hours of 11pm and 6am.

3.2 Reasons for Recommendation

1) Subject to the proposed conditions, the proposal appears to be be able to meet the 5 criteria for a conditional use approval.

3.3 Other Recommendations

Applicant shall be required to complete the technical review process with staff and receive approval from all applicable reviewing agencies.


Enhanced Search
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Zoom Clear
ID 10: 1629378024
ID 14: 16293780240000
Address: 965 E 3370 S
Acreage: 3.58
Owner: KRISHNA TEMPLE CORPORATION
Owner Address: 8628 S STATE ST
E 3300 S
E 3300 S
E 3300 S
R-M
C-2
R-1-8
E 3375 S
E 3370 S
R-M/zc
23424
S 900 E
E 3385 S
R-1-6
R-2-6.5
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Lorraine Ave
Granite Mill Ct
S 1100 E
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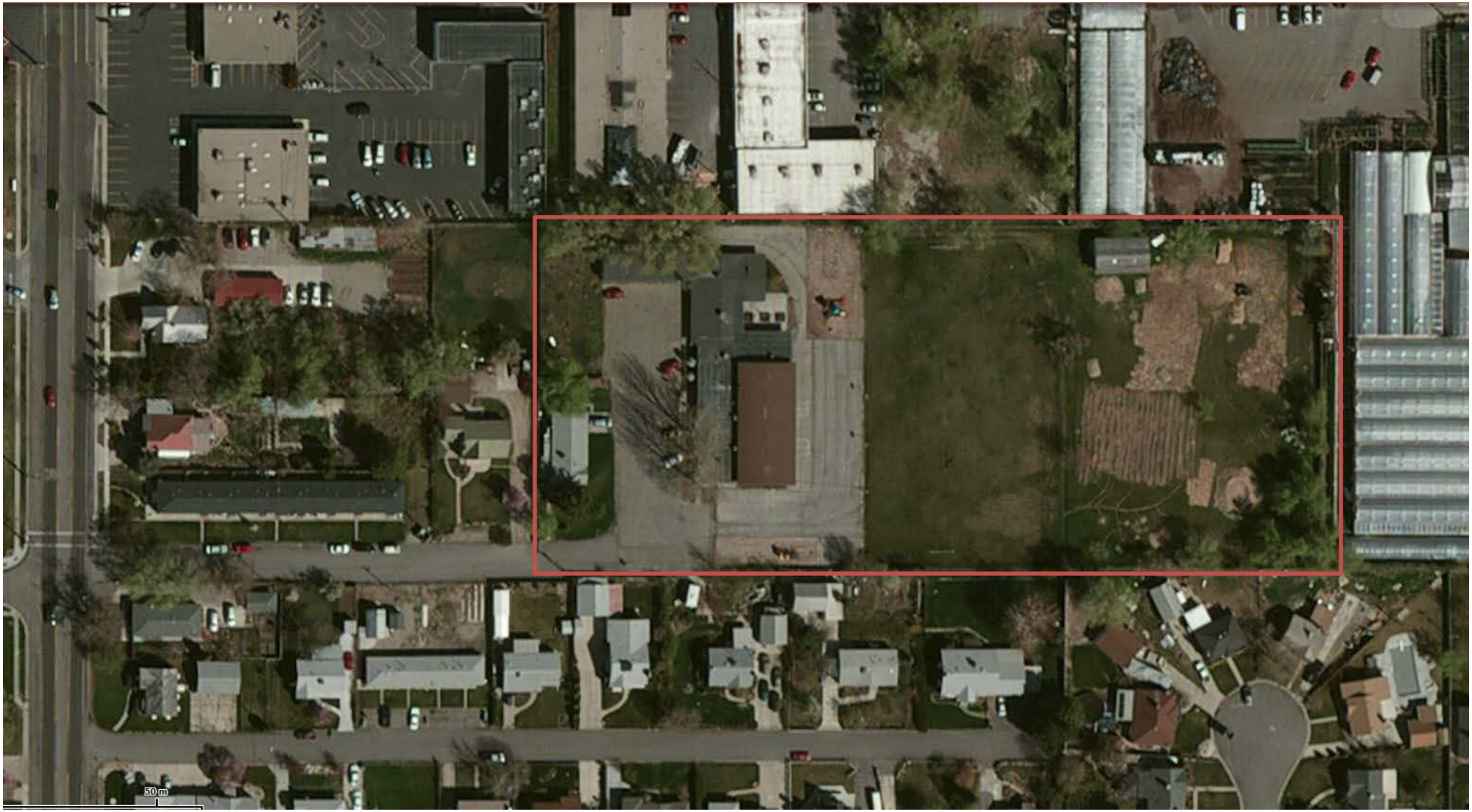
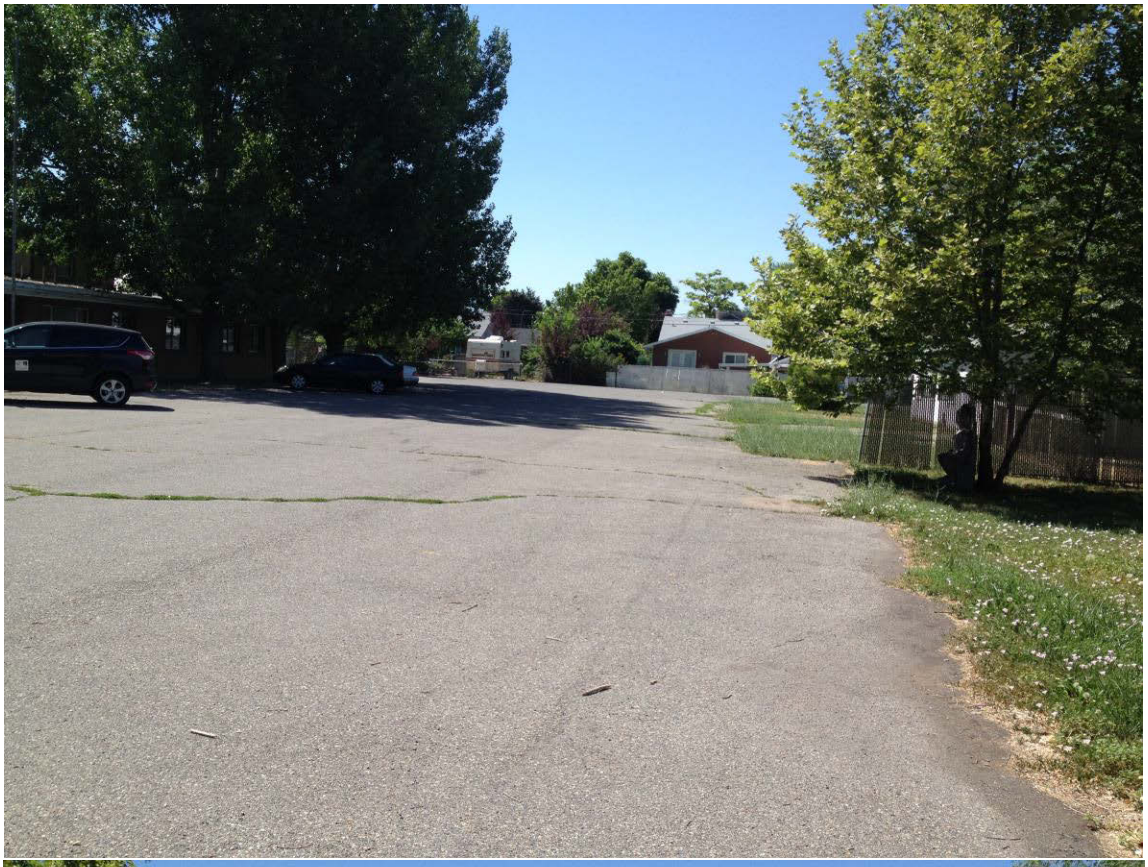
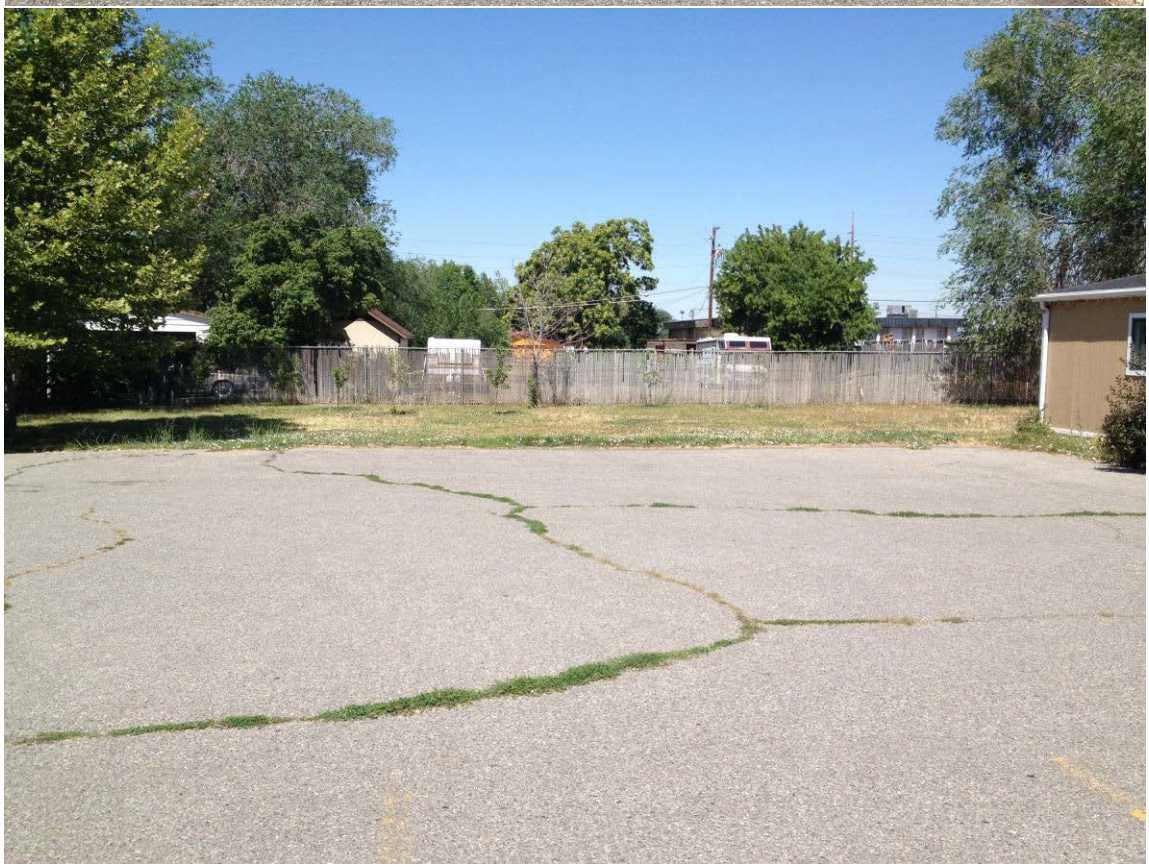
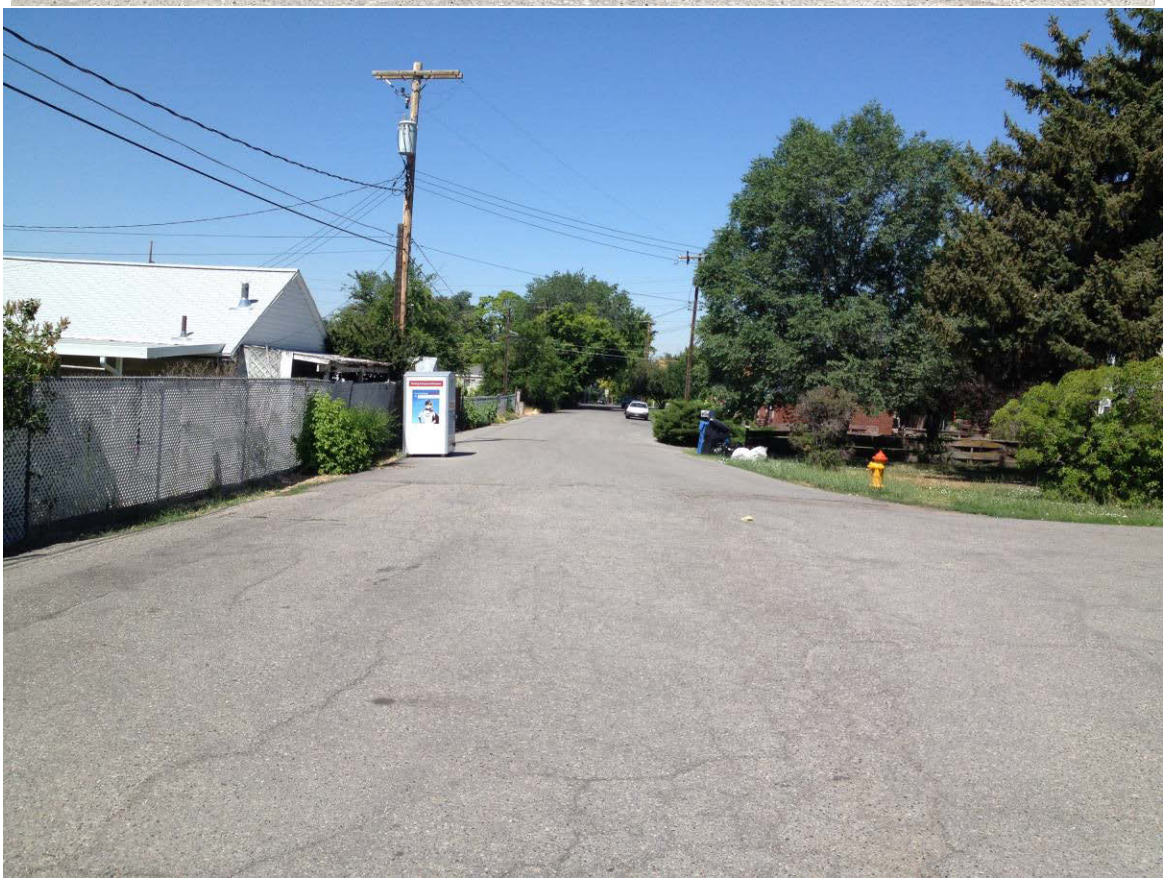

50 m

Looking North at Site

North Property Line (top) – Looking south at site (bottom)





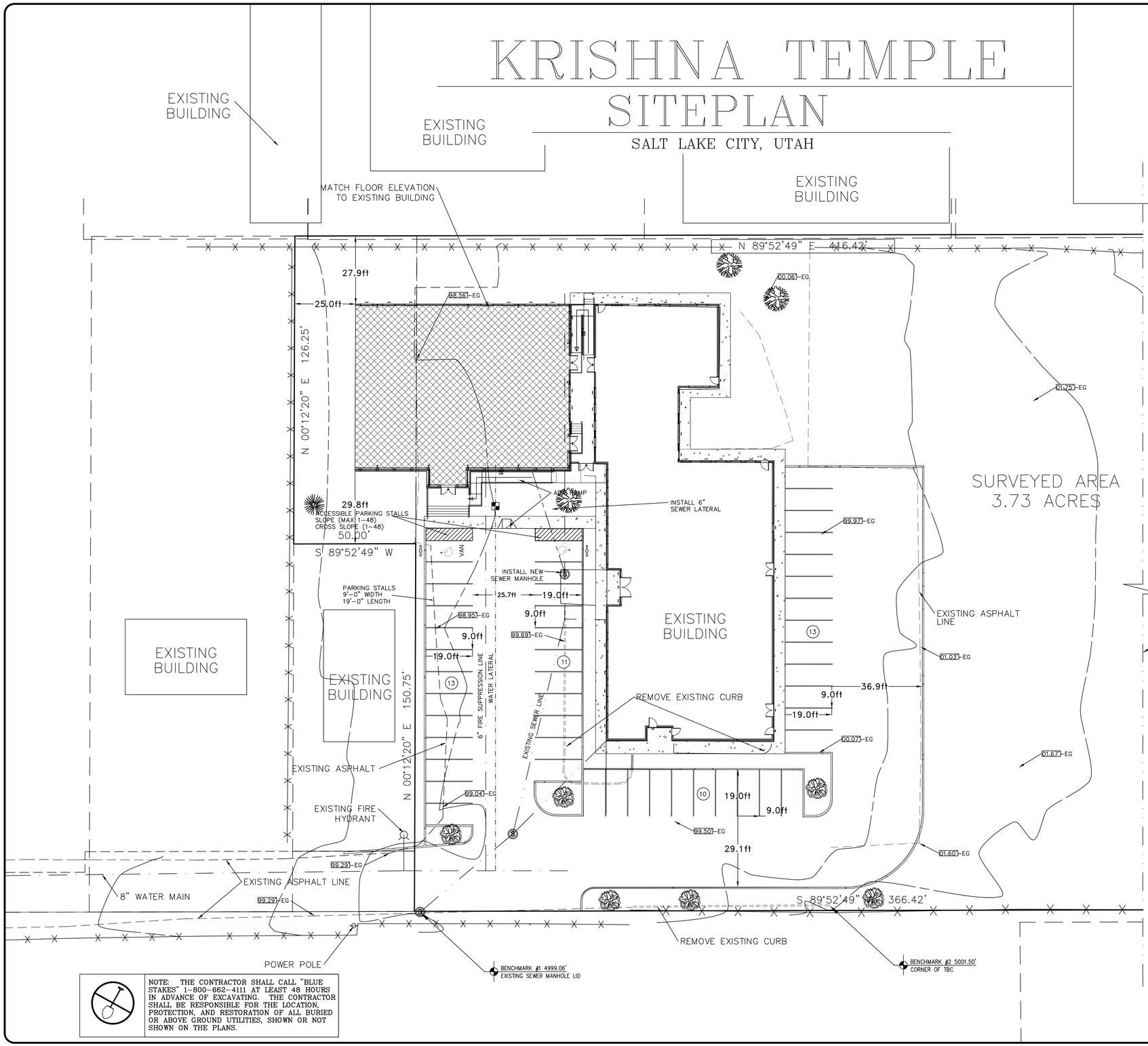


Street that site is accessed from

West side of the property, looking north.

Looking at east side of building, existing asphalt.

KRISHNA TEMPLE
SITEPLAN
SALT LAKE CITY, UTAH



N

LEGEND

0.00'	FINISH SPOT ELEVATION
TA	TOP OF ASPHALT
TBC	TOP BACK OF CURB
EG	EXISTING GRADE
TG	TOP OF GRATE
	DRAINAGE DIRECTION
	1" CULINARY LATERAL
	4" SEWER LATERAL 2% SLOPE MIN.
	EXISTING GAS LINE
	EDGE OF ASPHALT
	PROPERTY LINE
	1" WATER METER

SITE PLAN

0' 30' 60' 90'

SCALE: 1"=30'

PARKING

PARKING PROVIDED
PARKING STALLS = 45 STALLS
HANDICAP STALLS = 2 STALLS

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND FINISH GRADES AND DIMENSIONS BEFORE STARTING CONSTRUCTION.
2. CONTRACTORS SHALL VERIFY LOCATION OF EXISTING UTILITIES BEFORE STARTING CONSTRUCTION.
3. CONTRACTOR SHALL FOLLOW PIPE MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF ALL PIPES AND SALT LAKE CITY PUBLIC UTILITIES STANDARDS.
4. SLOPE LANDINGS AT DOORWAYS 1/4" PER FOOT.
5. ALL SITE WORK INCLUDING CURBS, GUTTERS, SIDEWALKS, DRIVEWAY, PAVING, UTILITIES, SIGNS, ETC. SHALL CONFORM TO THE SALT LAKE CITY STANDARDS.
6. PROVIDE 4" DIA. PVC SLEEVES FOR IRRIGATION PIPING AS REQUIRED.
7. THE FINISH GROUND SURFACE SHALL BE GRADED TO DRAIN WATER AWAY FROM EACH WALL OF THE BUILDING.
8. PREVENT ALL STORM WATER FROM FLOWING ONTO ADJACENT PROPERTY.
9. VERTICAL SAWCUT EXISTING ASPHALT AND PROVIDE FOR A TWO FOOT WIDE PAVING REPLACEMENT PATCH.
10. PLACE THE WATER METER AS SHOWN ON PLANS.
11. MAINTAIN A TEN FOOT MINIMUM SEPARATION BETWEEN THE WATER AND SEWER LATERALS.
12. CONSTRUCTION OF BUILDING AND SITE PREPARATIONS SHALL CONFORM TO (STANDARD SPECIFICATIONS AND STANDARD PLANS)
13. OWNER SHALL MAINTAIN UNDEVELOPED PROPERTY (WEED FREE OR MOWED CONDITION).
14. CONTRACTOR SHALL CAP ALL EXISTING IMPROVEMENTS AND GET THE REQUIRED PERMITS FOR REMOVAL OF EXISTING STRUCTURES.
15. PARKING LOT REQUIREMENTS MUST FOLLOW SOILS REPORT.
16. SALT LAKE CITY WILL NOT ASSUME ANY RESPONSIBLILITY FOR MAINTENANCE OR REPAIR OF PRIVATE STORM DRAIN SYSTEM.
17. CLEAN-OUTS TO BE INSTALLED AT EVERY 50' ON SS LATERAL

NOTE:

1. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA).

2. ALL LANDSCAPED AREAS SHALL WILL CONFORM TO SALT LAKE CITY STANDARDS AND APPROVED LANDSCAPING PLANS.

3. A SAMPLING MANHOLE AND HOLDING TANK (GREASE TRAP) SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS AS REQUIRED BY THE CITY.

4. WATER METER IS TO BE LOCATED BEHIND BACK OF WALK OR BACK OR CURB IN AN AREA THAT IS ACCESSIBLE, NOT LOCATED BEHIND FENCED AREAS OR UNDER COVERED PARKING.

NOTE: THE CONTRACTOR SHALL CALL "BLUE STAKES" 1-800-662-4111 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

REVISIONS
1. 4.
2. 5.
3. 6.

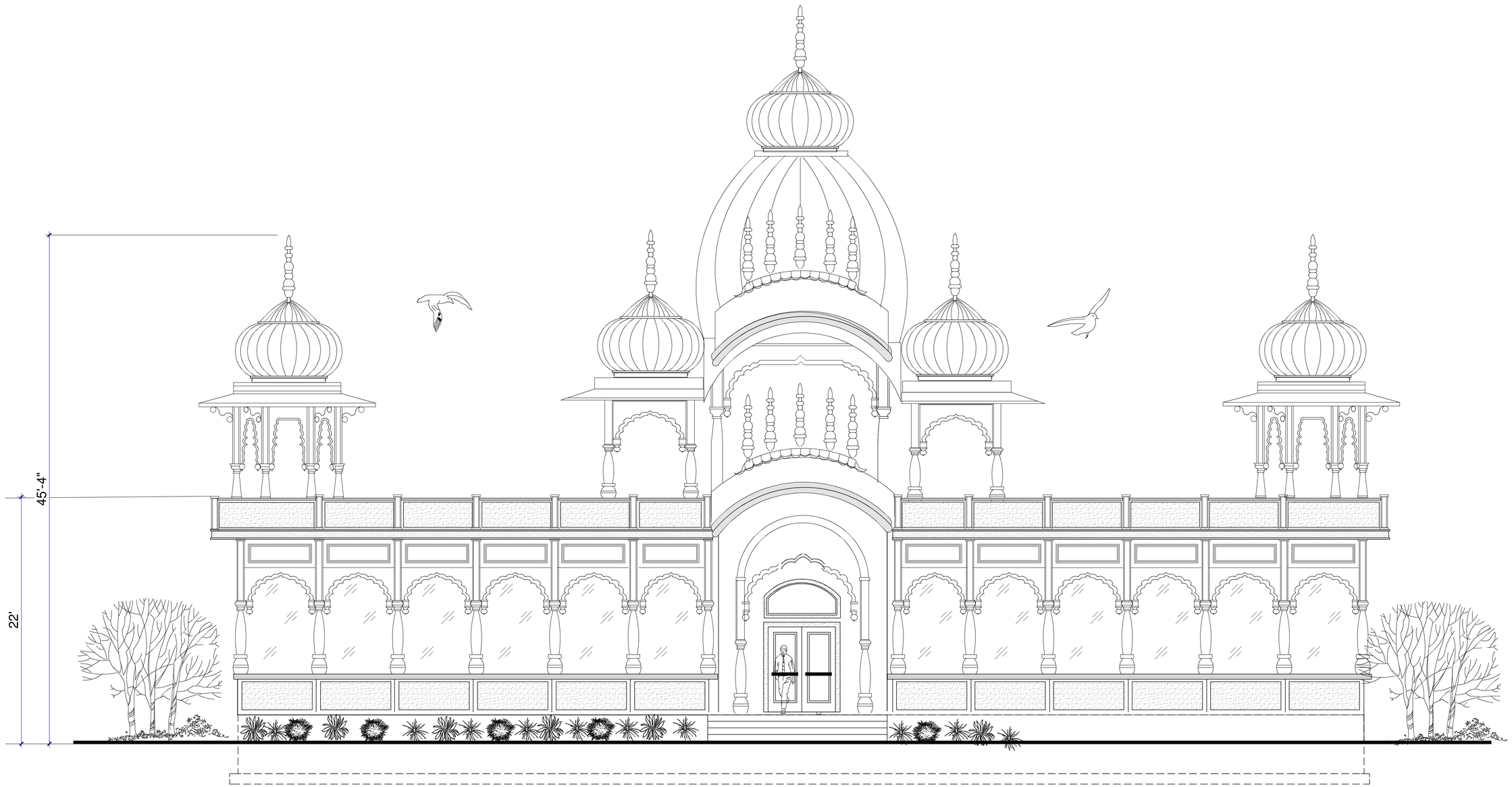
PROJECT NO.: LE 3027 ENGINEER: B. LUDLOW
DATE: APRIL 2014 FIELD SURVEYOR: C. WILLIAMS
SCALE: 1" = 30' DRAWN: B. LUDLOW
REVISION: CHECKED: B. LUDLOW

LUDLOW ENGINEERING & LAND SURVEYING
Subdivisions * Boundary Surveys * City Lot Surveys * ALTA Surveys
Claim Surveys * Control Networks * Construction Surveys * Topography
Civil * Sewer & Water Design * Residential & Commercial Structure
Subdivision Design * Site Plans * Road Design
645 North Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

SITEPLAN

PROJECT FOR
MARK STEVENSON
SALT LAKE COUNTY, UTAH
APRIL, 2014

SHEET C 1 SHEETS



FRONT ELEVATION VIEW

drawing index

professional stamp

date

project name

KRISHNA TEMPLE
SALT LAKE CITY, UTAH

sheet name

BLUE STEEL
ARCHITECTURE

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1092 south 350 e
Payson, Utah 84651
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801-592-0073
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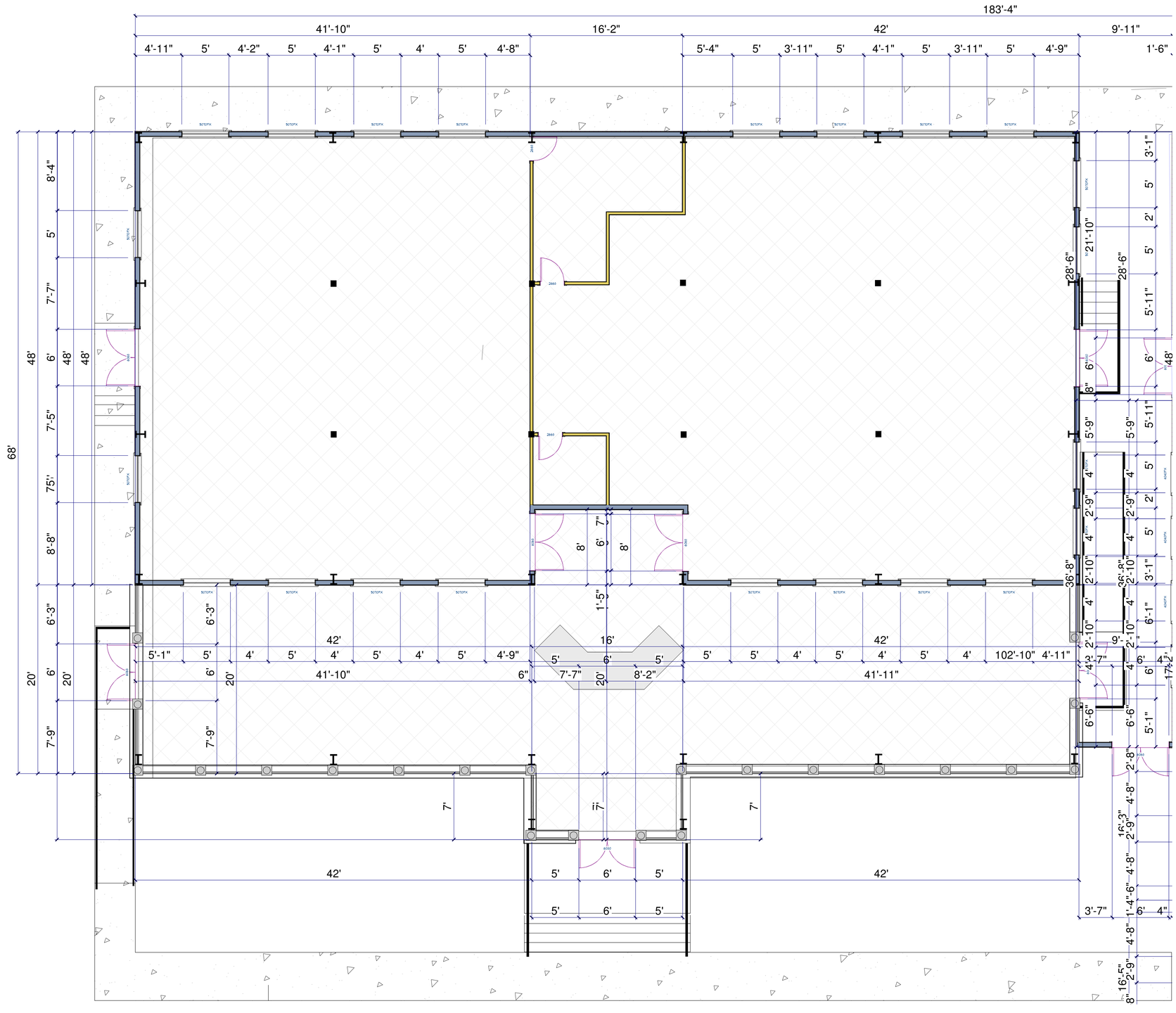
PROJECT MANAGER:
Mark Stevenson

page number

CVR



3/16"=1'-0"

drawing index

professional stamp

date

project name

KRISHNA TEMPLE
SALT LAKE CITY, UTAH

sheet name

BLUE STEEL ARCHITECTURE

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1092 south 350 e
Payson, Utah 84651

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801-592-0073

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PROJECT MANAGER:
Mark Stevenson

page number

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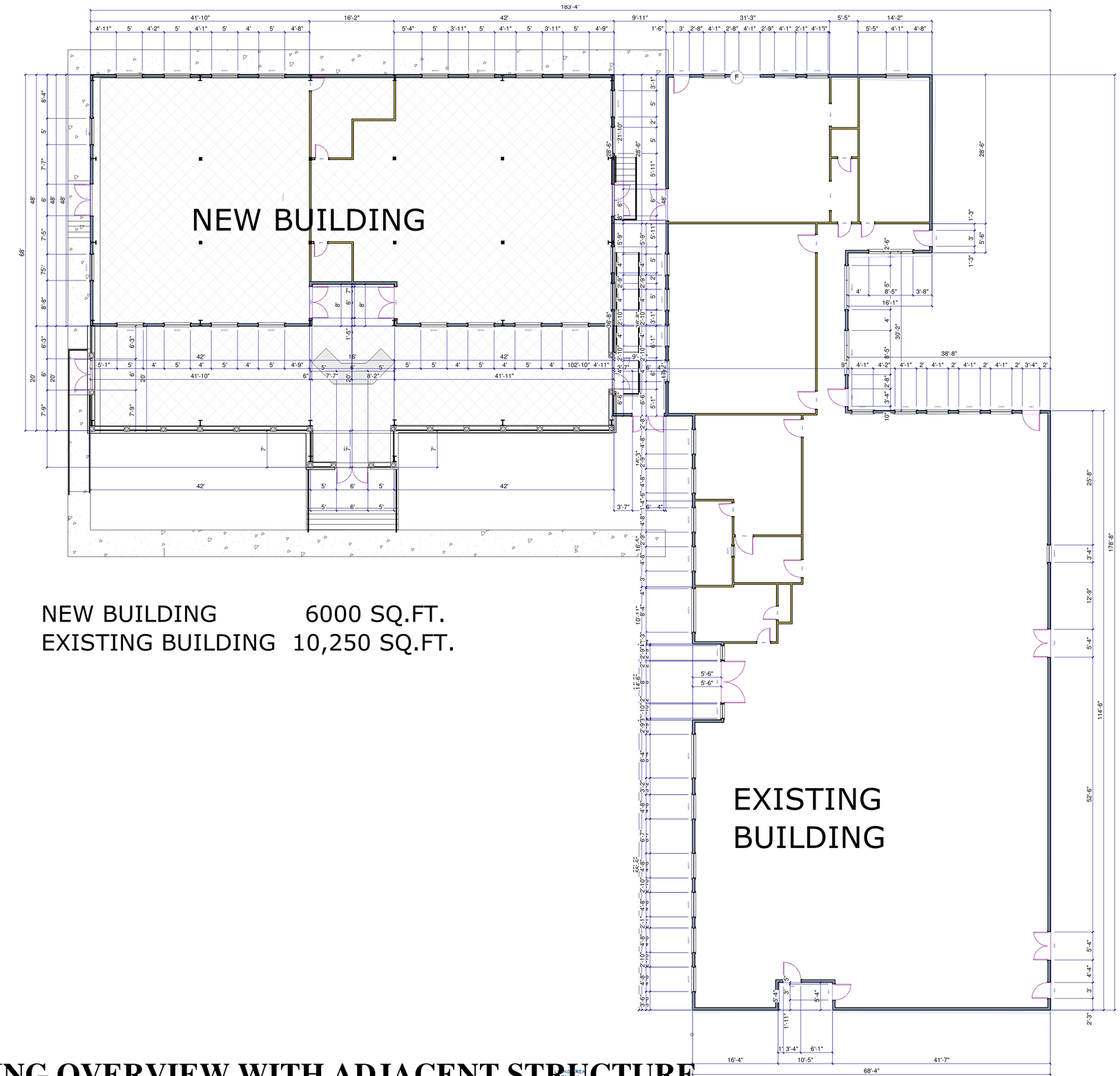


NEW BUILDING 6000 SQ.FT.
EXISTING BUILDING 10,250 SQ.FT.

BUILDING OVERVIEW WITH ADJACENT STRUCTURE

drawing index

professional stamp

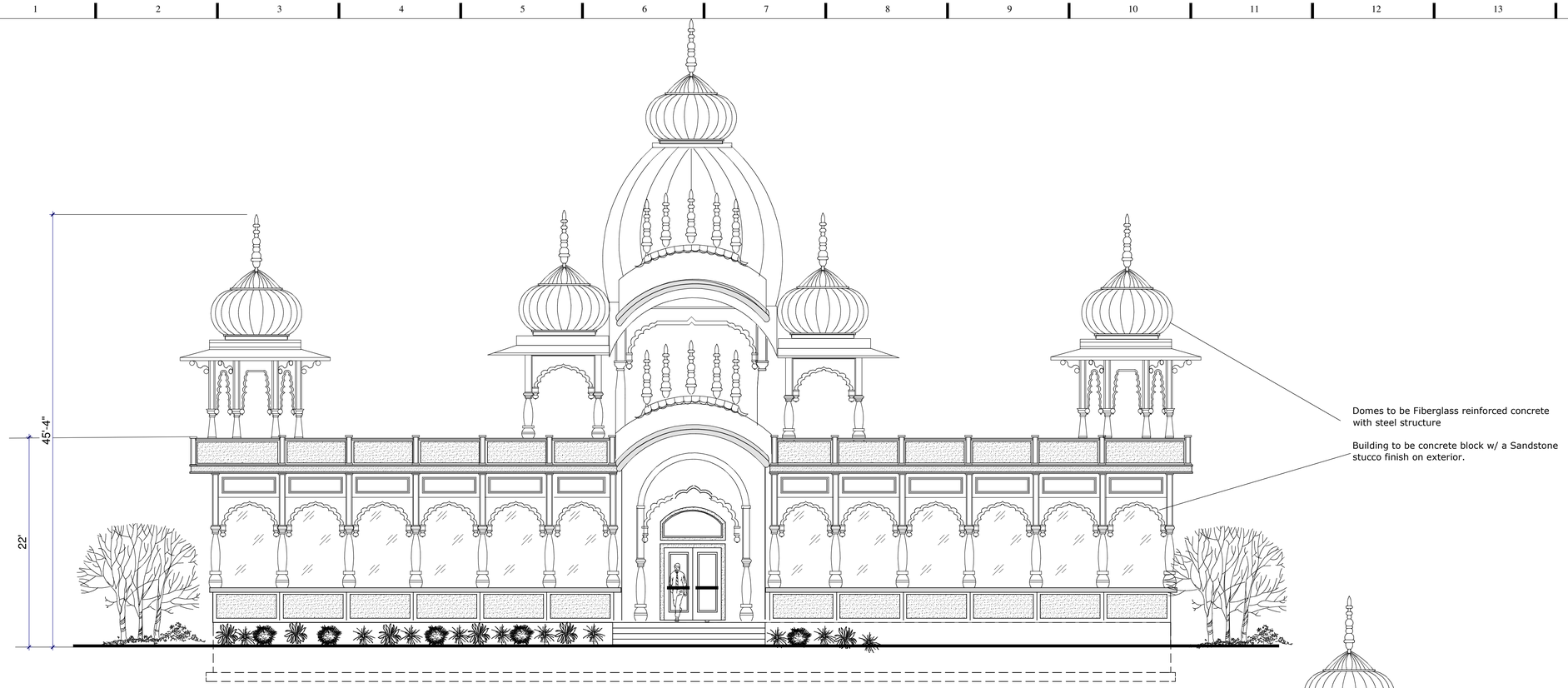
date

project name
KRISHNA TEMPLE
SALT LAKE CITY, UTAH

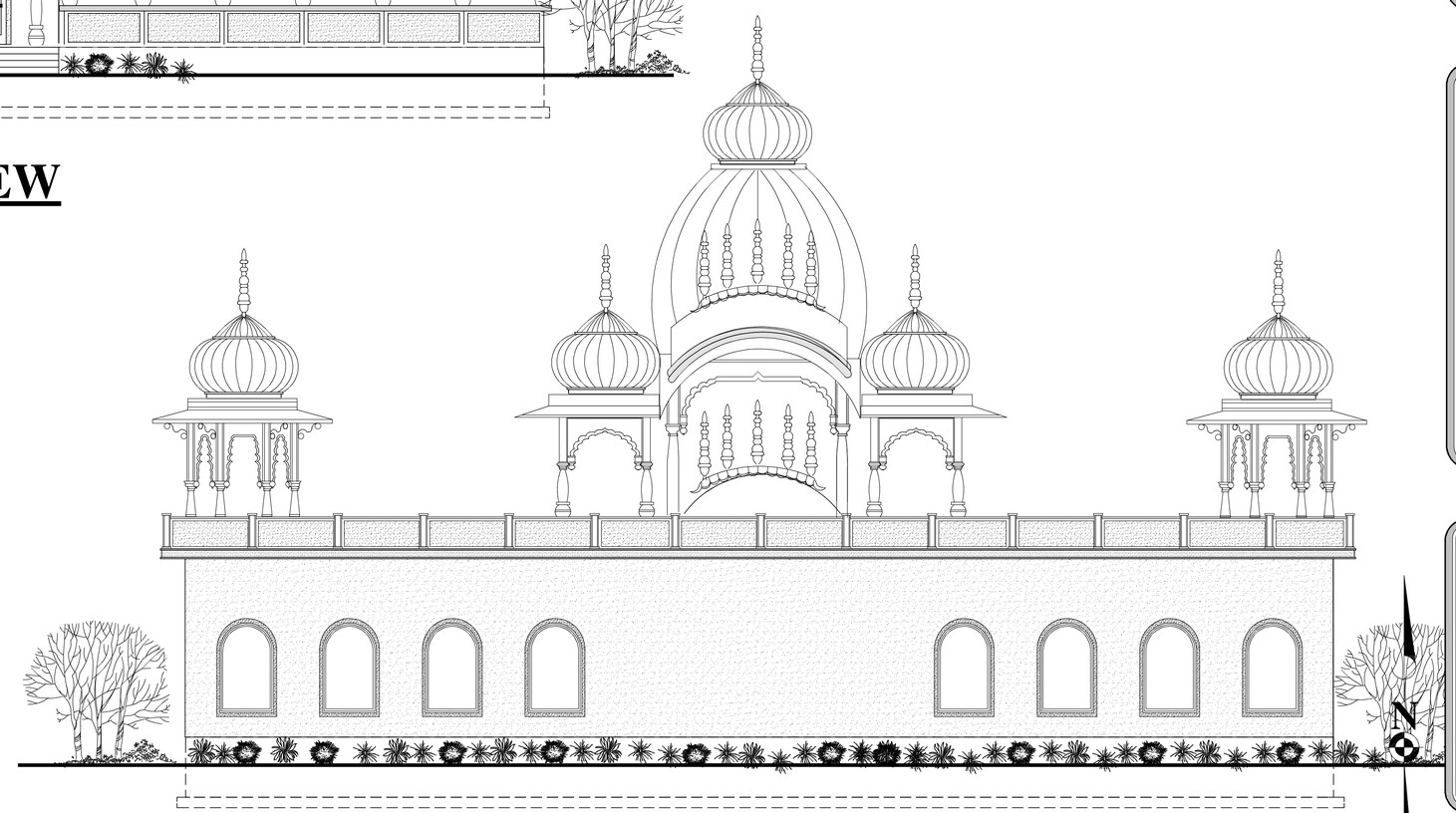
sheet name

BLUE STEEL ARCHITECTURE
****
1092 south 350 e
Payson, Utah 84651
****
801-592-0073
****
PROJECT MANAGER:
Mark Stevenson

page number
A2.0



FRONT ELEVATION VIEW



REAR ELEVATION VIEW

drawing index

professional stamp

date

project name

KRISHNA TEMPLE
SALT LAKE CITY, UTAH

sheet name

BLUE STEEL ARCHITECTURE
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1092 south 350 e
Payson, Utah 84651
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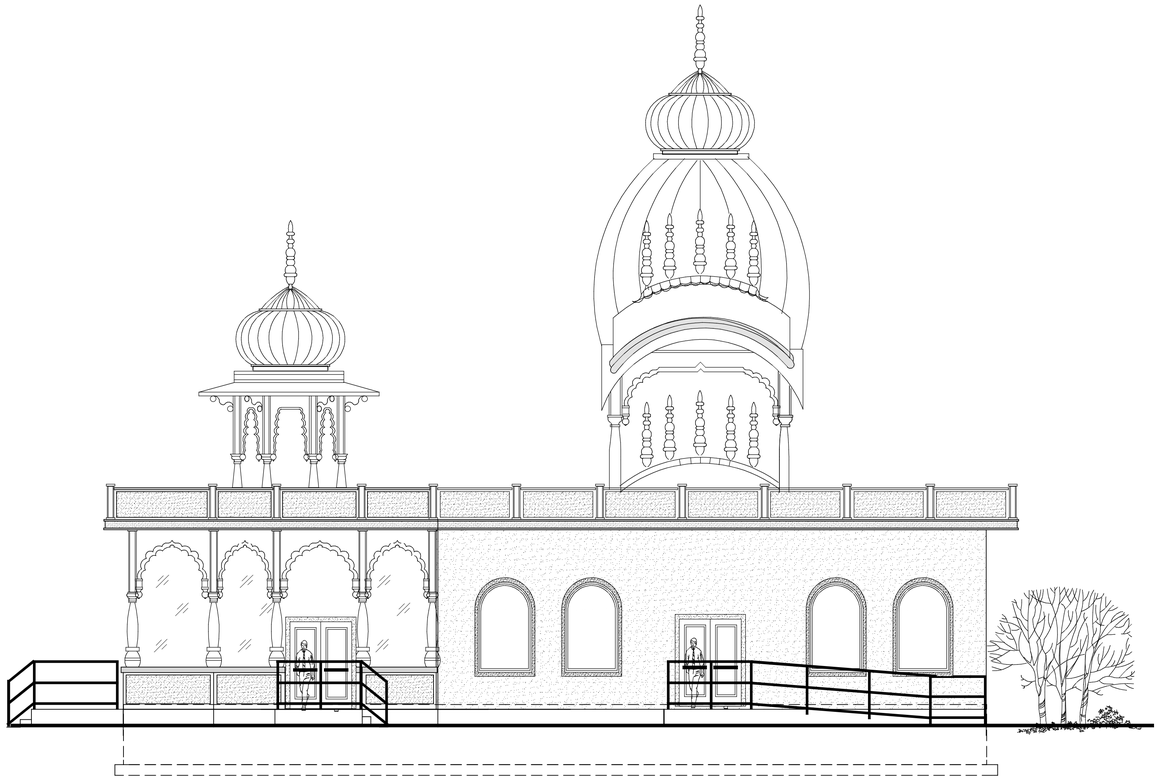
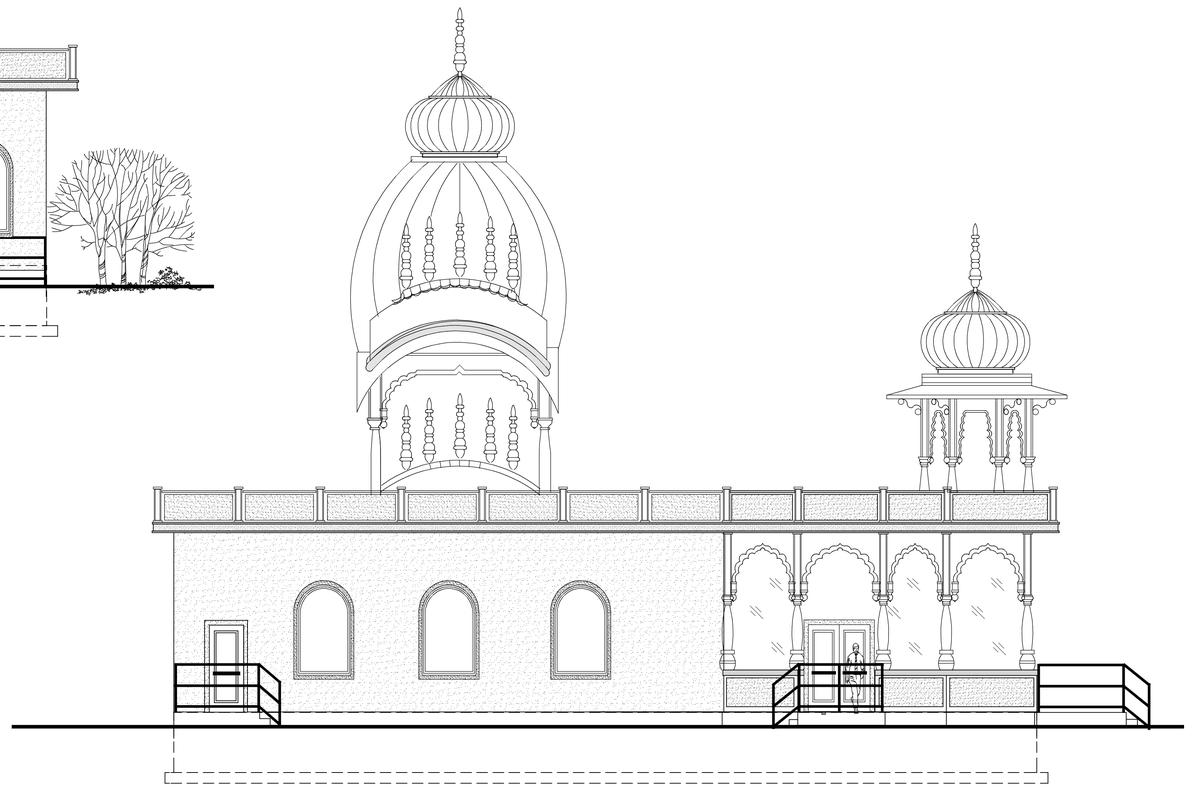
PROJECT MANAGER:
Mark Stevenson

page number

A2.1



RIGHT ELEVATION VIEW



LEFT ELEVATION VIEW

drawing index

professional stamp

date

project name

KRISHNA TEMPLE
SALT LAKE CITY, UTAH

sheet name

BLUE STEEL ARCHITECTURE

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1092 south 350 e
Payson, Utah 84651

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801-592-0073

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PROJECT MANAGER:
Mark Stevenson

N

page number

A3.0

Salt Lake County Planning & Development Services

STAFF REPORT

Executive Summary									
Hearing Body:	Millcreek Township Planning Commission								
Meeting Date and Time:	Wednesday, August 13, 2014	04:00 PM	**File No:**	2	8	9	5	4	
Applicant Name:	Russ Blacker	**Request:**	Conditional Use						
Description:	Mixed Use Development - Ground level retail and residential units above								
Location:	3081 E. 3300 S.								
Zone:	C-2 Community Commercial	Any Zoning Conditions?	Yes ☐	No ☑					
Planning Commission Rec:	Not Yet Received								
Community Council Rec:	Approval with Conditions								
Staff Recommendation:	Approval with Conditions								
Planner:	Lyle Gibson								

1.0 BACKGROUND

1.1 Summary

The applicant is requesting approval of a mixed-use structure. The proposal includes approximately 5,500 sq. ft. of ground level retail space and 16 residential units. While mixed-use is not listed specifically in the C-2 zone, both retail and residential development are listed uses allowed in the zone, the retail portion is very specific to the type of retail allowed, the actual tennant may determine a need for an additional conditional use review, but many retail users would be approved as a permitted use within the structure. The residential component is considered under the conditional use 'multiple or group dwellings'. Because of the residential component to this project, the proposal is subject to conditional use review.

The property is 0.7 acres in size and is currently vacant. The property is surrounded by C-2 commercial properties to the east, west, and across the street to the south. Single family residential structures and zoning is adjacent to the north.

The zoning allows up to 17 units at 25 units per acre. This project is proposing 16 units. Because there are multiple uses on the property it is possible to consider parking requirements for this site under a shared parking calculation. The proposal is to have 46 stalls on site. Under standard parking there would be a need for 32 stalls for the residential and 22 stalls for the commercial component, or 54 total stalls. As proposed using shared parking as specified in 19.80.080 parking could be approved at 46 stalls. The site plan provided includes 44 uncovered stalls 2 more in single car garages on the north west side of the building. Because the other stalls are uncovered and there are at least the 32 uncovered stalls required

for the residential units, it is not a requirement that there be guest parking under the off-street parking ordinance.

The planning commission may further consider a reduction in required parking under 19.80.090 Planning commission exceptions.... *Upon a finding by the planning commission that a proposed site plan is in harmony with the general plan of the community in which it is located and that effective tools have been employed in the creation of a transit oriented development, community re-development project, or walkable community project, the planning commission may reduce the number of required parking stalls for any proposed development. In approving any such reduction, the planning commission may use such tools as: recommendations from the planning and development services staff a site-specific traffic study conducted by a qualified engineering firm, American Planning Association guidelines, Envision Utah guidelines, and/or Urban Land Institute guidelines.*

The C-2 zone does not require a side yard setback for commercial uses, it does however require that there be a setback from the side property line for residential use. This is why the building is stacked the way it is to comply with the setback requirements of the zone. Setback and height requirements for the zone are found in section 2.2 of this report.

The building is a 3 story construction with a flat roof. The height is proposed at 38 ft. 6 In. before approximately 3 more feet in height for parapet roof line detail.

1.2 Hearing Body Action

This is on the agenda of the Millcreek Township Planning Commission for a decision on a request for conditional use approval.

1.3 Neighborhood Response

As of the date of this report, staff has not received any direct comments from the neighborhood.

1.4 Community Council Response

From community council chair: Brian Howick:
'We did discuss it and the result was a near unanimous approval of the project.

One neighbor on the north west corner of the site is strongly opposed to it because it will block his view of the mountains and considers the 2 story building a violation of his privacy. He is not looking forward to having someone 30' in the air that can see down into his yard/home.

Concerns included:
Parking: The concept of shared parking with the businesses was not completely welcome. Some think that it may invite more car based crime by not having the parking covered (garage), mostly because it would be easily visible and accessible from 33rd south.

The council was enthusiastic to have a developer looking at that vacant lot.'

2.0 ANALYSIS

2.1 Applicable Ordinances

Section 19.84.060 of the Conditional Use Chapter of the Zoning Ordinance establishes five standards to be used in evaluating Conditional Use applications. The Planning Commission must find that all five of these standards have been met before granting approval of an application. Based on the foregoing analysis, Staff suggests the following:

Criteria Met		Conditional Use Criteria and Evaluation
YES ☒	NO ☐	Standard `A': *The proposed site development plan shall comply with all applicable provisions of the Zoning Ordinance, such as parking, building setbacks, building height, etc.*
		The proposed use, setbacks, and building height comply with the requirements of the C-2 zone. The parking as proposed is capable of complying with a provision of the zoning ordinance if the planning commission feels it is appropriate to utilize that provision and and approve the number of stalls shown.
YES ☒	NO ☐	Standard `B': *The proposed use and site development plan shall comply with all other applicable laws and ordinances.*
		The proposed site plan will be required to comply with all applicable laws and ordinances. The largest hurdle at this point is receiving an approval from Unified Fire Authority. The applicant has been working with UFA for weeks and is aware of their requirements. It is the opinion of staff that in order to comply with the requirements of Unified Fire Authority that changes needed to comply with their requirements would not require significant changes to the proposal. If this is not the case and site plan modifications are made that are significantly different than what has been presented to the planning commission, it would be necessary to return to the planning commission for a decision on the changed plans.
YES ☒	NO ☐	Standard `C': *The proposed use and site development plan shall not present a traffic hazard due to poor site design or to anticipated traffic increases on the nearby road system which exceed the amounts called for under the County Transportation Master Plan.*
		The proposed use and site development plan does not appear to create a traffic hazard as proposed. Final word from UDOT for the proposed site access (curb cut) is still pending, however the Salt Lake County traffic engineer has not identified concerns with traffic for the proposal.
YES ☒	NO ☐	Standard `D': *The proposed use and site development plan shall not pose a threat to the safety of persons who will work on, reside on, or visit the property nor pose a threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/ topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.*
		The proposal appears not to pose any safety threats as described in standard D. Final approval from applicable agencies should resolve any issues with fire safety, geological hazards, flood issues, etc. Initial review of these items has not raised significant concern from the agencies who have looked at the project.
YES ☒	NO ☐	Standard `E': *The proposed use and site development plan shall not adversely impact properties in the vicinity of the site through lack of compatibility with nearby buildings in terms of size, scale, height, or noncompliance with community general plan standards.*
		The proposed footprint and size of the structure seems to be compatible with many of the

	other businesses along 33rd South. The building height of 38 ft. is 10 ft. taller than what would be allowed in the residential zones to the north. The height is taller than existing structures immediately adjacent to the subject property where structures are primarily single story some of which have pitched roof lines. It is the opinion of staff that the proposal is compatible in terms of size, scale and height with properties in the vicinity and with the general plan.

2.2 Zoning Requirements

19.62.080 Front yard.

In C-2 zones:

A. Multiple and/or Group Dwellings. The minimum depth of the front yard for dwellings and for private garages which have a minimum side yard of eight feet shall be twenty-five feet, or the average of the existing buildings where fifty percent or more of the frontage is developed, but in no case less than fifteen feet. Other private garages and all accessory buildings other than private garages shall be located at least six feet in the rear of the main building.

B. Other Buildings. The minimum depth of the front yard shall be twenty feet.

19.62.090 Side yard.

In the C-2 zone:

A. Multiple and/or Group Dwellings. The minimum side yard for any dwelling shall be eight feet, and the total width of the two required side yards shall be not less than eighteen feet, except that dwelling structures over thirty-five feet in height shall have one foot of additional side yard on each side of the building for each two feet such structure exceeds thirty-five feet in height. The minimum side yard for a private garage shall be eight feet, except private garages and other accessory buildings located at least six feet in the rear of the main building shall have a minimum side yard of not less than one foot, provided that no private garage or other accessory building shall be located closer than ten feet to a dwelling on an adjacent lot. On corner lots, the side yard which faces on a street for both dwellings and accessory buildings shall be not less than twenty feet, or the average of existing buildings where fifty percent or more of the frontage is developed, but in no case less than fifteen feet, or be required to be more than twenty feet.

B. Other Buildings and Structures. None, except that wherever a building is located upon a lot adjacent to a residential land use, there shall be provided a side yard of not less than ten feet on the side of the building adjacent to the residential property, and on corner lots the side yard which faces on a street shall be not less than twenty feet.

19.62.100 Rear yard.

In the C-2 zone:

A. Multiple and/or Group Dwellings. The minimum depth of the rear yard for any dwelling shall be thirty feet, and for accessory buildings one foot, provided that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet to such side yard;

B. Other Buildings and Structures. None, except that on corner lots which rear upon the side yard of another lot in a residential or agricultural zone, the minimum rear yard shall be ten feet.

19.62.110 Building height.

No building or structure in the C-2 zone shall contain more than six stories, or exceed seventy-five feet in height, and no dwelling structure shall contain less than one story.

Multi-Family Development Standards:

50% open space with a tot lot plus 1 amenity
- site is proposing 20% landscaping and 1 amenity
Guest parking provided at a ratio of 0.5 stalls per unit.
- no guest parking provided beyond parking for both commercial and residential units, however there are 12 stalls more than the required 32 looking at residential units only.

2.3 Other Agency Recommendations or Requirements

Boundary - Curb / Gutter / Sidewalk
Bonding will be required for required for the following improvements… will be calculated after review and approval of profile drawings.
20 feet sidewalk

50 feet curb and gutter

1 drive approach

Building

It is noted that building permits are required for the construction of the new building, the construction of the covered parking and any other structure regulated by the building code.

At time of building permit application, provide two sets of the complete building plans showing compliance with current building code. At time of building permit application, provide fire flow verification and show how compliance is going to be made with any Unified Fire District Guidelines.

Grading
Geotechnical report and erosion control plans to be verified under technical review process.

Traffic
-UDOT Approvals Required.
-Repair any damaged curb, gutter, and sidewalk.
-Plans received show APWA standards for roadway improvements. SLCO standards must be used where available, not APWA.
-Drive must be 5' from property line so flare doesn't cross property.

Unified Fire
-Drive aisles need to be minimum of 26' to allow for fire apparatus access.
-Farthest point of building approx. 180' from access point, requires emergency vehicle turn-around
-Parking cars underneath building will not be allowed per IFC
-Over 30' needs 2 accesses or a turnaround
-Building must be fire sprinklered

Urban Hydrology

Preliminary plan is acceptable. Final Technical Urban Hydrology to be completed with comments addressed.
- Storm water from 10 year storm must be stored below ground or pond on site include volume calculations. Cannot be in the parking lot. (typical county discharge is .2, but will be required to meet UDOT reqs) … 10

year must be stored in pipe or detention basin, not in parking lot.
- Provide storm water calculations for the 100 year storm, include volume calculations.
- All storm water components in public ROW must conform to SL County Stds.
- Provide size and type of pipe you are connecting to along 3300 South.

2.4 Other Issues

The final attachments of this document are updated plans submitted by the applicant in response to comments from reviewing agencies. The items were received after completion of this report but prior to posting/distributing this report. It is the opinion of staff that the application was not changed so significantly that the review of this report is would not be applicable. Unit count changed from 16 to 17 and retail space reduced from 5,355 sq. ft. to 4,600 sq. ft. and the applicant has provided counts for how this fits with a shared parking count. Building height and layout are same, setbacks have been increased along west side.
- Signage for the proposal would be approved under a separate application with staff.
- Setback or yard requirements are measured to any part of the structure, including decks. Final design must demonstrate that all of the building and decks are compliant with building setback requirements in the C-2 zone.
- Proposed use of main floor is retail, however other permitted uses such as restaurant space would be likely to seek location in these areas. It is is not impossible, but would be difficult for restaurant space to use these areas as they regularly require more parking than retail businesses. Each business would be looked at on case by case basis at time of business license application as to whether or not they meet parking requirements.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends <u>APPROVAL</u> of the proposed <u>Conditional Use</u> with the following conditions:

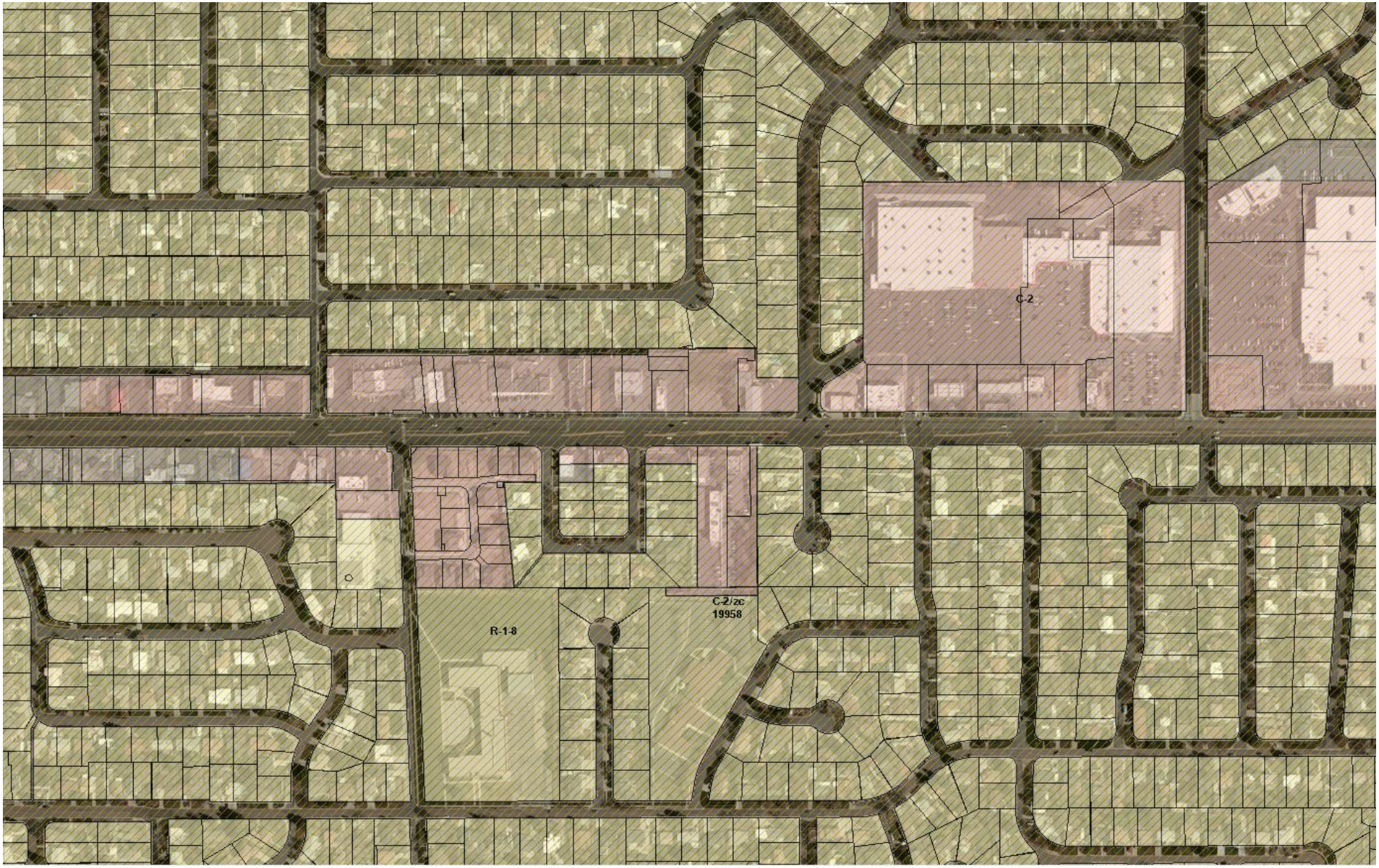
1) Landscape area along the north property line shall be a minimum of 5 ft. Trees planted as a buffer for screening and privacy shall be planted so as to provide 80% coverage at maturity along this landscape strip.
2) Landscaped areas on the site shall not be less than 20%.
3) On site amenities shall be gated and accessible only for residents living on site and their guest.
4) Building height shall be limited to 40 ft as defined by Salt Lake County ordinance.

3.2 Reasons for Recommendation

1) While the application does seek relief from the planning commission policy for open space and amenities, it is the opinion of staff that the 5 criteria for conditional use can be met and that the proposal would be compliant with Salt Lake County Ordinance.

3.3 Other Recommendations

- Applicant shall be required to complete the technical review process with staff prior to final approval.
- Where landscaped areas are limited, vertical plantings be utilized as much as possible to add vegetation to the site. Landscape shall comply with 19.77 water efficient landscaping.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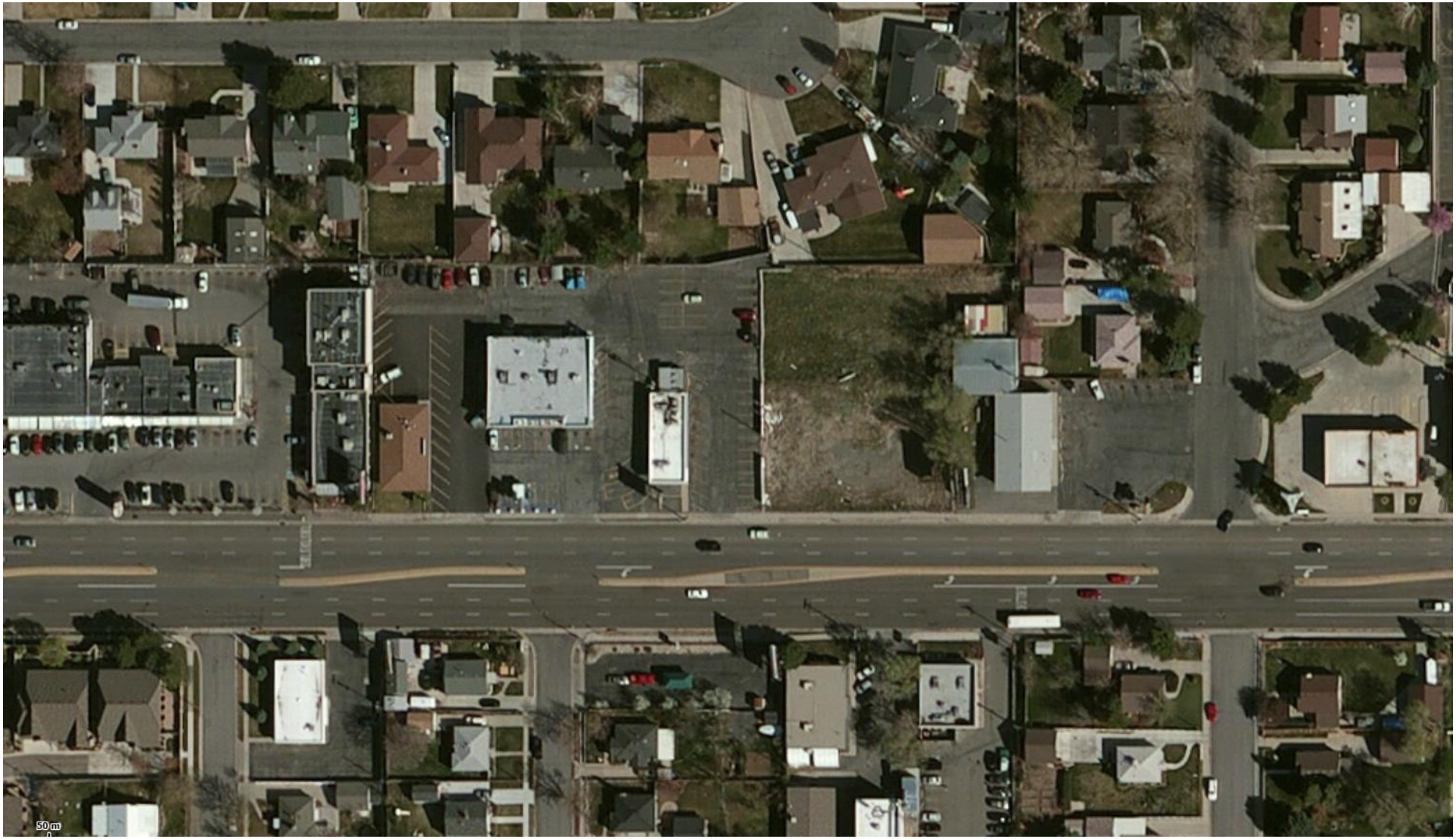
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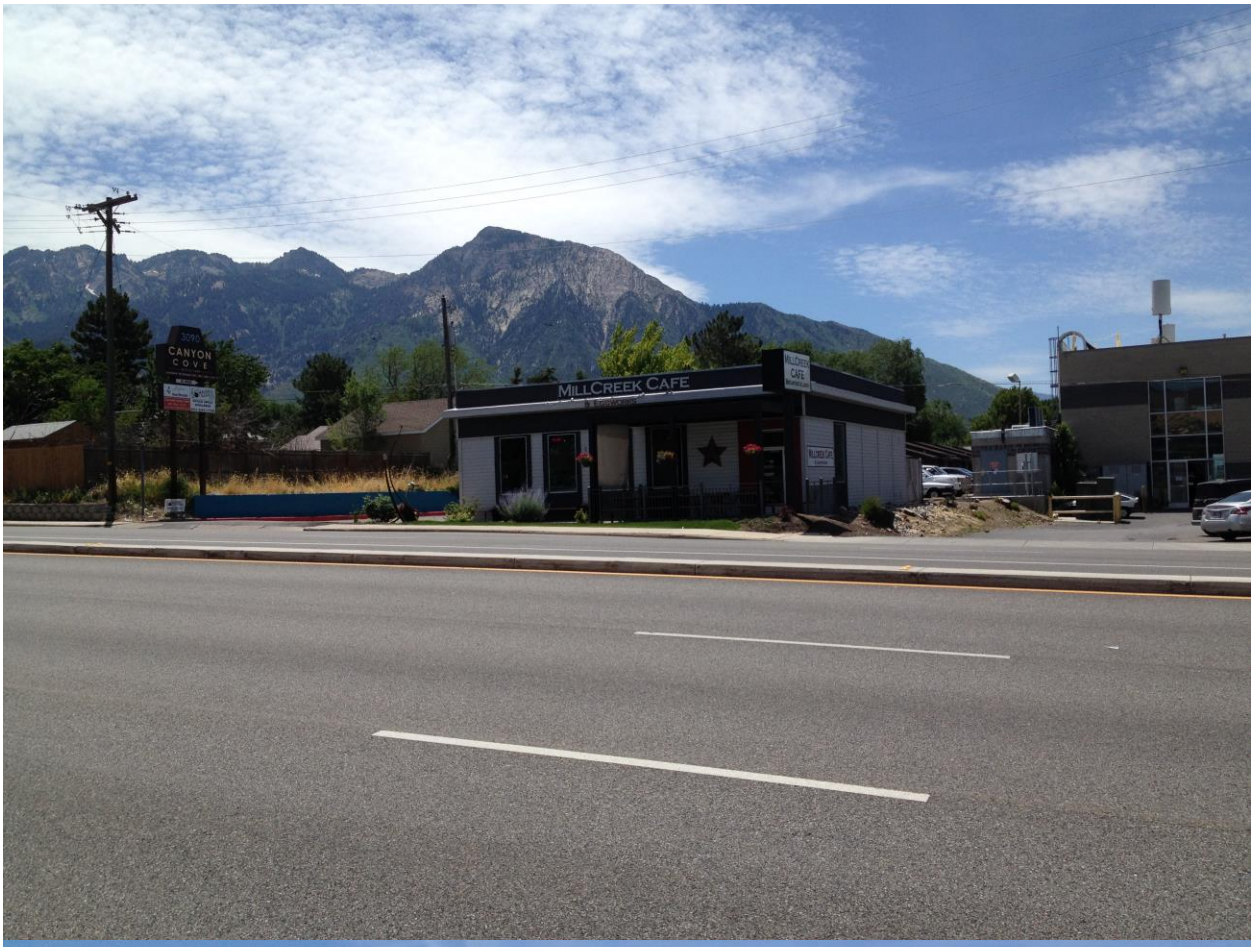
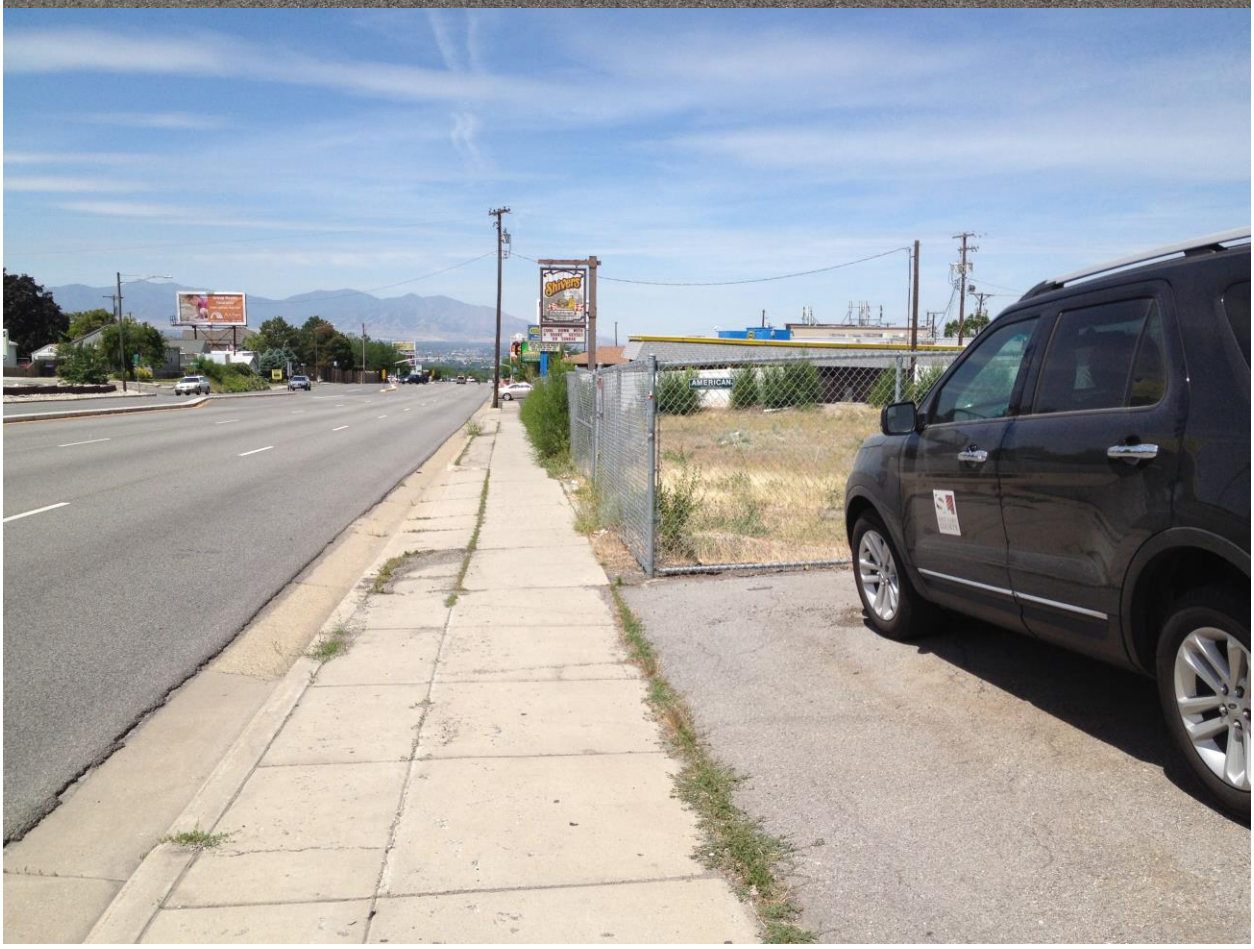

CANYON
COVE
MILLCREEK CAFE


AMERICAN

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PROJECT NAME

DEVELOPMENT APPLICATION SUBMITTAL

CANYONVIEW
3081 EAST 3300 SOUTH
MILLCREEK, UT 84109

DATE
27 MAY 2014

REVISIONS

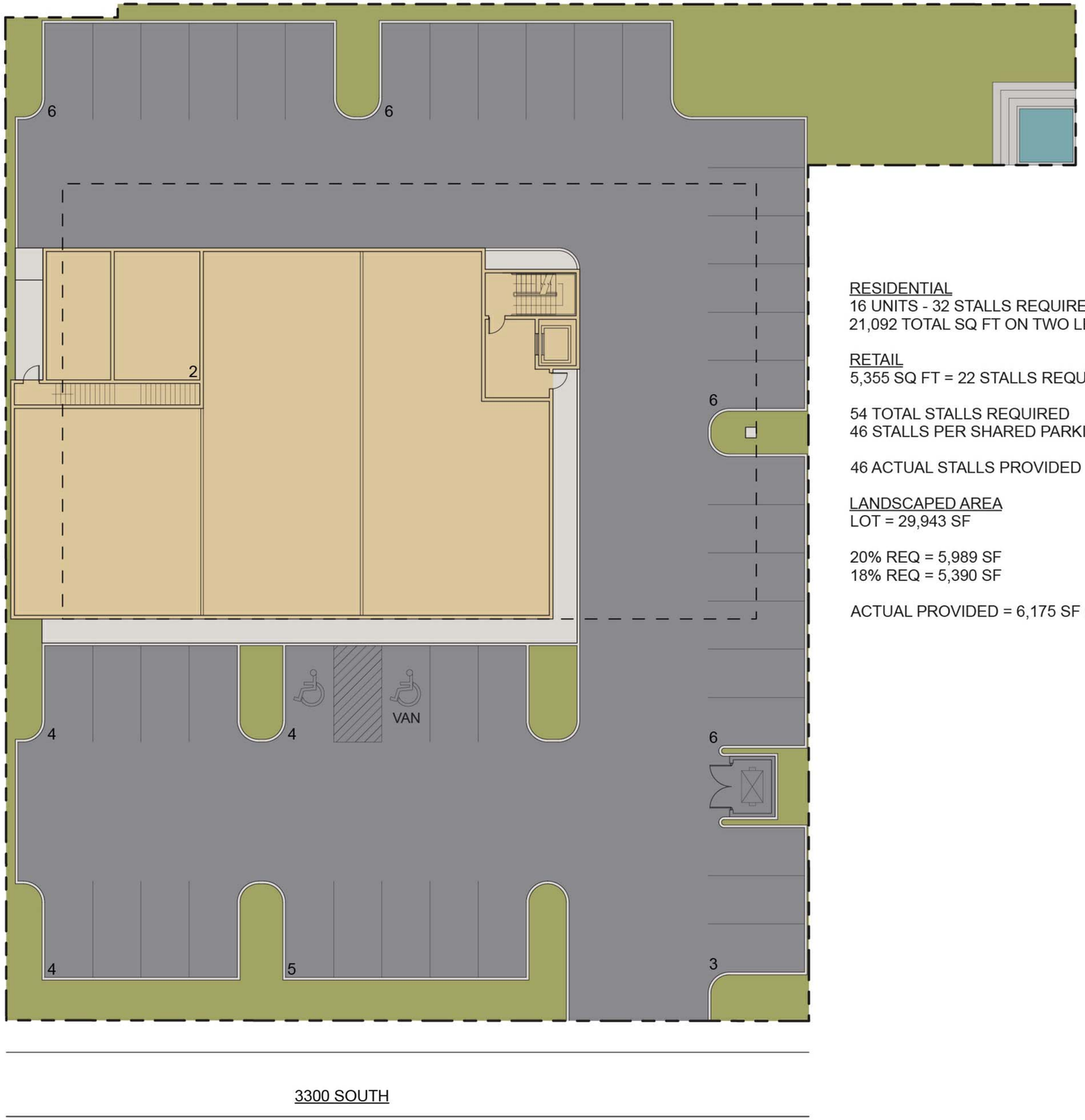
PROJECT NO.
1425

DRAWN BY
Author

CHECKED BY
Checker

TITLE
EXISTING CONDITIONS

SHEET NO.
A101



RESIDENTIAL
16 UNITS - 32 STALLS REQUIRED
21,092 TOTAL SQ FT ON TWO LEVELS

RETAIL
5,355 SQ FT = 22 STALLS REQUIRED

54 TOTAL STALLS REQUIRED
46 STALLS PER SHARED PARKING ALLOWANCE

46 ACTUAL STALLS PROVIDED

LANDSCAPED AREA
LOT = 29,943 SF

20% REQ = 5,989 SF
18% REQ = 5,390 SF

ACTUAL PROVIDED = 6,175 SF (20.6%)

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PROJECT NAME

CANYONVIEW
3081 EAST 3300 SOUTH
MILLCREEK, UT 84109

DEVELOPMENT APPLICATION SUBMITTAL

DATE
27 MAY 2014

REVISIONS

PROJECT NO.
1425

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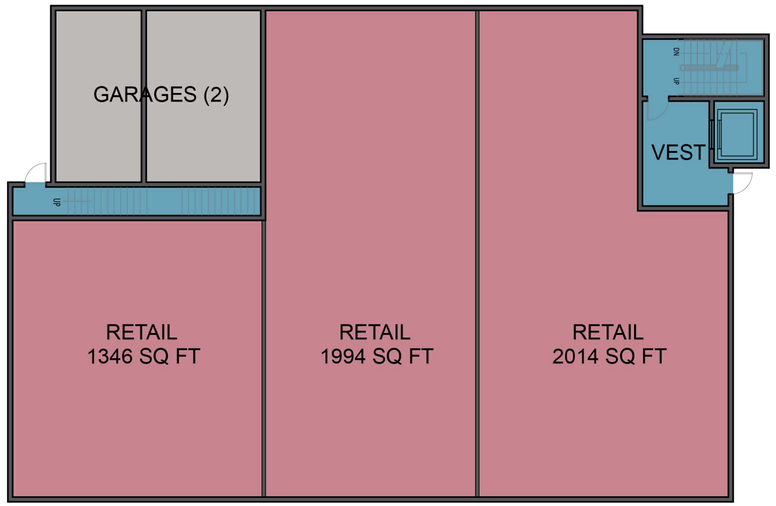
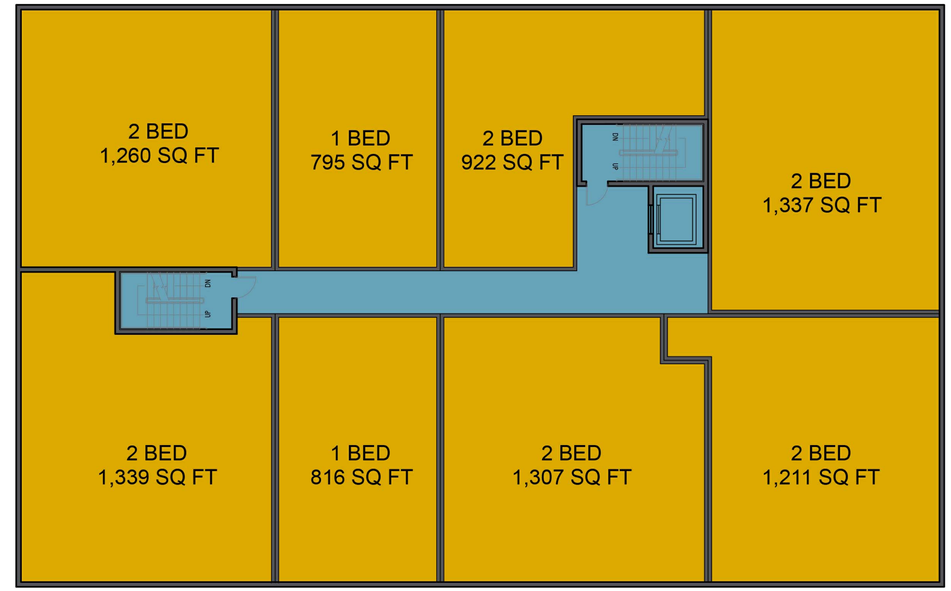
TITLE
CONCEPT SITE PLAN

SHEET NO.
A102



GROUND LEVEL RETAIL



SECOND AND THIRD LEVEL RESIDENTIAL

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PROJECT NAME

DEVELOPMENT APPLICATION SUBMITTAL

CANYONVIEW
3081 EAST 3300 SOUTH
MILLCREEK, UT 84109

DATE
27 MAY 2014

REVISIONS

PROJECT NO.
1425

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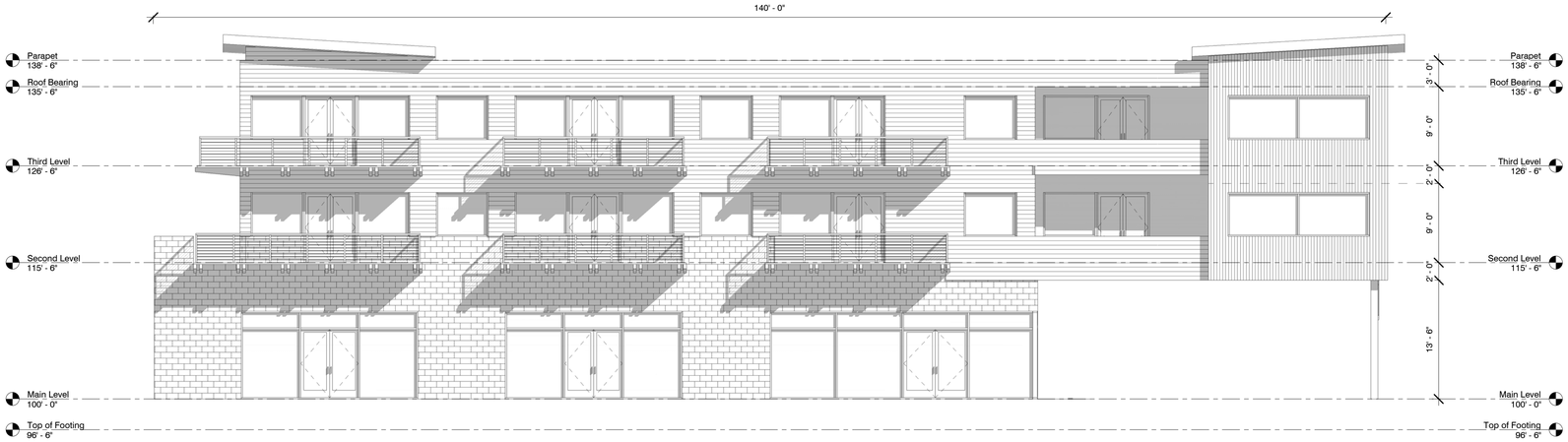
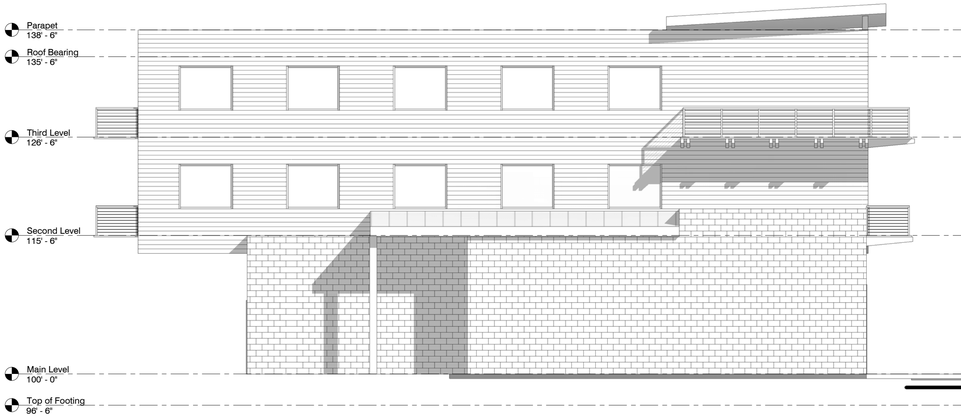
TITLE
PROPOSED PRELIMINARY FLOOR PLANS

SHEET NO.
A202



2 A301 South
1/8" = 1'-0"



4 A301 West
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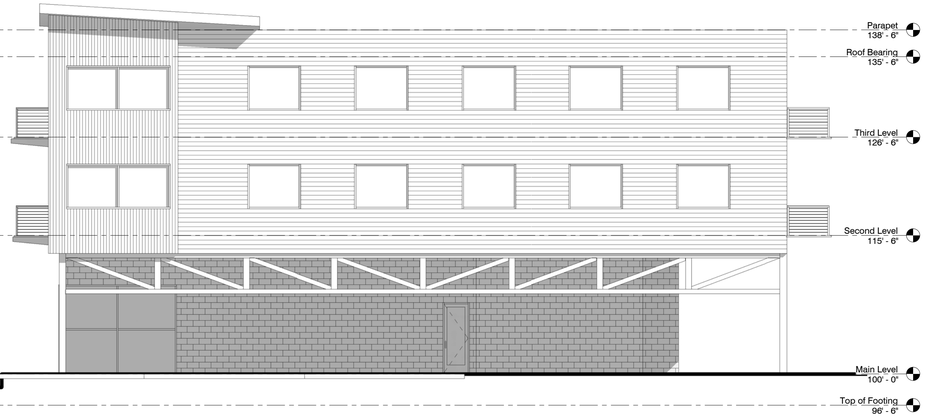

1 A301 East
1/8" = 1'-0"

3 A301 North
1/8" = 1'-0"

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CANYONVIEW
3081 EAST 3300 SOUTH
MILLCREEK, UT 84109

DATE
27 MAY 2014

REVISIONS

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TITLE
EXTERIOR ELEVATIONS

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CANYONVIEW
3081 EAST 3300 SOUTH
MILLCREEK, UT 84109

DEVELOPMENT APPLICATION SUBMITTAL

DATE
27 MAY 2014

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1425

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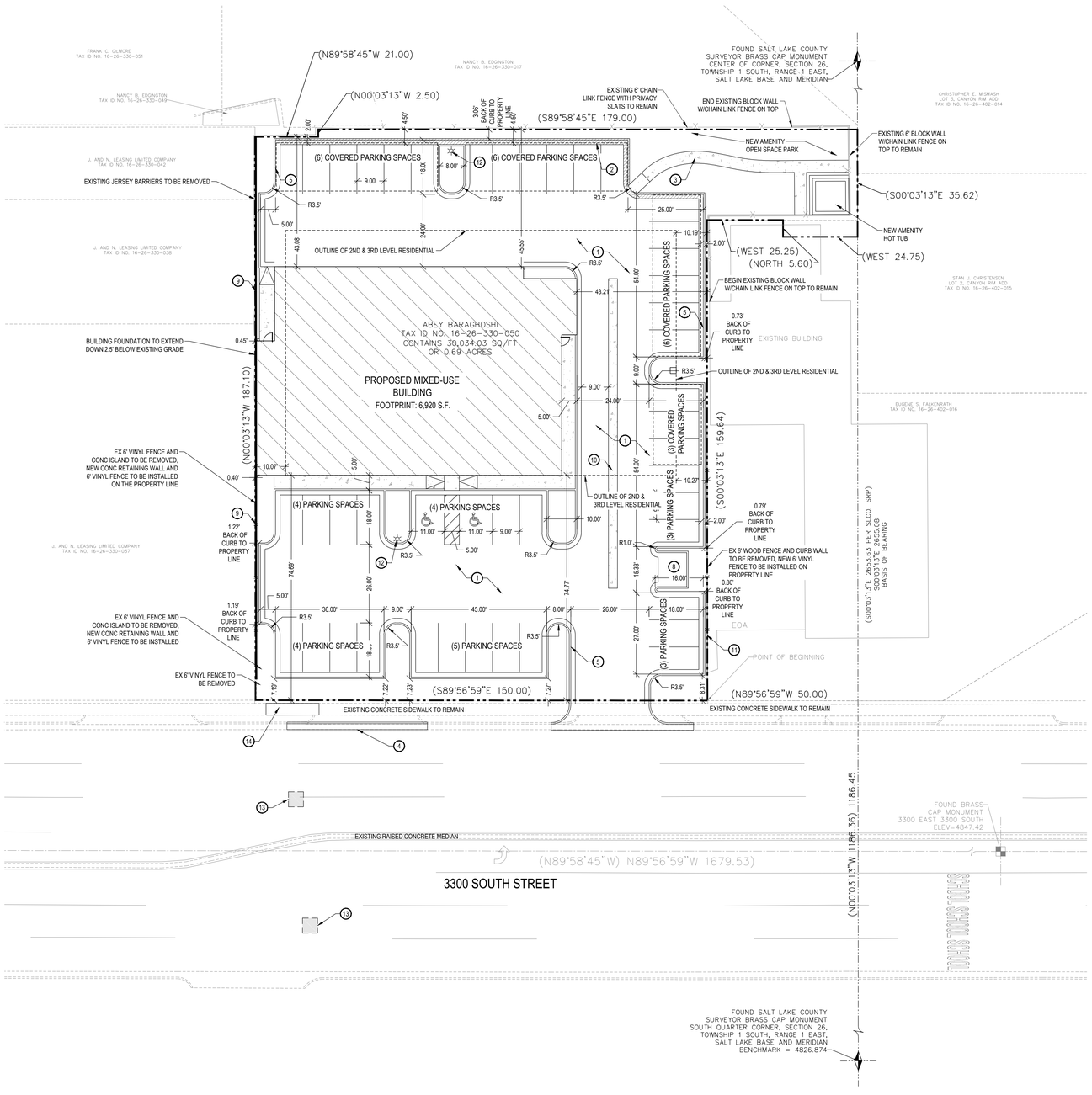
TITLE
CONCEPT RENDERINGS

SHEET NO.
A303



NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

DESCRIPTION	AREA	%
HARDSCAPE	14,438 SQFT	48%
LANDSCAPE	4,437 SQFT	15%
BUILDINGS	11,068 SQFT	37%
TOTAL	29,943 SQFT	100%

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED

SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D6', SHEET C5.02.
2. 24" CONCRETE STANDARD CURB AND GUTTER. SEE DETAIL 'C5', SHEET C5.02.
3. CONCRETE SIDEWALK. SEE DETAIL 'C4', SHEET C5.01.
4. 30" CONCRETE CURB AND GUTTER PER UDOT STANDARDS AND SPECIFICATIONS. SEE DETAIL 'GW2', SHEET C5.01.
5. 24" CONCRETE RELEASE CURB AND GUTTER. SEE DETAIL 'D1', SHEET C5.02.
6. ADA PARKING SIGN. SEE DETAIL 'D3', SHEET C5.01.
7. PAINTED ADA SYMBOL. SEE DETAIL 'D2', SHEET C5.01.
8. DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
9. CONCRETE RETAINING WALL 3.5' MAX, INSTALL NEW 6' VINYL FENCE ON TOP OF WALL
10. 3' WIDE CONCRETE WATERWAY. SEE DETAIL 'C4', SHEET C5.02.
11. NEW 6' VINYL FENCE, EXTND FENCE FROM EXISTING BUILDING 10' BACK FROM PROPERTY LINE.
12. NEW 16' POLE AND SHIELDED 250W HPS PARKING LOT LIGHT.
13. 5X5 T-PATCH FOR INSTALLATION OF BORED UTILITIES PER UDOT STANDARDS AND SPECIFICATIONS.
14. RECONSTRUCT CONCRETE SIDEWALK TO MATCH EXISTING

LANDSCAPED AREA
Lot Area: 29,943 sf (.687 acre)
Landscaped Area: 6,175 sf
Landscape %: 20.6%

GROSS BUILDING AREA
Ground Floor: 6,920 sf gross
2nd/3rd Floors: 10,546 sf gross each
Gross Building Area: 28,012 sf (on 3 levels)

NET BUILDING AREA
Net Retail Floor Area: 5,355 sf net
Residential Units: 16 d.u. (17,974 sf net)

DENSITY CALCULATIONS
F.A.R.: .936
Residential Density: 23.3 units/acre

PARKING REQUIREMENTS
Residential: 16 units = 32 Stalls Required
Retail: 5,335 sf = 22 Stalls Required
Total Requirement: 54 Stalls
Shared Parking Allowance (75% residential + 100% retail): 46 Stalls Required
Parking Provided: 46 Stalls
Covered Parking: 21 Stalls
Handicap Stalls: 2, 1 Van Accessible

AMENITIES PROVIDED
Amenities: (2) Park, Hot Tub

APPLICANT CONTACT INFORMATION
CONTACT: RUSS BLACKER
PHONE: 505-573-6855
EMAIL: RUSSBLACKER@BYU.NET

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
Call BEFORE YOU Dig
1-800-662-4111

NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER No. 375479-2202 ROBERT J. POIRIER 6-17-14 STATE OF UTAH

MILLCREEK VIEW

3051 EAST 3300 SOUTH
SALT LAKE CITY, UT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, T1S, R1E, SLB&M

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	14340
DRAWN BY:	AGC
CHECKED BY:	RJP
DATE:	JUN 17, 2014

CIVIL SITE PLAN

C1.01

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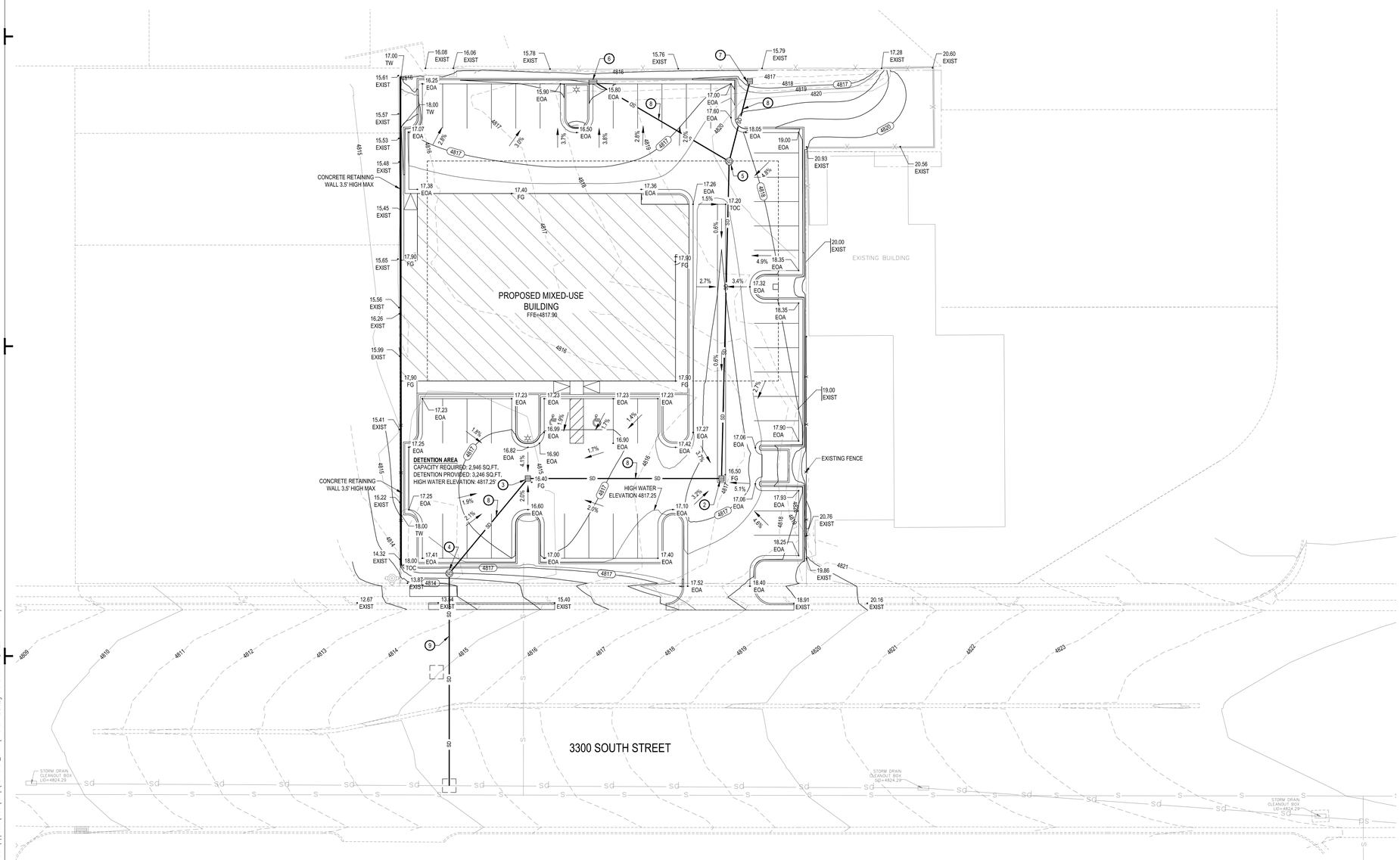

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.02 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. STORM DRAIN CATCH BASIN WITH HEAVY DUTY 2'X2' BICYCLE SAFE GRATE. SEE DETAIL 'C3', SHEET C5.02. SEE PLAN FOR RIM AND INVERT ELEVATIONS.
3. STORM DRAIN CATCH BASIN WITH HEAVY DUTY 2'X2' BICYCLE SAFE GRATE. SEE DETAIL 'C3', SHEET C5.02. WITH ORIFICE AND OVERFLOW WEIR , PER DETAIL A2', SHEET C5.01. SEE PLAN FOR RIM AND INVERT ELEVATIONS. SEE PLAN FOR RIM AND INVERT ELEVATIONS.
4. STORM DRAIN OIL/WATER SEPARATOR. SEE DETAIL, SHEET C5.01.
5. STORM DRAIN CLEANOUT BOX PER APWA PLAN # 345.
6. STORM DRAIN CURB INLET, SEE DETIAL 'A2', SHEET C5.02.
7. STORM DRAIN CATCH BASIN WITH HEAVY DUTY 1'X1' PEDESTRIAN SAFE GRATE. SEE DETAIL 'C3', SHEET C5.02. SEE PLAN FOR RIM AND INVERT ELEVATIONS.
8. 8" DIAMETER HDPE STORM DRAIN LINE.
9. 15" DIAMETER RCP STORM DRAINLINE.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
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NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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PROFESSIONAL ENGINEER No. 375449-2202 ROBERT J. POIRIER 6-17-14 STATE OF UTAH

MILLCREEK VIEW

3051 EAST 3300 SOUTH
SALT LAKE CITY, UT
LOCATED IN THE SOUTHWEST QUATER OF SECTION 26, T1S, R1E, SLB&M

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	14340
DRAWN BY:	AGC
CHECKED BY:	RJP
DATE:	JUN 17, 2014

GRADING AND DRAINAGE PLAN

C2.01

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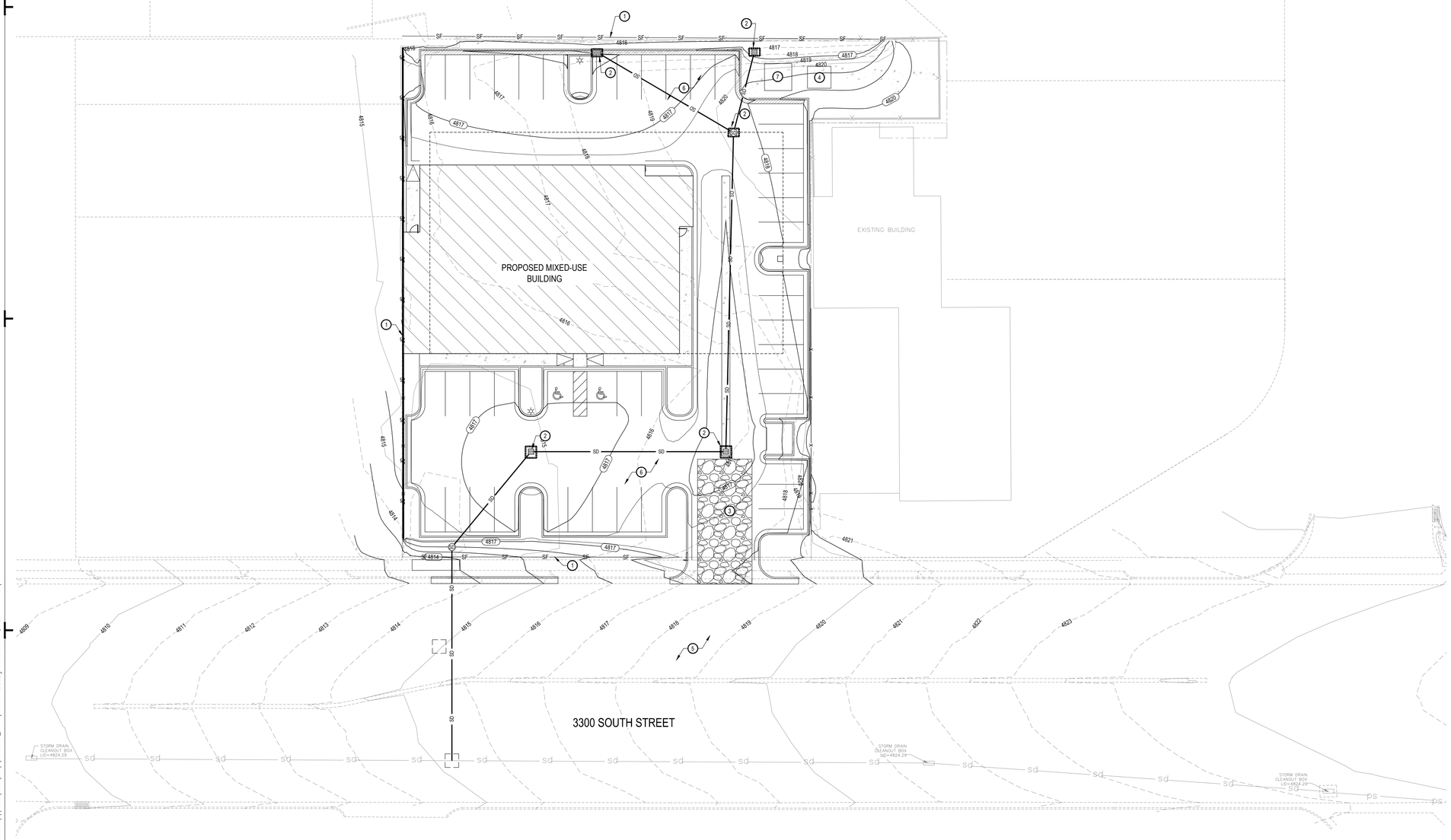

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C5.03 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

MAINTENANCE:

THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. SILT FENCE AS SHOWN ON PLAN. SEE DETAIL SHEET C5.03.
2. INLET PROTECTION AROUND EXISTING OR NEW STORM DRAIN CATCH BASINS OR CURB INLETS. SEE DETAIL "A1", SHEET C5.02.
3. TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL SHEET C5.03.
4. PORTABLE TOILET WITH BERM AROUND PERIMETER TO CONTAIN POSSIBLE SPILLAGE. SEE DETAIL SHEET C5.03.
5. NO TRACKING OF MUD ONTO CITY STREETS IS ALLOWED. ANY OCCURRENCE SHALL BE SWEPT IMMEDIATELY.
6. WATER SITE AS NECESSARY TO PREVENT FUGITIVE DUST. ONLY DISTURB AREAS AS NEEDED TO PERFORM REQUIRED TASK. SEE DETAIL SHEET C5.03.
7. CONCRETE WASHOUT AREA, SEE DETAIL SHEET C5.03

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PROFESSIONAL ENGINEER No. 375149-2202 ROBERT J. POIRIER 6-17-14 STATE OF UTAH

MILLCREEK VIEW

3051 EAST 3300 SOUTH
SALT LAKE CITY, UT
LOCATED IN THE SOUTHWEST QUATER OF SECTION 26, T1S, R1E, SLB&M

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	14340
DRAWN BY:	AGC
CHECKED BY:	RJP
DATE:	JUN 17, 2014

EROSION CONTROL PLAN

C2.02

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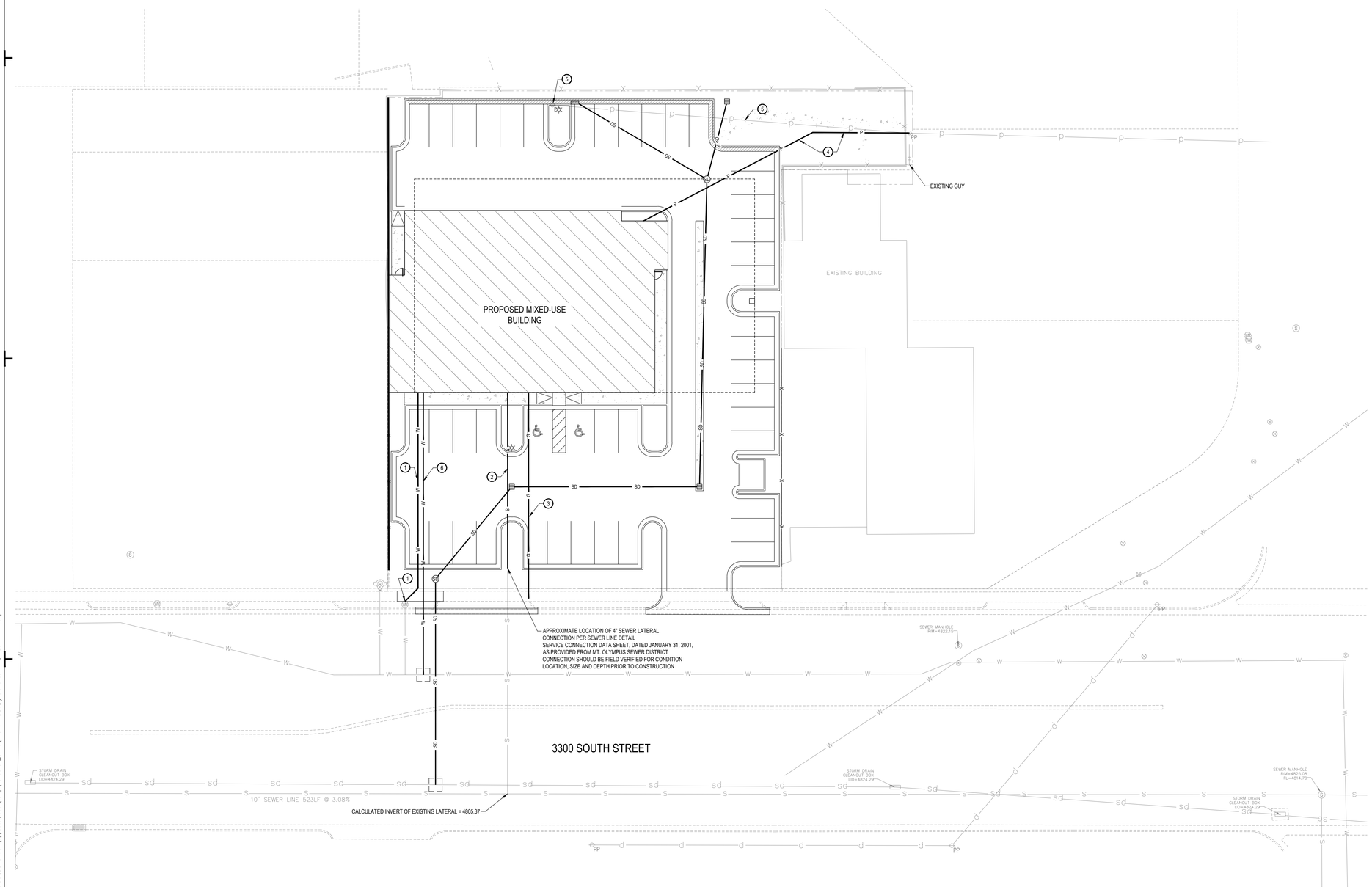

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO BUILDING WITH CENTURY LINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURY LINK.

CONTRACTOR IS TO SUBMIT SITE PLAN TO QUESTAR GAS FOR DESIGN OF GAS LINE SERVICE TO BUILDING. CONTRACTOR TO COORDINATE WITH QUESTAR GAS FOR CONTRACTOR LIMITS OF WORK VERSUS QUESTAR GAS LIMITS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

UTILITY ALERT
WATER: SALT LAKE PUBLIC UTILITES
SEWER: MOUNT OLYMPUS SEWER DISTRICT
NATURAL GAS: QUESTAR GAS
ELECTRICAL POWER: ROCKY MOUNTAIN POWER
TELEPHONE: CENTURY LINK

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. NEW 2" TYPE 'K' COPPER WATER SERVICE LINE. CONNECT TO EXISTING WATER METER.
2. 4" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING NEW CLEANOUTS AT 100-FOOT MAXIMUM SPACING. SEE DETAIL 'C1', SHEET C5.02 FOR TRENCHING. SEE DETAIL 'C2', SHEET C5.02 FOR CLEANOUTS.
3. NATURAL GAS LINE. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY QUESTAR GAS WITH OTHER CONSTRUCTION.
4. UNDERGROUND CABLE AND POWER LINES. CONTRACTOR TO COORDINATE WITH COMCAST AND ROCKY MOUNTAIN POWER.
5. EXISTING POWER LINE AND POWER POLE TO BE REMOVED. COORDINATE WITH ROCKY MOUNTAIN POWER.
6. 4" FIRE SPRINKLER LINE. CONTRACTOR TO VERIFY SIZE OF REQUIRED LINE WITH FIRE SPRINKLER DESIGNER PRIOR TO INSTALLING THE LINE.

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LOCATED IN THE SOUTHWEST QUATER OF SECTION 26, T1S, R1E, SLB&M

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	14340
DRAWN BY:	AGC
CHECKED BY:	RJP
DATE:	JUN 17, 2014

SITE UTILITY PLAN

C4.01

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Proposed

Shared Parking Plan

We propose using shared parking for this site since much of the parking needs for commercial are opposite of the residential needs. We would seek after business likely to remain open only until the early evening to assist the intent of this plan. Below is a table outlining required usage per the counties shared parking requirements.

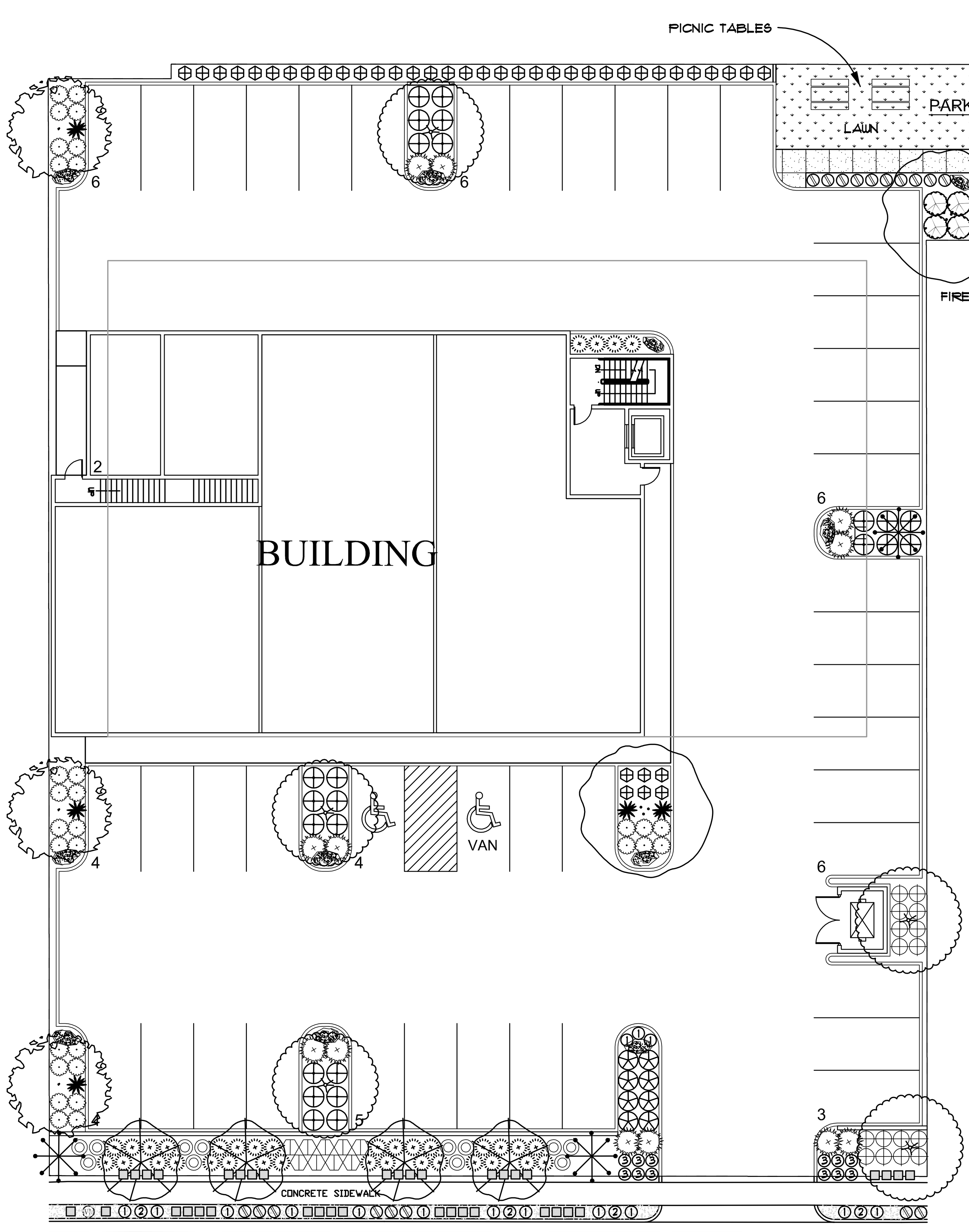
Shared Parking Analysis

	Weekday			Weekend		
	12am-7am	7am-6pm	6pm-12am	12am-7am	7am-6pm	6pm-12am
Res. %	100%	50%	80%	100%	75%	80%
Com. %	0%	100%	80%	5%	100%	80%
Res. Spots	32	16	26	32	24.0	26
Com. Spots	-	21	17	1	21	17
Total Spots	32	37	43	33	45.2	43

17,946	Residential Sq. Feet
5,300	Commercial Sq. Feet

32.0	Residential Parking (non shared)
21.2	Commercial Parking (non shared)

Spots per commercial are calculated at 4 per 1,000 SF and the residential at 2 per Unit but the residential needs could be less due to possible live/work situations and the nearby UTA Bus Transit.



Landscape Area Calculations

TOTAL PROJECT AREA	29,943 SQUARE FEET	100 %
TOTAL LANDSCAPE AREA	6,175 SQUARE FEET	20.6 %
TOTAL IMPERVIOUS AREA	16,548 SQUARE FEET	55.3 %
TOTAL BUILDING AREA	6,920 SQUARE FEET	23.1 %
TOTAL LAWN AREA	800 SQUARE FEET	13 %
TOTAL PLANTING AREA	3,020 SQUARE FEET	49 %
HARDSCAPE AREA	2,355 SQUARE FEET	38 %
TOTAL PLANT MATERIALS	273 EACH	100 %
TOTAL EVERGREENS	66 EACH	24 %
TOTAL DECIDUOUS	207 EACH	76 %

Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
3		Acer platanoides 'Crimson Sentry'	Crimson Sentry Maple	2" Caliper 10'-12' Height	Straight Trunk
2		Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2" Caliper 10'-12' Height	Straight Trunks
5*		Picea abies 'Cupressina'	Columnar Norway Spruce	6'-8' Height B & B	Specimen Quality
4+		Pyrus calleryana 'Silverball'	Silverball Flowering Pear	2" Caliper 8'-10' Height	Full Heads Matching
5		Tilia tomentosa 'Sterling Silver'	Sterling Silver Linden	2" Caliper 10'-12' Height	Full Heads Matching

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
36*		Buxus japonica 'Julia Jane'	Julia Jane Boxwood	5 Gallon	18" - 24"
24		Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 Gallon	18" - 24"
4+		Physocarpus opulifolius 'Diablo'	Diablo Ninebark	5 Gallon	18" - 24"
15		Rhus aromatica 'Grow Low'	Grow Low Sumac	5 Gallon	15" - 18"
8+		Rosa 'Radrazz'	Radrazz Knock Out Rose	5 Gallon	15" - 18"
30+		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	15" - 18"
5*+		Yucca filamentosa 'Ivory Tower'	Ivory Tower Yucca	5 Gallon	18" - 24"
					15" - 18"

Plant List (GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
9		Calamagrostis a. 'Karl Foerster'	Karl Foerster Feather Grass	5 Gallon	18" - 24"
40		Calamagrostis a. 'Karl Foerster'	Karl Foerster Feather Grass	5 Gallon	18" - 24"
16*		Helictotrichon sempervirens	Blue Oat Grass	5 Gallon	12" - 15"
12		Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	2 Gallon	12" - 15"
18		Pennisetum alop. 'Little Bunny'	Little Bunny Fountain Grass	2 Gallon	12" - 15"

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
18+	①	Hemerocallis h. 'Stella d'Oro'	Stella d'oro Day Lily	1 Gallon	12" - 15"
4*+	②	Lavendula angustifolia 'Munstead'	Munstead English Lavender	1 Gallon	12" - 15"
15+	③	Salvia 'East Friesland'	East Friesland Sage	1 Gallon	12" - 15"

(*) Symbol denotes plant materials that are evergreen. (+) Symbol denotes plant materials that are flowering. soil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a

Planting Notes

1. All shrub planting areas shall receive an 8 inch depth of topsoil. all lawn areas a 4 inch depth of topsoil. If topsoil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. The contractor shall supply a sample and chemical analysis from the proposed supplier.
2. Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a 6 inch depth, by the use of mechanical means, in order to create a transition layer between soils.
3. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site, or used in site backfill prior to topsoil placement.
4. Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rotary mixed on-site prior to installation. A pre-mixed soil medium can be used as an alternative.
5. Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per recommendations.
6. Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of fine ground bark mulch cover. The actual bed areas shall receive a 4 inch depth of shredded bark mulch cover or decorative stone as noted. The areas shall receive a granular pre-emergent herbicide prior to placement.
7. All lawn areas shall be installed using a water conservative mixture, and shall be composed of drought tolerant Bluegrass and Ryegrass species, a minimum of 5 varieties required.
8. Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days min.) and shall include mowing, weeding, pruning and one fertilization.
9. The project shall be swept clean of dirt and debris prior to completion of the project, and on a daily basis, if required, as determined by the Owner/contractor.
10. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and acceptance.

Sub-Grade Requirements

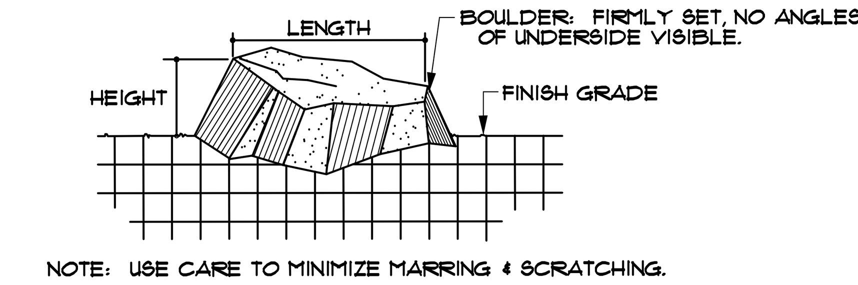
1. LAWN AREAS : Six (6) inches below finish grade. This will allow for the installation of a four inch depth of topsoil along with the sodding material, leaving it slightly below finish grade and hardscape areas.
2. SHRUB AREAS : Twelve (12) inches below finish grade. This will allow for the installation of an eight inch depth of topsoil along with a four inch depth of bark mulch or natural rock, leaving it slightly below finish grade and hardscape areas.

Legend

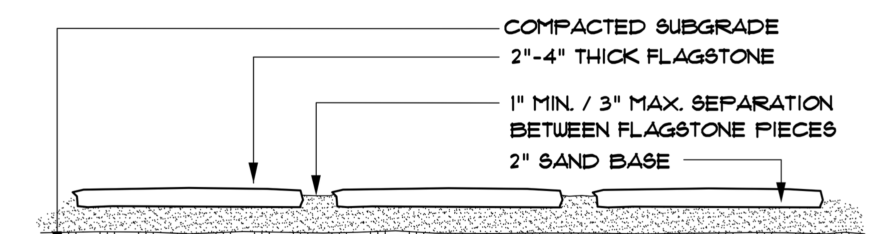
Symbol	Description	Remarks
	Landscape Boulder 3' Min. - 5' Max.	New Landscape Boulder / Individually Placed. To Be Light Color Quartzite Blend / Cut Edges
	Concrete Mowstrip 4"x6" Flat	Install In Straight Lines Or Curves & Flush To Curbs & Walks. Compact Sub-Grade To Minimum 95% Density.
	Stepping Pad 18" x 18" Sandstone	Install Per Detail / Color To Match Or Contrast With Building Material Colors.
	Cobble-Rock Area 18" x 18" Sandstone	Install Where Shown To A Depth Of 4 Inches / Color To Match Or Contrast With Building Material Colors / Submit Sample.
LAWN	New Lawn Area / Use Drought Tolerant Mix	Install Where Shown And Over A 4 Inch Depth Of Import Topsoil. Sod Mixture Shall Be Composed Of Drought Tolerant Species.

Design Intent Statement

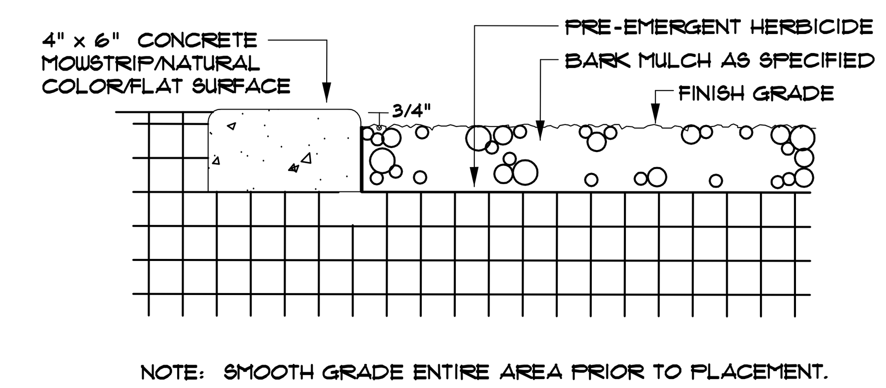
1. Provide the efficient use of water resources for landscape irrigation purposes. This is done by using low flow drip irrigation systems for planting areas, individual bubblers for trees located in planting areas allowing additional control between tree and shrub water use, and minimizing the use of lawn in the landscape, which will further lower overall water useage.
2. Provide a landscape with a variety of aesthetic qualities throughout the year. This is done by using a balanced mixture of evergreen materials (26% of trees - 34% of shrubs), plantings with annual and/or fall leaf color (63% of trees - 57% of shrubs), the use of flowering plant materials (21% of trees - 39% of shrubs), and plant materials with unique textures (50% of small material plantings are ornamental grasses and perennials).
3. Provide a landscape which promotes the use of native and low water use plant species. This is done by the overall use of plant materials which have been determined as being drought tolerant" for the area climatic conditions (80% of trees - 80% of shrubs).
4. Provide a landscape which reduces overall maintenance responsibilities and cost. This is done by minimizing manicured turf lawn areas (20% of area), reduce weed control with the use of bark mulch covers and pre-emergent herbicide applications, limit pruning and trimming with self contained plant material varieties.



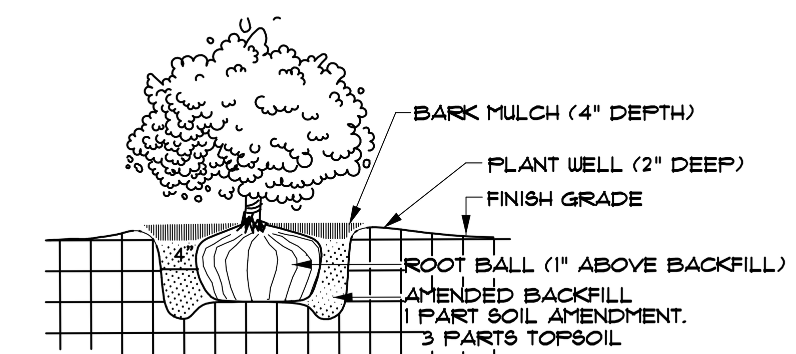
1 / L1.1 Decorative Boulder
N. T. S.



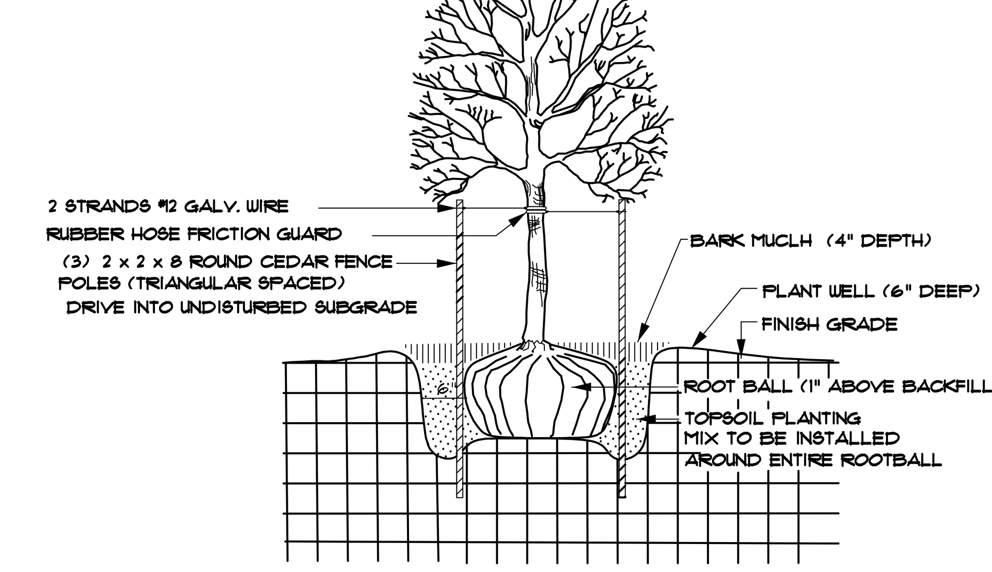
2 / L1.1 Flagstone On Grade
N. T. S.



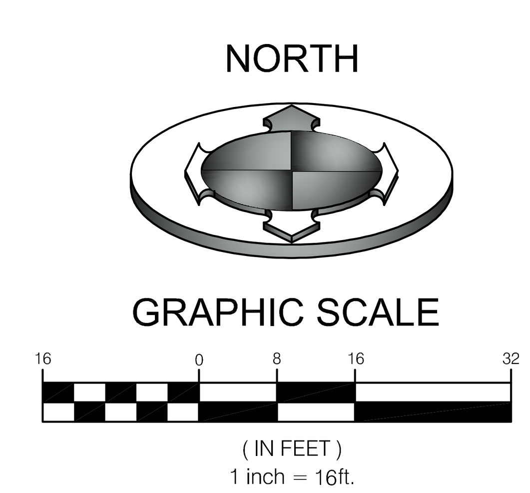
3 / L1.1 Mowstrip - Bark Surfacing
N. T. S.



4 / L1.1 Shrub Planting
N. T. S.



5 / L1.1 Tree Planting
N. T. S.



Owner/Agent

Mr. Russell Blacker
7384 Union Circle Way #12G
Midvale, Utah 84047
Phone: (505) 573-6855
Email: russblacker@gmail.com

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rdl Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105
Phone : 801-647-3114
Email :
rdldesign@comcast.net

STAMP

Millcreek View

3300 South 3081 East
Millcreek City - Salt Lake County, Utah 84109

PROJECT:
DRAWN BY: RDL
CHECK BY: RDL
ISSUE DATE: 06-18-14
REVISIONS:

SHEET TITLE
Preliminary Landscape Plan

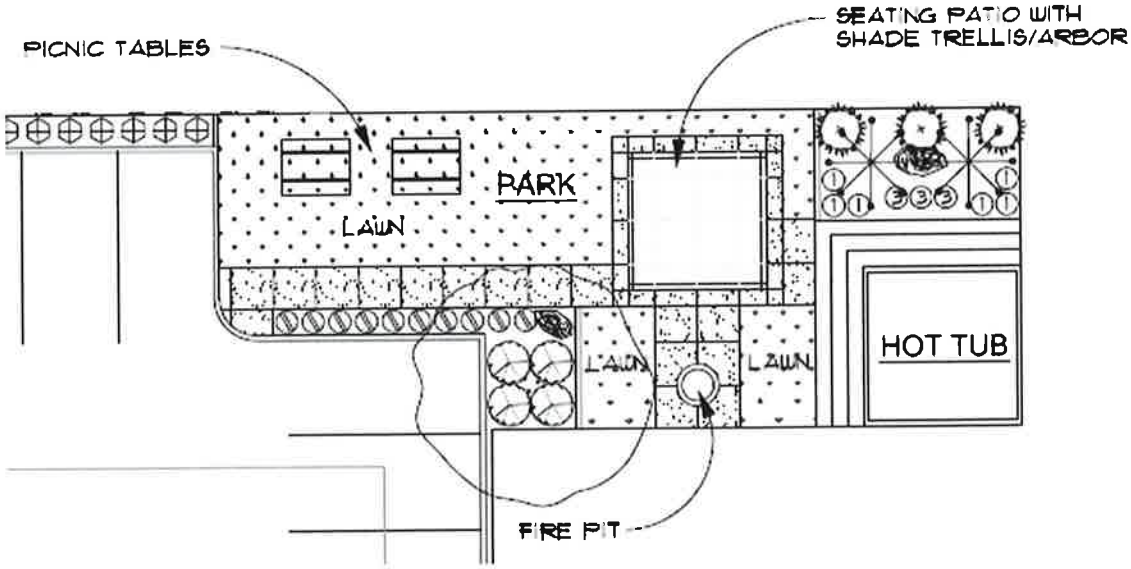
SHEET NUMBER
L1.1

Proposed

Amenities Details

As shown below we propose the following amenities:

1) Park
    1) Picnic Tables
    2) Seating Patio with Shade Trellis/Arbor
    3) Fire Pit/BBQ Stand
2) Gated Hot Tub (Hopefully Salt Water)



*Although the code only requires 1Ammentiy for the amount of bedrooms we have we want to provide more to help meet the intent of the landscaping and Green space requirements.

DEVELOPMENT APPLICATION SUBMITTAL

MILLCREEK VIEW

3081 EAST 3300 SOUTH
MILLCREEK, UT 84109

DATE

27 MAY 2014

REVISIONS

PROJECT NO.

1425

DRAWN BY

Author

CHECKED BY

Checker

TITLE

EXISTING CONDITIONS

SHEET NO.

A101

BLACKBOX
design studios

1106 E 2700 S
Salt Lake City, UT 84121

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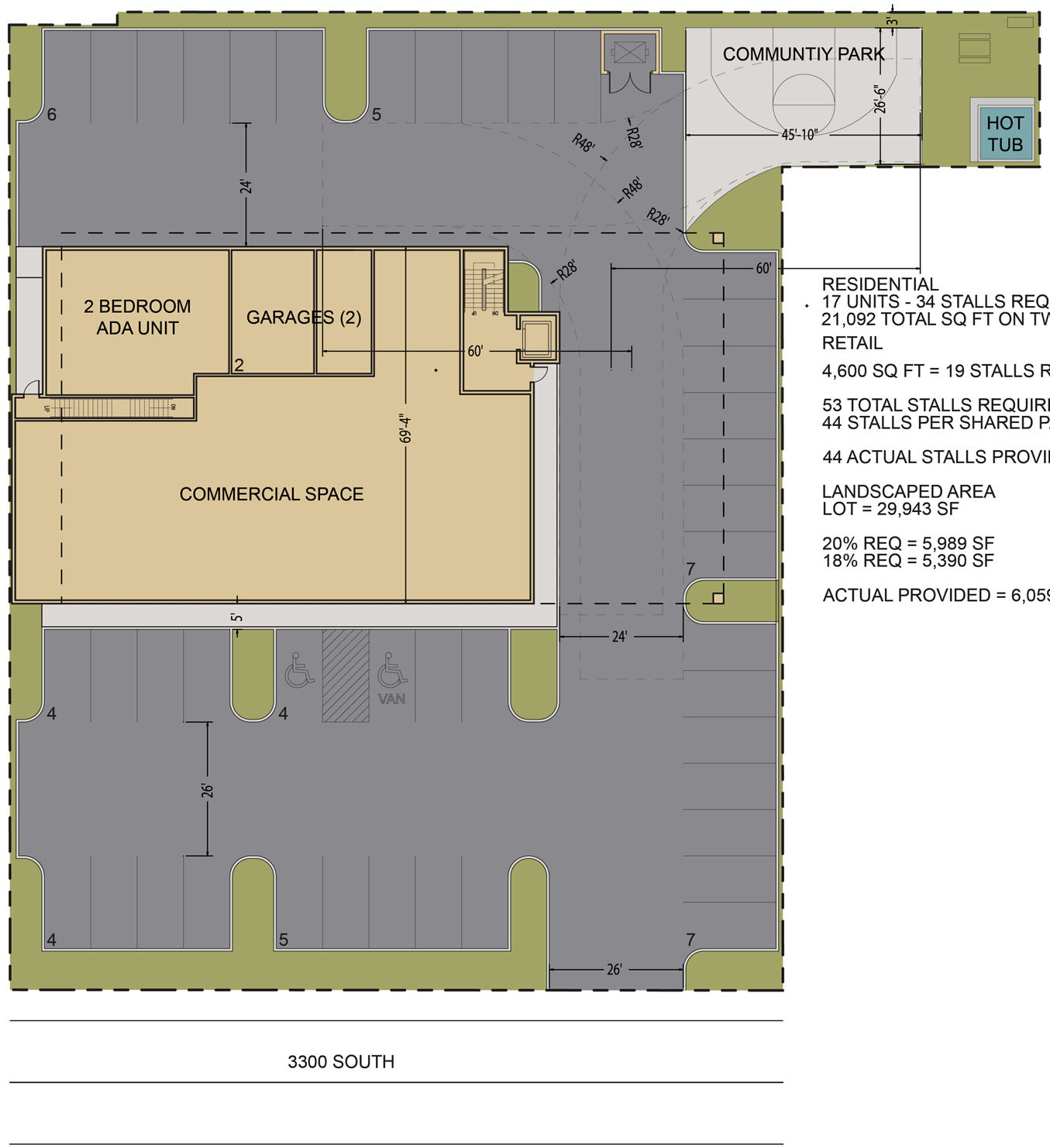
Plans received after report completed. See Section 2.4 of staff report.



RESIDENTIAL
17 UNITS - 34 STALLS REQUIRED
21,092 TOTAL SQ FT ON TWO LEVELS

RETAIL

4,600 SQ FT = 19 STALLS REQUIRED

53 TOTAL STALLS REQUIRED
44 STALLS PER SHARED PARKING ALLOWANCE

44 ACTUAL STALLS PROVIDED

LANDSCAPED AREA
LOT = 29,943 SF

20% REQ = 5,989 SF
18% REQ = 5,390 SF

ACTUAL PROVIDED = 6,059 SF

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DEVELOPMENT APPLICATION SUBMITTAL

PROJECT NAME

MILLCREEK VIEW
3081 EAST 3300 SOUTH
MILLCREEK, UT 84109

DATE
27 MAY 2014

REVISIONS

PROJECT NO.
1425

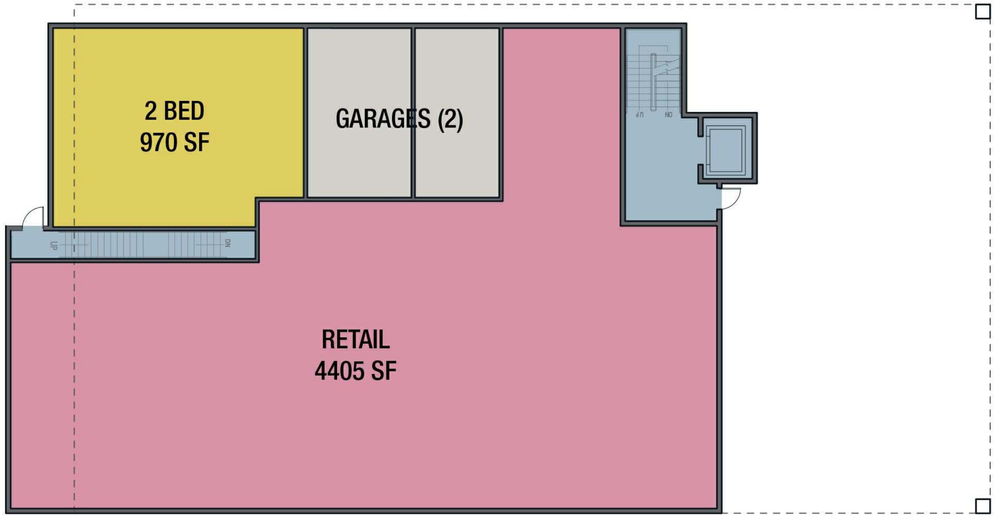
DRAWN BY
Author

CHECKED BY
Checker

TITLE
CONCEPT SITE PLAN

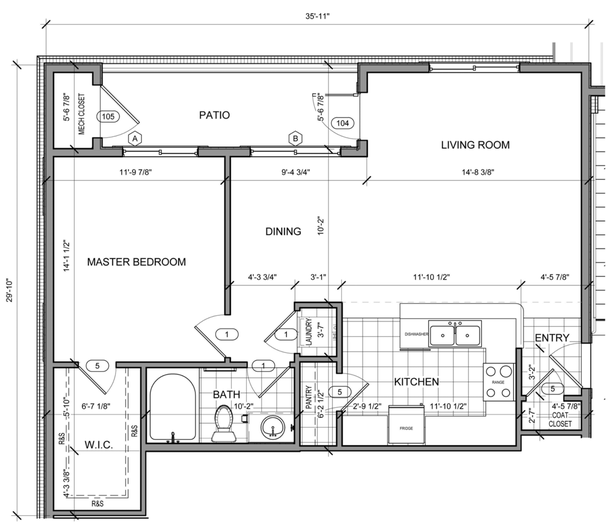
SHEET NO.
A102

Plans received after report completed. See Section 2.4 of staff report.

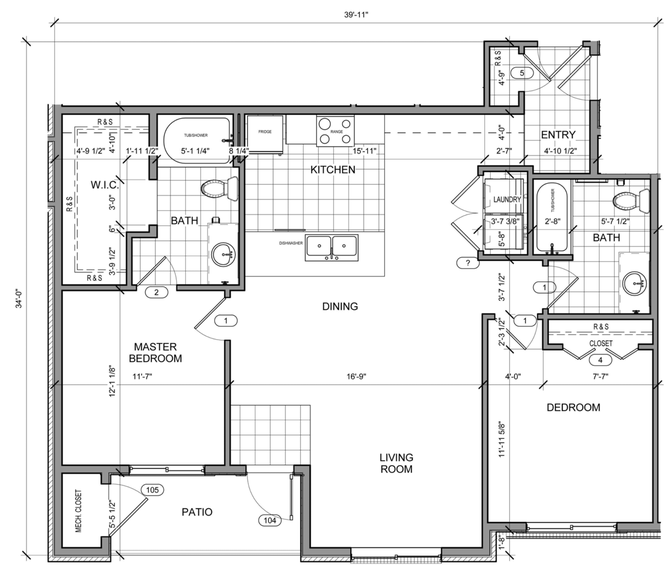


1st Level Overall Floor Plan

2nd and 3rd Level Overall Floor Plans



Concept 1 Bedroom Floor Plan



Concept 2 Bedroom Floor Plan

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PROJECT NAME

MILLCREEK VIEW
3081 EAST 3300 SOUTH
MILLCREEK, UT 84109

DEVELOPMENT APPLICATION SUBMITTAL

DATE
27 MAY 2014

REVISIONS

PROJECT NO.
1425

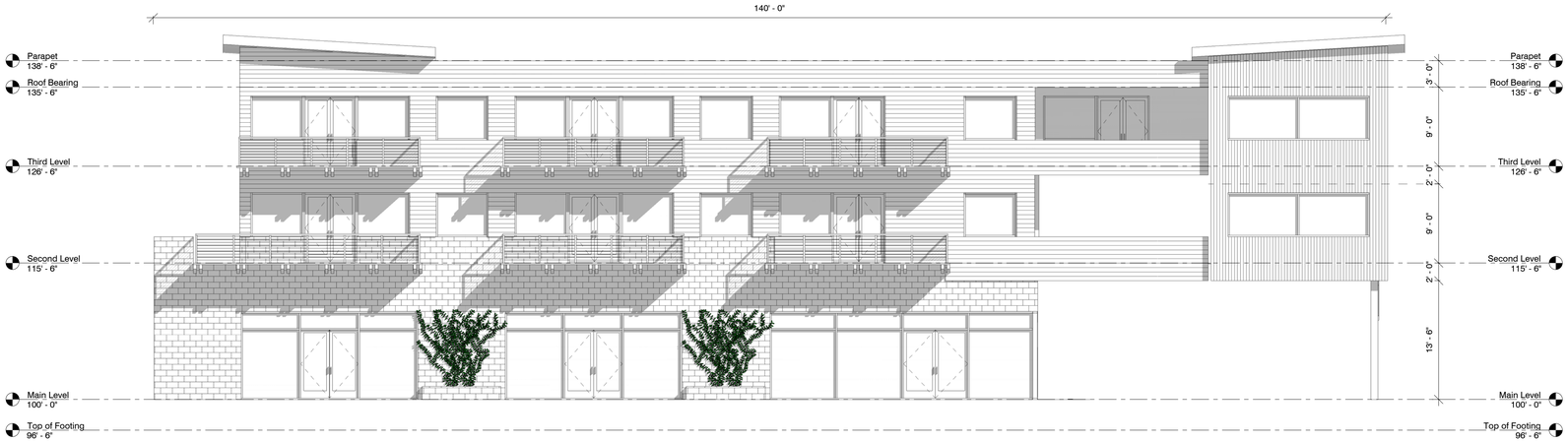
DRAWN BY
BB

CHECKED BY
BB

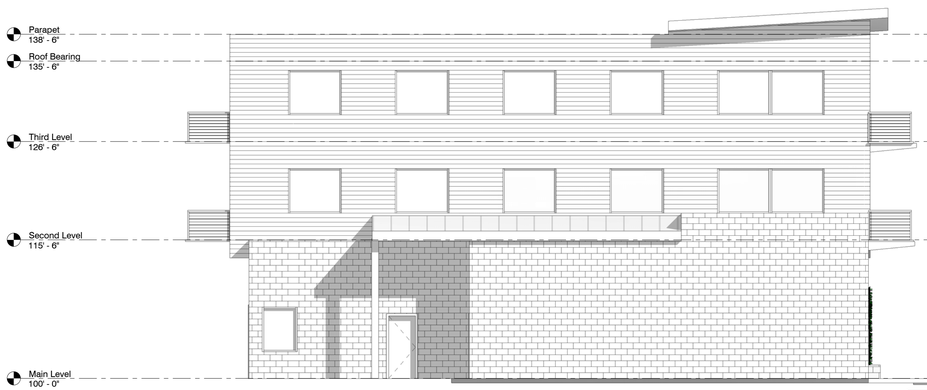
TITLE
PROPOSED PRELIMINARY FLOOR PLANS

SHEET NO.
A202

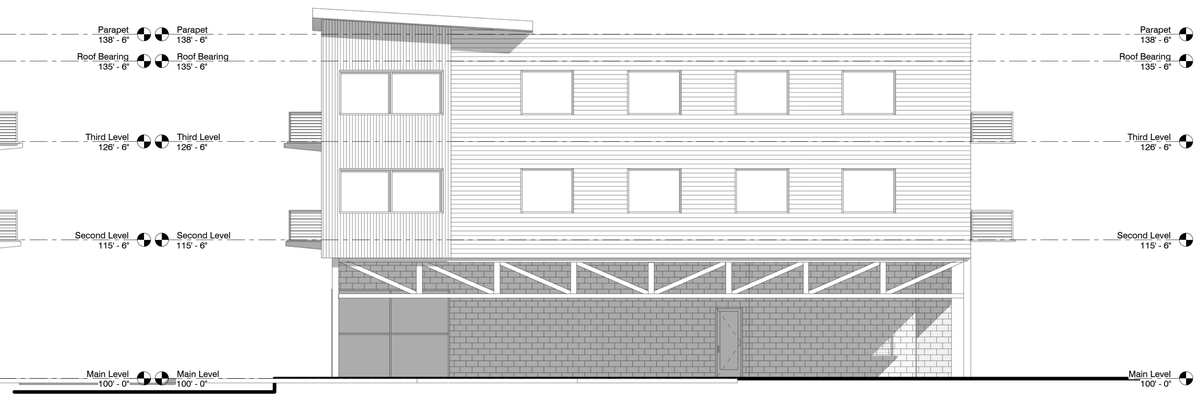
Plans received after report completed. See Section 2.4 of staff report.



2 A301 South
1/8" = 1'-0"



4 A301 West
1/8" = 1'-0"



1 A301 East
1/8" = 1'-0"

3 A301 North
1/8" = 1'-0"

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PROJECT NAME

MILLCREEK VIEW
3081 EAST 3300 SOUTH
MILLCREEK, UT 84109

DEVELOPMENT APPLICATION SUBMITTAL

DATE
27 MAY 2014

REVISIONS

PROJECT NO.
1425

DRAWN BY
BB

CHECKED BY
BB

TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A301

Plans received after report completed. See Section 2.4 of staff report.

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PROJECT NAME

MILLCREEK VIEW

3081 EAST 3300 SOUTH
MILLCREEK, UT 84109

DEVELOPMENT APPLICATION SUBMITTAL

DATE

27 MAY 2014

REVISIONS

PROJECT NO.

1425

DRAWN BY

Author

CHECKED BY

Checker

TITLE

CONCEPT RENDERINGS

SHEET NO.

A303

Salt Lake County Planning & Development Services

STAFF REPORT

Executive Summary									
Hearing Body:	Millcreek Township Planning Commission								
Meeting Date and Time:	Wednesday, August 13, 2014	04:00 PM	**File No:**	2	8	9	8	2	
Applicant Name:	Dimitrios Tsagaris	**Request:**	Conditional Use						
Description:	Request to amend Conditional Use to allow additional Density								
Location:	3666 S. 900 E.								
Zone:	C-2 Community Commercial	Any Zoning Conditions?	Yes ☐	No ☑					
Planning Commission Rec:	Not Yet Received								
Community Council Rec:	Not yet received								
Staff Recommendation:	Approval								
Planner:	Lyle Gibson								

1.0 BACKGROUND

1.1 Summary

This project originally came before the Millcreek Township Planning Commission in July of 2013. It received approval at that time for 37 units. The applicant has since finished the technical review and received final approval from Planning and Development Services staff. The applicant has also obtained a building permit to commence work on site. Recent events have indicated that the applicant will need a space within the project for an on site manager's/maintenance apartment. The applicants request is as follows:

Dear [planning staff] and County Planning Commissioners.
As per our conversation I am attaching the open space calculations and the proposed “Before” and “After” drawings for your consideration. I respectfully request permission to take 650 sq ft from the clubhouse and use it for onsite Managers/Maintenance apartment. I request for this variance because it relates to the financial viability of the project and well being of the project. Operating a club-house for a small 37 units operation and having to hire an employee becomes economically unfeasible.
If my request is granted it will greatly help me with the financial viability of the project and having an on site manager will be good for my tenants.
Thank you in advance for your consideration
Dimitrios Tsagaris

The original request for 37 units on 1.49 acres fit within a density ratio of 25 units per acre. The density was 24.8 units per acre.

The current request when considering the 1.49 acres for 38 units (37 regular + 1 manager unit) is a density of 25.5 units per acre. However, since the application was last presented to the planning commission, a portion of the property has been dedicated to the public right of way leaving a current parcel size of 1.47 acres.

The requested additional unit would mean a density of 25.8 units per acre when compared to the actual 25.1 units per acre with the 37 units post dedication.

The C-2 commercial zone has a maximum density of 25 units per acre, however there is a provision that may allow for more.

* Where supported by the community general plan, and found by the planning commission to be compatible with land uses in the vicinity, multi-family residential development which incorporates innovations of design, amenities, and features, may be approved by the planning commission for higher densities than shown above, but shall in no case be higher than 32.0 units per acre.

1.2 Hearing Body Action

This item is on the agenda of the Millcreek Township Planning Commission for a decision.

1.3 Neighborhood Response

As of the date of this report, staff has not received comments from the neighborhood.

1.4 Community Council Response

This item is scheduled to be heard by the Millcreek Community Council during their meeting on 8/5/2014.

2.0 ANALYSIS

2.1 Applicable Ordinances

Section 19.84.060 of the Conditional Use Chapter of the Zoning Ordinance establishes five standards to be used in evaluating Conditional Use applications. The Planning Commission must find that all five of these standards have been met before granting approval of an application. Based on the foregoing analysis, Staff suggests the following:

Criteria Met		Conditional Use Criteria and Evaluation
YES ☒	NO ☐	Standard `A': *The proposed site development plan shall comply with all applicable provisions of the Zoning Ordinance, such as parking, building setbacks, building height, etc.*
		If approved for the additional density, it meets the applicable provisions of the zoning ordinance.
YES ☒	NO ☐	Standard `B': *The proposed use and site development plan shall comply with all other applicable laws and ordinances.*
		The site plan has already been reviewed fully and found to be in compliance with all other applicable laws and ordinances.

YES	NO	
☒	☐	Standard `C': *The proposed use and site development plan shall not present a traffic hazard due to poor site design or to anticipated traffic increases on the nearby road system which exceed the amounts called for under the County Transportation Master Plan.*
		The plan as proposed does not present a traffic hazard.
YES	NO	
☒	☐	Standard `D': *The proposed use and site development plan shall not pose a threat to the safety of persons who will work on, reside on, or visit the property nor pose a threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/ topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.*
		The proposal has been fully reviewed and determined not to pose any threat to safety of persons on or in the vicinity of the property.
YES	NO	
☒	☐	Standard `E': *The proposed use and site development plan shall not adversely impact properties in the vicinity of the site through lack of compatibility with nearby buildings in terms of size, scale, height, or noncompliance with community general plan standards.*
		The proposed use does not change the size, scale, or height of the buildings as already approved.

2.2 Zoning Requirements

19.62.130 DENSITY

* Where supported by the community general plan, and found by the planning commission to be compatible with land uses in the vicinity, multi-family residential development which incorporates innovations of design, amenities, and features, may be approved by the planning commission for higher densities than shown above, but shall in no case be higher than 32.0 units per acre.

Regarding the community general plan, perhaps the best indicator as to whether or not additional density is merited at this location is the designation of the general plan map. This property is located in a yellow area where there would be an expectation to absorb moderate future growth, it is also along a corridor or 900 East which is a street that according to the general plan might see additional growth and varied uses.

Because the specific request is for 1 unit only and would not change the site layout, or exterior look or size of the building, it could be considered to be compatible with land uses in the vicinity as those things are already approved. Innovation in design, amenities and features for consideration would be the ability for better site maintenance and management, otherwise the design is the same and the amenities are slightly reduced.

19.80.040 Number of Parking Spaces Required

Dwellings, multiple, two spaces for each dwelling unit. In multi-family developments and dwelling groups where private covered parking is utilized, additional parking for guests shall be required. The planning commission shall determine the amount of guest parking required to meet the parking needs of each development;

OPEN SPACE AND RECREATIONAL FACILITY STANDARDS (Policy)
Original Proposal:
Recreational Facilities

Quantity	**2 Facilities Minimum** (based on 74 bedrooms)	**6 Facilities** **2 Required** **4 for OS** Reduction	**Complies**
1	Playground 1,000 sq. ft.	Playground 1,000 sq. ft.	Complies
2	Picnic Area 1,000 sq. ft.	Picnic Area 1,000 sq. ft.	Complies
3	Walking Trail 1,000 sq. ft.	Walking Trail 1,000 sq. ft.	Complies
4	Sports Court 1,600 sq. ft.	Sports Court 1,600 sq. ft.	Complies
5	Community Center 1,200 sq. ft.	Club House/Common Room 1,285 sq. ft.	Complies
6.	Community Center 1,200 sq. ft.	Workout Room 1285 sq. ft.	Complies

Current Proposal

5	Community Center 1,200 sq. ft.	Club House/Common Room 1,200 sq. ft.	Complies
6.	Community Center 1,200 sq. ft.	Workout Room 500 sq. ft.	Does not Comply

Allowed for 37% open space under original proposal, open space would remain the same under current proposal.

Parking was approved with a specific condition at 81 stalls minimum. The current proposal includes 83 stalls. 3 of these are ADA and 56 of the stalls are covered. This covers the required 74 minimum stalls under the original approval for the residential units and the required 7 guest parking spaces. It also leaves room for 2 more parking spaces for the extra proposed unit. No additional guest parking above the original would be available for the extra unit.

3.0 STAFF RECOMMENDATION

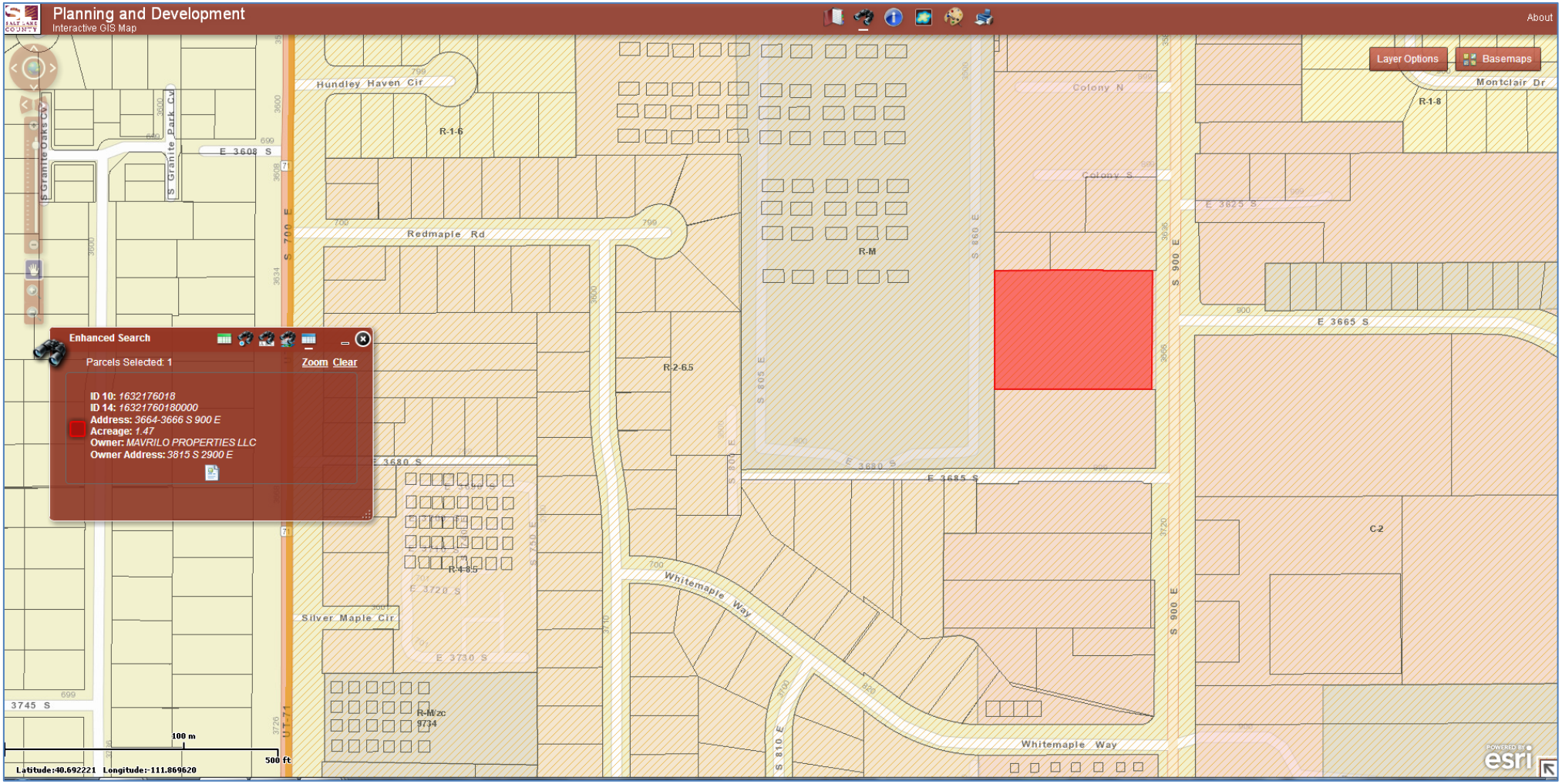
3.1 Staff recommends APPROVAL of the proposed Conditional Use .

3.2 Reasons for Recommendation

1) It appears that there is sufficient parking for the extra unit on site to at least cover the on site manager unit.
2) The proposal does not add additional impact to surrounding neighbors and the community in terms of size / scale of the buildings, it also does not modify the site plan.
3) While the change would make one of the original amenities smaller than originally proposed, therefore subpar with the amenity standard, an onsite manager would increase the likelihood of a well kept/maintained complex.
4) The request is for only one unit and a density of 25.8 units/acre... not a request for 32.

3.3 Other Recommendations

The planning commission may consider a continuance if more information is needed or a denial of the proposal if it is the feeling of the commission that it does not meet the requirements of the ordinance for additional density.


Planning and Development
Interactive GIS Map
About
Layer Options
Basemaps
Enhanced Search
Parcels Selected: 1
Zoom Clear
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ID 14: 16321760180000
Address: 3664-3666 S 900 E
Acreage: 1.47
Owner: MAVRILO PROPERTIES LLC
Owner Address: 3815 S 2900 E
Hundley Haven Cir
Redmaple Rd
Silver Maple Cir
Whitemaple Way
Colony N
Colony S
Montclair Dr
E 3608 S
E 3680 S
E 3685 S
E 3665 S
E 3825 S
E 3720 S
E 3730 S
3745 S
S 700 E
S 900 E
S 810 E
UT-71
R-1-6
R-M
R-2-6.5
R-4-8.5
R-M/zc
9734
R-1-8
C-2
100 m
500 ft
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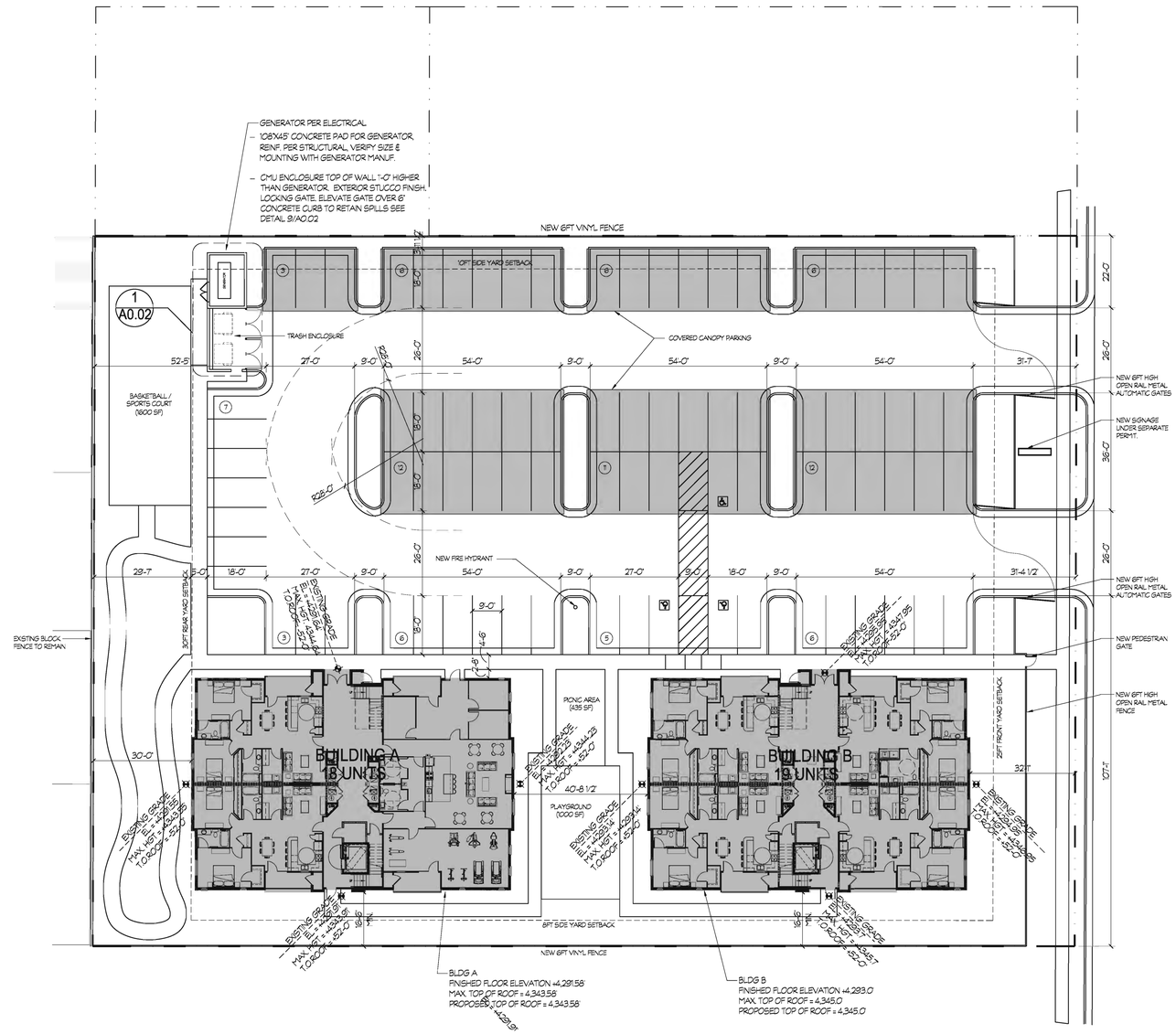
POWERED BY esri

28372 Conditional Use/Site Plan -Aerial

Apartments 36+ Units - Tsagaris

Tue Apr 16 2013 05:41:32 PM.



1 A0.02

ARCHITECTURAL SITE PLAN

1 A0.01

SCALE: 1" = 20-0" (24X36)
SCALE: 1" = 40-0" (11X17)

NORTH

SITE TABULATION			
TOTAL SITE:	65,121sf	1.49 Acres	100%
Buildings:	12,692sf	0.29 Acres	19.5%
Landscaping:	23,879sf	0.55 Acres	36.7%
Hard surface:	28,550sf	0.65 Acres	43.8%

PARKING

PARKING PROVIDED	
OPEN	27
CARPORTS	56
Total Provided	83

ALLOWABLE HEIGHT

8' SETBACK = 35-0" ALLOWED HEIGHT.
FOR EVERY ADDITIONAL 1' OF SETBACK = 2' ALLOWED BUILDING HEIGHT.
8-8' ADDITIONAL SETBACK = 17-0" ADDITIONAL HEIGHT.
TOTAL ALLOWED BUILDING HEIGHT = 35 + 17 = '52-0"

ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR ALL SITE DIMENSIONS, GRADING, SITE DETAILS, ETC.

SEE CIVIL DRAWINGS FOR ACCESSIBILITY TO BUILDING.

IMPLEMENT EPA'S BEST MANAGEMENT PRACTICES FOR EROSION & SEDIMENTATION CONTROL DURING CONSTRUCTION

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commercial + residential
Phone 801.561.1933 Fax 801.561.6445
Email guillaume@architectbelgique.com

LICENSED ARCHITECT 368308 GUILLAUME BELGIQUE STATE OF UTAH
04-17-14

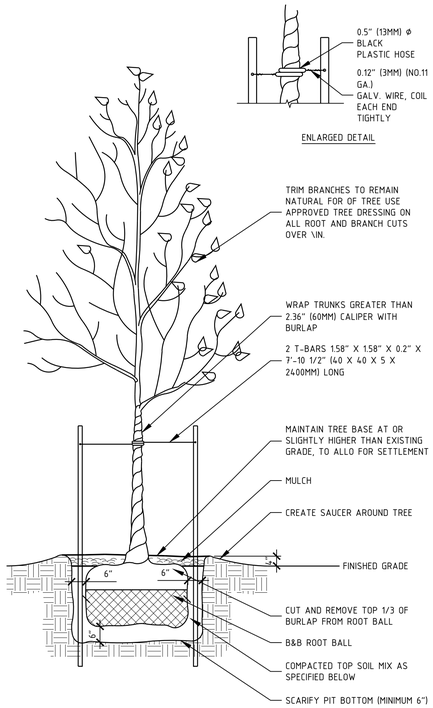
DIMITRI MULTI-FAMILY
3666 South 900 East
Salt Lake City, Utah

Sheet Title
Architectural Site Plan

Date
May 2, 2014

REVISIONS

Sheet Number
A-0.01



PLANTING DETAIL - DECIDUOUS — 1 / L1.1

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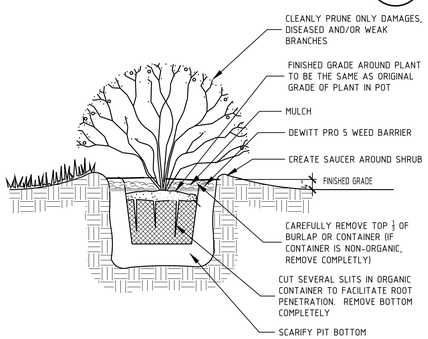

PLANTING DETAIL - WEED BARRIER — 2 / L1.1

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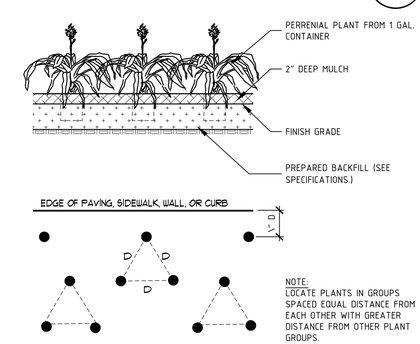


PLANTING DETAIL - PERENNIALS — 3 / L1.1

SCALE: ¼" = 1'-0"

PLANTING PLAN — A / L1.1

SCALE: ¼" = 1'-0"

TREES & SHRUBS

SYM	KEY	BOTANICAL NAME	QTY	SIZE
	LP	LONDON PLANE (SYCAMORE) Platanus x acerifolia	4	1¾"
	MF	MAPLE, AMUR 'FLAME' Acer ginnala 'flame'	37	1¾"
	MR	MAPLE, OCTOBER GLORY Acer rubrum 'October Glory'	4	1¾"
	RD	REDBUD, EASTERN Cercis canadensis	4	1¾"
	RFP	REDBUD, FOREST PANSY Cercis canadensis 'Forest Pansy'	18	1¾"

FRANK LEWIS DESIGN GROUP
Architecture
Landscaping
Interiors

P.O. Box 71183
Salt Lake City, UT
84171

frank@franklewis.com
(801) 231-0447

www.franklewis.com

Company Info

Project Info

LANDSCAPE

Dimitri Multi-Family

----.

3664 South 900 East
Salt Lake City, Utah
84106

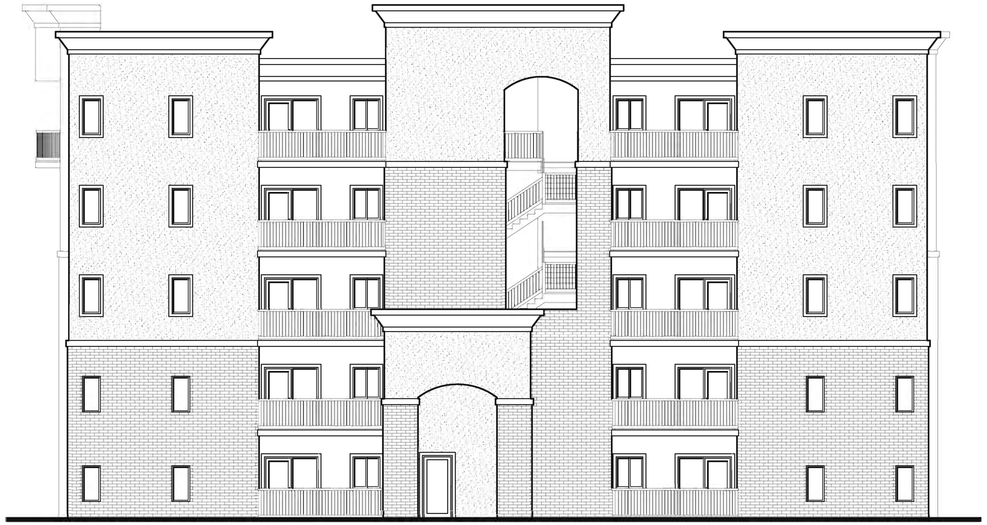
Drawing Info

January 24, 2014

PLANTING PLAN

L1.1

Sheet Info



1 A-2.01 BUILDING A - SOUTH ELEVATION

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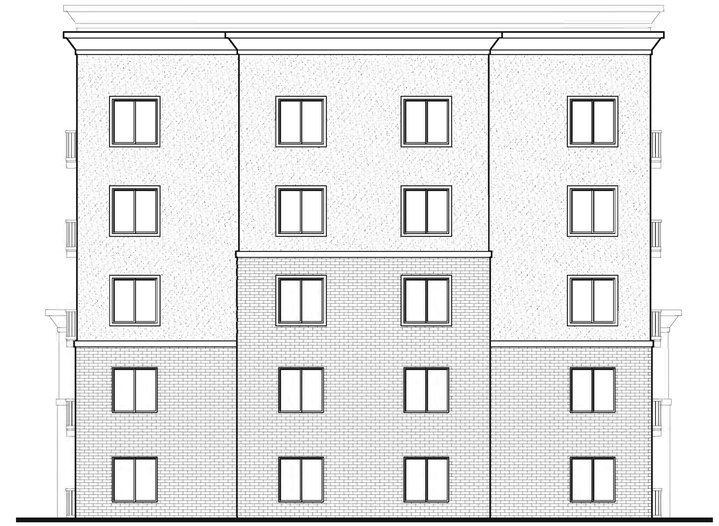
SCALE: 1/16" = 1-0" (11X17)

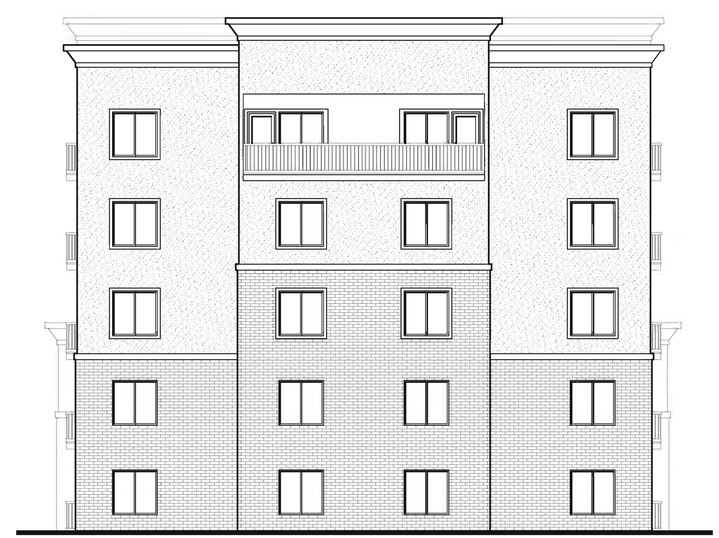


2 A-2.01 BUILDING A - EAST ELEVATION

SCALE: 1/8" = 1-0" (24"X36")
SCALE: 1/16" = 1-0" (11X17)

3 A-2.01 BUILDING A - NORTH ELEVATION

SCALE: 1/8" = 1-0" (24"X36")
SCALE: 1/16" = 1-0" (11X17)



4 A-2.01 BUILDING A - WEST ELEVATION

SCALE: 1/8" = 1-0" (24"X36")
SCALE: 1/16" = 1-0" (11X17)

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Architecture Belgique, Inc.
commercial + residential
Phone 801.561.1933 Fax 801.561.1645
Email gaillaume@architecturebelgique.com

DIMITRI MULTI-FAMILY

3664 South 900 East
Salt Lake City, Utah

Sheet Title
Building A
Elevations

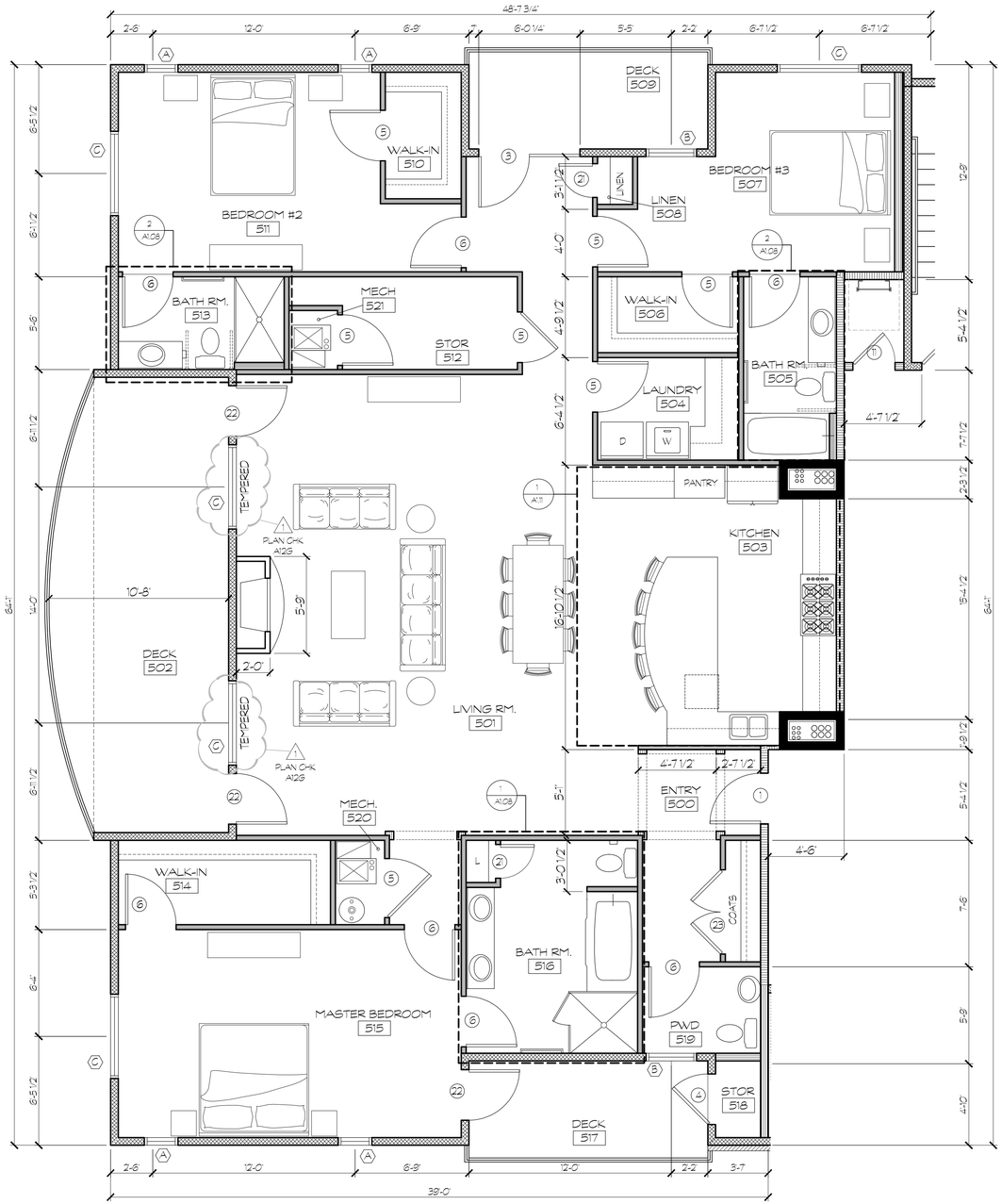
Date
October 8, 2013

REVISIONS

1		3	
2		4	

Sheet Number

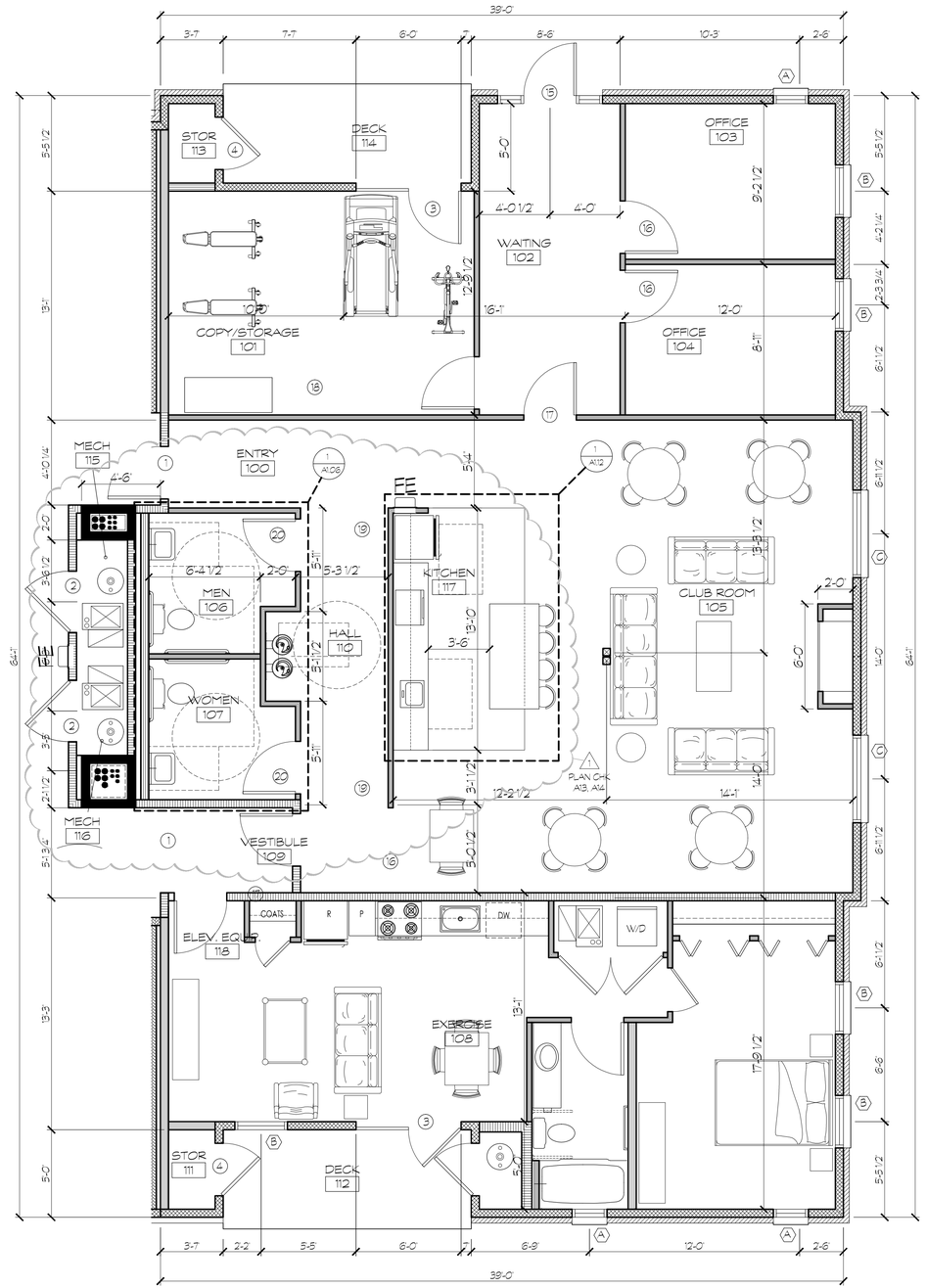
A-2.01



1 A-1.05/ UNIT 3A - FLOOR PLAN

SCALE: 1/4" = 1'-0" (24"X36")
SCALE: 1/8" = 1'-0" (11"X17")

2283sf net
2488sf gross (includes exterior walls,
422sf decks storage, & mechanical)



2 A-1.05/ CLUBROOM

SCALE: 1/4" = 1'-0" (24"X36")
SCALE: 1/8" = 1'-0" (11"X17")

2274sf net
2463sf gross (includes exterior walls,
162sf decks storage, & mechanical)

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE INTELLECTUAL PROPERTY OF ARCHITECTURE BELGIQUE INC. AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING BUT NOT LIMITED TO COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF ARCHITECTURE BELGIQUE, INC.

Architecture Belgique, Inc.
commercial + residential
Phone: 801.561.1333 Fax: 801.561.1646
Email: guillaume@architectbelgique.com

LICENSED ARCHITECT
368308
GUILLAUME BELGIQUE
STATE OF UTAH
04-17-14

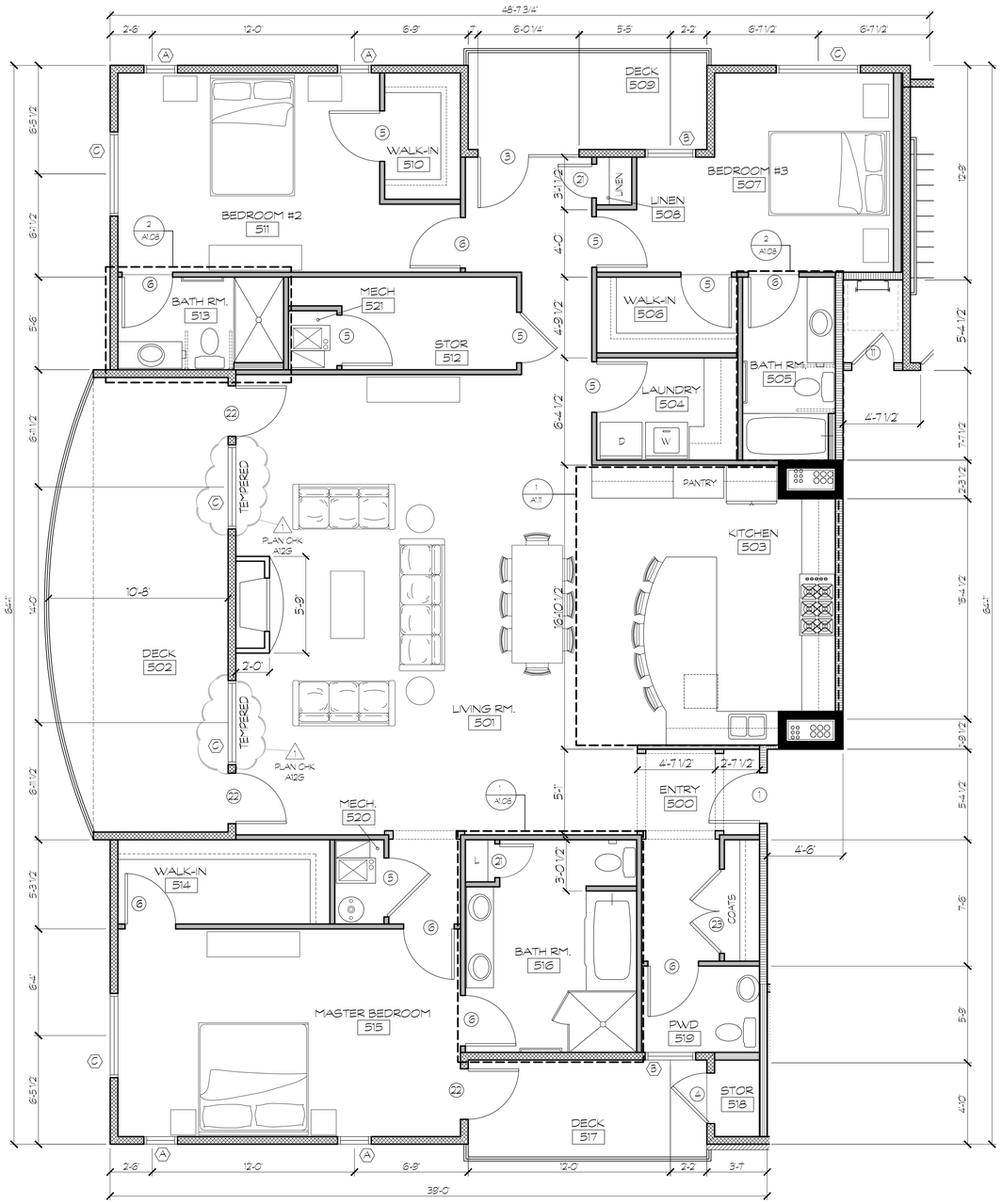
DIMITRI MULTI-FAMILY
3666 South 900 East
Salt Lake City, Utah

Sheet Title
Enlarged Floor Plans

Date
April 17, 2014

REVISIONS
1 SL CO. PLAN CHECK 5-30-14
2 SL CO. PLAN CHECK 6-20-14
3 SL CO. PLAN CHECK 7-7-14

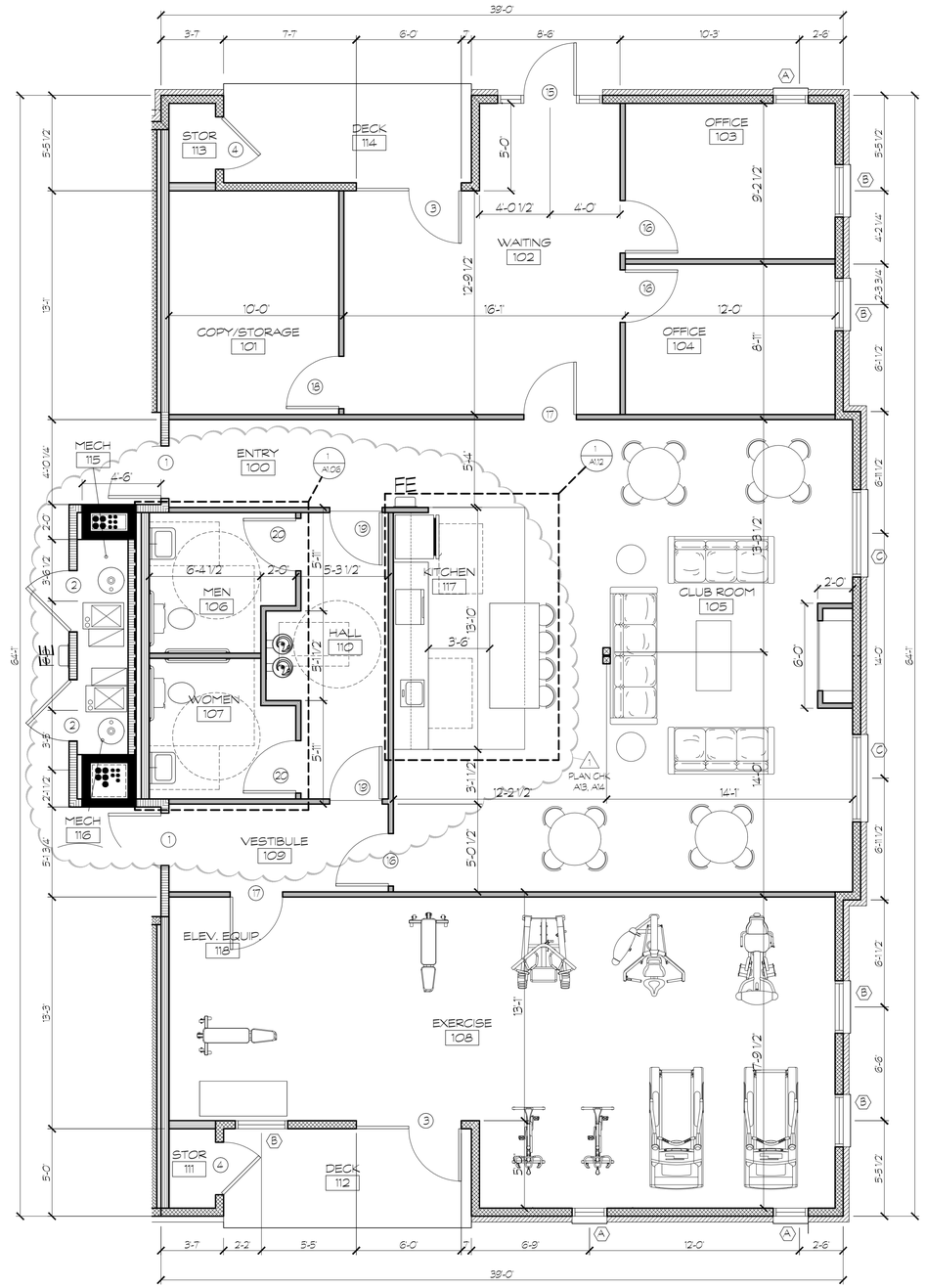
Sheet Number
A-1.05



1 A-1.05 UNIT 3A - FLOOR PLAN

SCALE: 1/4" = 1'-0" (24"X36")
SCALE: 1/8" = 1'-0" (11"X17")

2283sf net
2488sf gross (includes exterior walls,
422sf decks storage, & mechanical)



2 A-1.05 CLUBROOM

SCALE: 1/4" = 1'-0" (24"X36")
SCALE: 1/8" = 1'-0" (11"X17")

2274sf net
2463sf gross (includes exterior walls,
162sf decks storage, & mechanical)

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A-1.05

LANDSCAPE / OPEN SPACE CALCULATIONS

DIMITRI MULTIFAMILY PROJECT
2 BUILDINGS, 5 STORY HIGH, 40 UNITS TOTAL.

37 UNITS BE TENANT OCCUPIED
Respectfull requesting permission for 1 Unit to be a one bedroom on Site Manager's /maintenance apartment.

Proposed 1 bedroom apartment size = 615 SQ. FT.

PROJECT SUMMARY

TOTAL SITE AREA (217.1x300)	65,158.00	SQ. FT.	

BUILDING COVERAGE OF THE LOT	12,900.00	SQ. FT.	19.80%
PARKING/PAVING COVERAGE OF LOT	26,160.00	SQ. FT.	40.15%
LANDSCAPE/OPEN SPACE PROVIDED NET	26,098.00	SQ. FT.	40.05%
TOTAL	65,158.00	SQ. FT.	100.00%

CALCULATION OF LANDSCAPE/OPEN SPACE

LANDSCAPE/OPEN SPACE PROVIDED AS ABOVE		26,098.00	SQ. FT.	40.05%
PLAYGROUND	REQUIRED	1,000.00	SQ. FT.	0.00%
PICNIC AREA	REQUIRED	1,000.00	SQ. FT.	0.00%
BASKETBALL/ SPORTS COURT AMENITY	PROVIDED	1,600.00	SQ. FT.	2.00%
CLUBHOUSE/EXCERSIZE ROOM AMENITY	PROVIDED	2,550.00	SQ. FT.	4.25%
TRAIL PATH AMENITY	PROVIDED	1,000.00	SQ. FT.	2.00%
TOTAL ADJUSTED LANDSCAPE/OPEN SPACE				48.30%
LANDSCAPE/OPEN SPACE REQUIRED				50.00%

ALLOWED UNITS/DENSITY PER ACRE	25.00
TOTAL UNITS ALOWED IN 1.49 5ACRES	37.38
UNITS TO BUILD	37.00
PARKING STALLS REQUIRED (2/UNIT)	74.00
PARKING STALLS PROVIDED (56 carports +27 open stalls)	83.00
GUEST PARKING	9.00
1/25 ADA	3.00

NOTE FROM PAGE 3 OF RECREATIONAL FACILITY AND OPEN SPACE STANDARDS:
When a proposed recreational facility exceeds the required minimum square footage related any of the above standards by 1.5, 2, 2.5,, atc. It may be counted as that number of facilities.

Required sq. ft. for community center = 1,200 sq. ft.

The combined club house /exercise room facility is 2,550 sq. ft.		1,275*2=2,550
It should be counted as	4.25%	^(2*1275*2/1200)/100

Salt Lake County Planning & Development Services

STAFF REPORT

Executive Summary									
Hearing Body:	Millcreek Township Planning Commission								
Meeting Date and Time:	Wednesday, August 13, 2014	04:00 PM	**File No:**	2	8	9	1	8	
Applicant Name:	Michael Anderson	**Request:**	Use Violation Approval						
Description:	10 year provision (4-plex or triplex)								
Location:	2275 E. Atkin Avenue. (2275-2281 E)								
Zone:	R-2-6.5 Residential Two-Family	Any Zoning Conditions?	Yes ☐	No ☑					
Planning Commission Rec:	Not Yet Received								
Staff Recommendation:	Approval with Conditions								
Planner:	Lyle Gibson								

1.0 BACKGROUND

1.1 Summary

This application is requesting that the existing structure at 2275-2281 E. Atkin Avenue be declared a legal non-conforming 4-plex or triplex through special exception. The claim is that the property has been used as a 4-plex for at least 10 years so they would now like to have it officially recognized as such. The evidence is somewhat limited as to the continued use as a 4-plex, but seems to at least support the existance of a triplex for that period of time so the applicant would prefer to continue the existing use with 4 units, but would settle for a declaration of a triplex if a 4-plex cannot be justified.

This application was originally heard by the Millcreek Township Planning Commission during the July 2014 meeting. The request was at that time specific to the desire to have a 4-plex declared legal. The planning commission requested that some additional review be done by the building department to help aid the decision making and this item was continued to the August 2014 meeting.

Since the July meeting, the applicant has submitted an updated application form clarifying the request for a declaration of either a 4-plex or triplex. Staff and the applicant have also worked with the building department in attempts to have inspections of the property completed and additional comment. The applicant was willing to pay permit fees that were required by the building department, but the building inspection team would not do an inspection without plans to accompany the request. The building department did emphasis the comments from the initial review and clarified that declared as either a triplex or 4-plex would fall into the same code requirements for building code and that because there are multiple means of addressing the building code costs vary greatly, but that there is always a way to meet

the requirements.

Regarding the addition to the rear of the lot. It is not for the planning commission to determine if it needs to stay or go, that responsibility lies with staff and falls under a division director decision. The action being taken by the planning commission today is specific to the use on the property and whether or not the evidence is sufficient to substantiate the claim of an established use and whether the continuation of that use is appropriate. If needed the planning commission may place conditions on the use in order to continue.

The pertinent ordinance and supporting information are included in this report.

1.2 Planning Commission Action

This item is on the agenda for a decision from the planning commission.

1.3 Neighborhood Response

As of the date of this report staff has not received any comment from the neighborhood.

2.0 ANALYSIS

2.1 Applicable Ordinances

19.88.140 Application to have a use violation declared legal through special exception.
A. Whenever land or a structure is used in violation of this title, the owner may file an application with the planning commission to have the use declared legal through special exception. The planning commission may approve such an application only when the evidence establishes all of the following:

1. The use exists on the property at the time of the application and has been in continuous violation of the zoning ordinance for a period exceeding ten years;

2. No complaint has been made to the development services division concerning the violation for a period exceeding ten consecutive years during which the violation existed;

3. Continuation of the use will not have a detrimental effect on the health, safety or welfare of persons or property in the vicinity.
B. The planning commission may consider as evidence:

1. Documents that are part of the public record, such as tax appraisals, utility records, aerial photographs, building permits, etc.

2. Documentation from third parties, such as affidavits, photographs, etc.

3. Documentation from current or past property owners, such as tax records, rental/lease agreements, appraisal records, etc.

In approving an application hereunder, the planning commission may set any conditions it deems necessary for protection of adjacent properties or the public welfare including provisions limiting the period of time the use may continue. This section shall in no way be interpreted to permit the continuation of any violation which exists on the effective date of the ordinance codified in this section. Any person shall have the right to appeal to the board of adjustment a decision rendered by the planning commission pursuant to this section. Appellants shall follow the appeal procedures set forth in Section

19.92.050 of this title. (Ord. 1627 § 10 (part), 2008: Ord. 1473 (part), 2001: Ord. 1199 §§ 2, 3, 1992)

2.2 Other Agency Recommendations or Requirements

Building Inspector:
In order to change the building to a 4-plex or triplex, a building permit must be obtained and inspections need to be completed and finaled under that building permit process.

Plans will be required to apply for the building permit showing dimensioned floor plans for all units to scale.
Plans will need to show how building code compliance is going to be met for the building.

Items to note (this may not be a complete list of issues)
1. Four plex building as shown is regulated under the IBC, and not the IRC. Same for a triplex.
2. IBC requires fire sprinkler system to be installed throughout all R occupancies.
3. plans will need to detail how the required fire separations between units is going to be done to meet code requirement (or clarify how it is currently done)
4. may be additional questions or items during the plan review process under the building permit process.

Traffic:
Parking in front of property parallel to street is part of right-of way and not off street parking.

2.3 Other Issues

While there is evidence to support multiple units on the property for a period of at least 10 years the evidence provided is not concrete in supporting the claim of 4 units, only that there is more than 1.

The evidence provided includes:
- Abuilding permit from 1984 which states that the building was being converted from a SFD (single family dwelling) to a duplex.
- An inspection report in 1986 for a power to panel inspection which is unclear if it is a new or upgraded meter, does state 1 meter.
- MLS listing reports which states from 2013 that there are multiple residences. This evidence seems to demonstrate that there are 3 full baths and 3 full kitchens which may conclude up to 3 units. Listed in the report as residence 1 and residence 2.
- The MLS Listing from 2003 states the property is being sold as a 4-plex and has the specifications for the 4 separate units. This report does not indicate number of kitchens or bathrooms to support multiple dwellings as defined in Salt Lake County Ordinance.
- Aerial photography that clearly shows the addition to the back of the property as far back as 2006, it is less clear in the 2004 image if the addition is there or not.

Staff has also made attempts to find additional information to support the claim of a 4-plex. Current Salt Lake County Assessor data indicates the property is currently being assessed as a single family dwelling. The Assessor has also provided a record of assessment from 1994 for 2275 - 2281 E. Atkin. This does not indicate 2277 and/or 2279 East. Working with the Addressing department is is unclear when the other Addresses may have been added, but the 4 separate address are on record as approved addresses. A site visit has confirmed 4 mail boxes on site and multiple entries into the building, the site visit was unable to confirm nor deny multiple utility meters.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Use Violation Approval with the following conditions:

1) Recommendation from Staff is the approval of a TRIPLEX

2) A building permit be obtained for the conversion of the structure to a triplex.

3.2 Reasons for Recommendation

1) The evidence seems to support the claim of the existence of a triplex for the period of at least 10 years.

2) The only complaint on record for this property is not in relation to the use, but because a re-roof was started without a permit.

3) There is sufficient parking on site to support 3 units. and comply with ordinance.

3.3 Other Recommendations

Applicant shall work with staff regarding the nonconforming portion of the structure as it relates to setbacks along the north property line.

SALT LAKE COUNTY

Salt Lake County Public Works Department
Planning and Development Services Division
2001 S. State Street #N-3600, Salt Lake City, UT 84190-4050
385-468-6700 FAX: 385-468-6674
Visit our web site: http://www.pwpds.slco.org

Handout 2011_07_01_ v3
Non Conforming Supplemental

File #

Non-Conforming Uses and Non-Complying Structures Supplemental Form

What is your request?

- ☐ Verification of Legal Status
- ☒ Declaration of Non-Conforming or Non-Complying Status [19.88.140, 19.88.150]
- ☐ Change from one Non-Conforming Use to a Different Non-Conforming Use [19.88.091]

What is the current use of the property?

FOURPLEX RESIDENCE

In what way is the current use non-conforming or building non-complying?

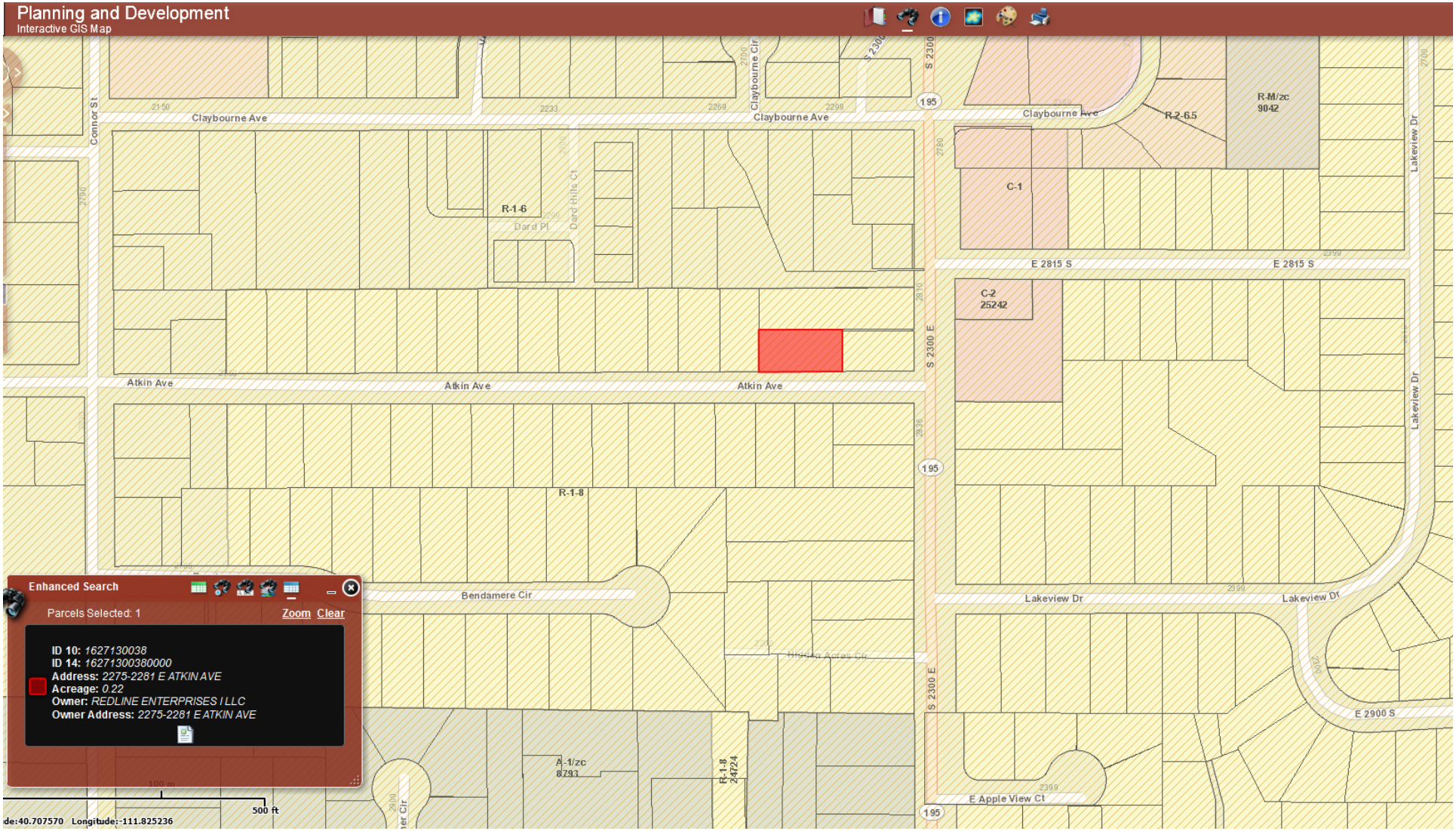
BUILDING IS A LEGAL TRIPLEX

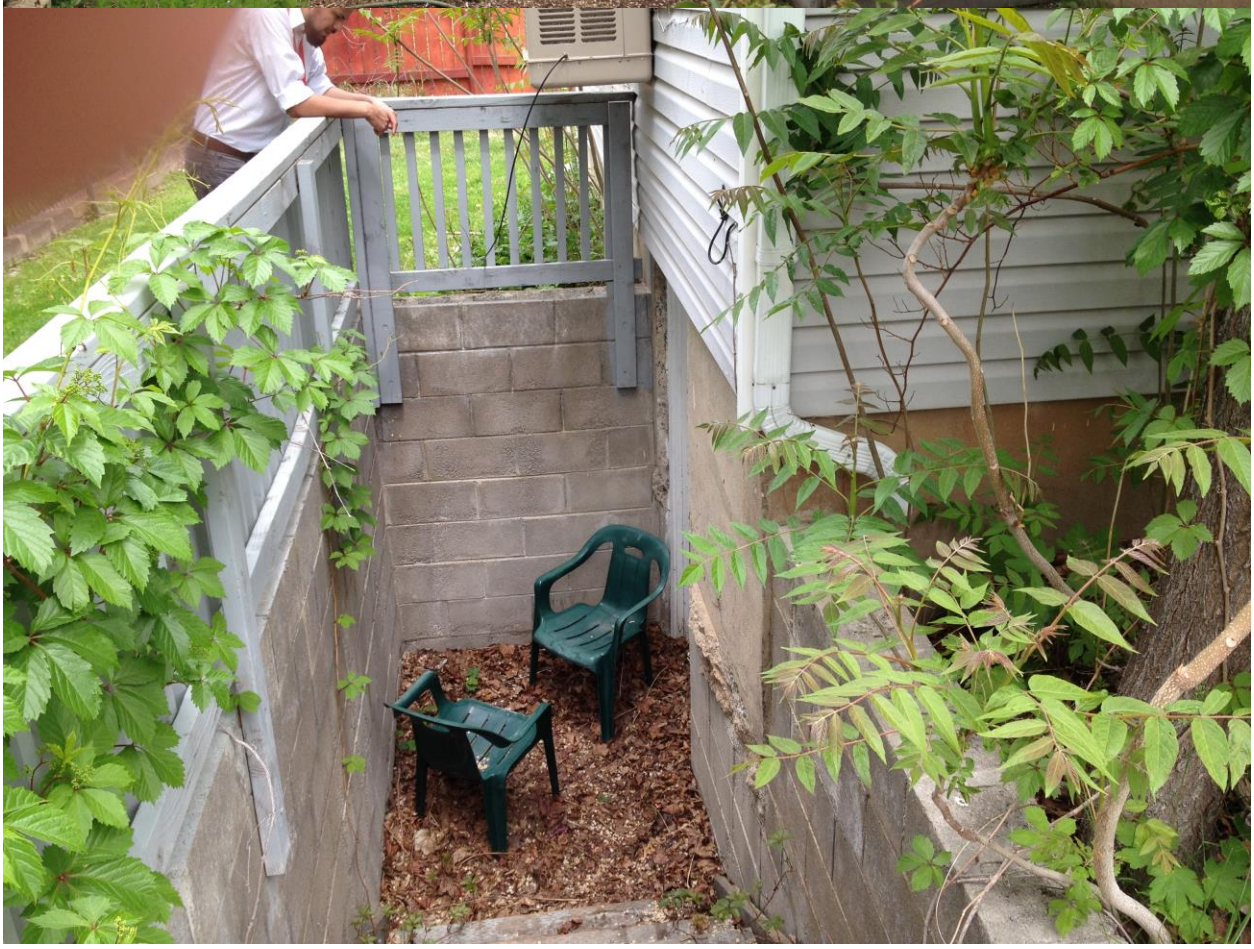
How long has the building or use been in existence at the above property? (Please provide evidence to verify, such as: tax records, utility bills, photographs, affidavits, etc.).

1/0 YEARS

Have there been any complaints filed with Salt Lake County against this property? If yes, please list and explain.

2007: ROOFING WORK W/O PERMIT


Planning and Development
Interactive GIS Map
Claybourne Ave
Connor St
Claybourne Cir
S 2300
195
R-M/zc
9042
R-2-6.5
C-1
R-1-6
Dard Pl
Dard Hills Ct
E 2815 S
C-2
25242
S 2300 E
Atkin Ave
Lakeview Dr
R-1-8
Bendamere Cir
Hidden Acres Cir
E 2900 S
A-1/zc
8793
R-1-8
24724
E Apple View Ct
Enhanced Search
Parcels Selected: 1
Zoom
Clear
ID 10: 1627130038
ID 14: 16271300380000
Address: 2275-2281 E ATKIN AVE
Acreage: 0.22
Owner: REDLINE ENTERPRISES I LLC
Owner Address: 2275-2281 E ATKIN AVE
500 ft
de:40.707570 Longitude:-111.825236



BUILDING PERMIT APPLICATION

BECOMES PERMIT WHEN SIGNED

*Date of Application: 8-26-84	Date Work Starts: 9-1-84
*Proposed Use of Structure: Rental, addition (convert SFD to Duplex + ADD @ rear)	
*Bldg. Address: 2281 & 2275 Atkin Ave, Atkin Ave, S.L.C.	
*Address Certificate No.	Assessors Parcel No.: 17-15-N-6
*Lot # / *Block / * Subd. Name & Number	
*Property Location	☐ *If metes and bounds see instructions
*Total Property Area - In Acres or Sq. Ft.: 2281 + 2275 Atkin Ave.	Total Bldg. Site Area Used
*Owner of Property: George Holgerson	Phone: 486-4295
*Mailing Address: 2281 Atkin Ave. Salt Lake City, Ut 84109	City
*Business Name Address: none	Business Lic. No.: none
*Architect or Engineer: owner Self	Phone
*General Contractor: owner Self	Phone
*Business Address	* State Lic. No. / * City/Co. Lic. No.
*Electrical Contractor: owner Self	Phone
*Business Address	* State Lic. No. / * City/Co. Lic. No.
*Plumbing Contractor: owner Self	Phone
*Business Address	* State Lic. No. / * City/Co. Lic. No.
*Mechanical Contractor: owner Self	Phone
*Business Address	* State Lic. No. / * City/Co. Lic. No.
* Previous Usage of Land or Structure (Past 3 yrs.): Rental units	
*Dwell. Units Now on Lot: 2	* Assessory Bldgs. Now on Lot: one

*Type of Improvement/Kind of Const.

☐ Sign ☐ Build ☒ Remodel ☐ Addition
☐ Repair ☐ Move ☐ Convert Use ☐ Demolish

*No. of offstreet parking spaces: Covered Uncovered 2

SUB-CHECK Zone: R-2-65 Zone Approved By: RSC

Disapproved
Approved _____ Date _____ Sub-Ck. By _____

Setbacks in Feet

Front	Side	Side	Rear
25'	10'+	30'+	0'*

not a corner

Indicate Street If Corner Lot

Plot Plan

( ) Prop. Line ( ) Prop. Line

House or House & Garage if Attached

Indicate North

STREET

* Old Building non conforming + addition is conforming

notice is required for all inspections.

Receipt No.	Date Issued	Permit Number
	8-29-84	118463

BUILDING FEE SCHEDULE

Square Ft. of Building: 804 Valuation: 33,000.00

☐ Rough Basement		Building Fees	206.50
☐ Finish Basement		Plan Check Fees	116522 78.00
Carport sq. ft.		Electrical Fees	20.00
Garage sq. ft.	576	Plumbing Fees	24.00
Type of Bldg.: Frame	Occ. Group: R-3	Mechanical Fees	20.00
No. of Bldgs.	2	Water	
No. of Stories	1	Sewer	
No. of Bedrooms	2	~~Storm Sewer~~	BTL
No. of Dwellings	2	~~Moving or Demo.~~	PIM
R. Value: Walls R / Roof R		~~Temporary Com.~~	CHECK
Type of Construction: ☒ Frame ☐ Brick Var. ☐ Brick ☐ Block ☐ Concrete ☐ Steel		~~Reinspection~~	FEE
Max. Occ. Load		ADD	75.00
Fire Sprinkler ☐ Yes ☒ No		Total	345.50

Special Approvals	Required	Received	Not Req.
Board of Adjustment	Permit Left		
Health Dept.	loss	calculation	
Fire Dept.	within	3 weeks	
Soil Report			
Water or Well Permit			
Traffic Engineer			
Flood Control			
Sewer or Septic Tank			
City Engineer (off site)			
Gas			

ELECTRICAL, PLUMBING AND MECHANICAL SUB-PERMITS ARE TO BE OBTAINED PRIOR TO COMMENCING THE ELECTRICAL, PLUMBING AND MECHANICAL WORK.

MAXIMUM FLUSH DOORS PER FLUSH.

INSULATION INSPECTION REQUIRED

Comments: These two homes have been rented units for the past 14 years & would like to enlarge 2281 and build a two car garage and have the zoning made legal for a two family unit

Land Use Cert.

Electrical Dept.

HiBack C.G. & S. Required

Other

Bond Required ☐ Yes ☐ No Amount

This application does not become a permit until signed below.

Plan Chk. OK by SHS

Signature of Approval: G. R. Cell Date 12-31-84

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.

* George N. Holgerson — 8-20-84
Signature of Contractor or Authorized Agent — Date

* George N. Holgerson — 8-20-84
Signature of Owner (If owner) — (Date)

PLANNING DEPT. USE

Census Tract	Traffic Zone	Coordinate Ident. No.

New S.L.U. Code No. Old S.L.U. Code No.

Certificate of Occupancy

A F F I D A V I T

(from owner doing own building and/or sub-construction work)

Permit #_____ DATE 12-31-84

I, George Holgerson, do hereby swear that I am the owner of said property located at 2281 Other One. SLC. and further swear that said work Building [X] Mechanical [X] Electrical [X] Plumbing [X] being done on this property will be done by me or an immediate member of my family. Further, that said work will be for the sole occupancy and/or use by myself and immediate family for a period of not less than one year.

I further understand that anyone not connected with my immediate family who performs work upon these premises for which a permit is required, will be licensed by the State of Utah to perform said work and will obtain the necessary permits from Salt Lake County prior to starting said work.

Any person violating the intent of this affidavit will be held liable as outlined in Chapter 23 of Title 58, Utah Code Annotated and will be subject to penalty as described in 58-23-18.

George Holgerson 12-31-84
Signature Date

_____
Notary Public Date

My Commission Expires:

SALT LAKE COUNTY COMPLIANCE INSPECTION REPORT

2033 South State – Phone 535-7511

Property Address 2281 E. Atlanta ave (283560) Lot No. _____ Date 1-28-86

Contractor Pennville Time 1030

Permit No. 118463

Inspection Kind: ☐ BLDG. ☑ ELEC. ☐ PLBG. ☐ COMM. ☐ MECH. ☐ ZONING ☐ PREINSPECTION ☑ RES. ☐ SPECIAL ☐ FIRE SPRINKLER ☐ HOUSING

Reason for Inspection: ☑ CALLED ☐ ROUTINE ☐ COMPLAINT ☐ PICK UP

☐ footings ☐ underground ☐ concrete ☑ P to P
☐ foundation ☑ rough ☐ steel ☐ Ch. 70
☐ frame ☐ clearance ☐ columns ☐ T. on Po.
☐ insulation ☐ final ☐ progress ☐

RESULTS OF INSPECTION (see comments for explanation)

☑ WORK APPROVED — Stage: ☐ partial ☑ complete

☐ WORK IN VIOLATION
☐ Do not proceed with work
☐ Make necessary corrections
☐ Work must be completed with a call for reinspection within _____ days

☐ prior violations not corrected
☐ prior violations corrected
☐ items listed below will be inspected at next regular inspection

☐ UNABLE TO MAKE INSPECTION ☐ Cannot locate property. ☐ House locked. ☐ Admittance refused. ☐ Approved plans not available.

☐ Issued Stop Order ☐ Double Fee
☐ Reinspection Required ☐ Reinspection Fee Required

COMMENTS

Need Service change over to complete the rough.

no Power to panel agreement to be signed. (owner is living in the bldg. applying)

1 - meter

335716

Signed Bob Van Wagoner
Salt Lake County Building Inspector

PARCEL # 16-27-130-038-0000

ACTIVE LISTINGS: 1209378

NAME: **REDLINE ENTERPRISES I LLC**

PROPERTY ADDRESS: **2275-2281 E ATKIN AVE SALT LAKE CITY 84109**

OWNER MAILING ADDRESS: **2275-2281 E ATKIN AVE , SALT LAKE CITY, UT 84109-1905**

LEGAL DESCRIPTION: COM 532 FT S & 134 FT W FR NE COR OF NW 1/4 SEC 27 T 1S R 1ESL MER W 140 FT S 70 FT E 140 FT N 70 FT TO BEG 0.22 AC 5561-1665 6521-0021 9747-4518

PARCEL SPECIFIC INFO: **Total Acres:** .22 • **General Prop. Type:** 111- Single Family Residence - One or more residences per parcel; a home that was originally constructed as a residence but now may have more than one unit. • **Specific Prop. Type:** 111- Single Family Residence • **Tax District:** 17 • **Update Year:** 2013

VALUATION SPECIFIC INFO: **Prior Land Value:** $154,100 • **Prior Bldg Value:** $97,800 • **Taxes Paid in 2013:** $2,254.40

VALUATION ADJUSTMENTS:

Type	Reason	Amount
Permanent	98 Adjust 2	105%
Temporary		100%
Temporary	Condo Factor	97%
Temporary		92%
Temporary		100%
Temporary		97%
Temporary		106%

LAND 1

GENERAL FEATURES: **Lot Use:** Residential / Condo • **Lot Type:** Primary Lot • **Land Assessment Class:** Residential Primary • **Acres:** .22 • **# of Lots:** 1 • **Standard Lot Size:** .15 • **Seasonal Use:** No • **Off-street Parking:** Yes • **Lot Shape:** Regular - Generally rectangular in shape • **Lot Location:** Interior - On a through street • **Curb/Gutter:** No • **Sidewalk:** No

SURROUNDING AREA: **Zone:** 1206 • **Neighborhood Code:** 253 • **Neighborhood Type:** Static - Area developed with a stable use • **Neighborhood Effect:** Typical • **Topography:** Level • **Traffic:** Light - Road mainly services homes on the street. (Traffic count <5,000/day) • **Traffic Influence:** Typical • **Street Type:** Two Way - 2 lanes, one each direction • **Street Finish:** Paved - Asphalt or Concrete paving

UTILITY INFO: **Sewer:** Public • **Water Available:** Yes

LAND VALUES: **Land Value:** $158,895

RESIDENCE 1

GENERAL INFO: **Yr Built:** 1941 • **Eff. Yr. Built:** 1990 • **Bldg Style:** Cottage / Bungalow • **Assessment Class:** Primary • **Hillside:** No • **# of Families:** 1 • **# of Stories:** 1 • **Central A/C:** No • **Heating Type:** Other / Wall heater / Gas Stove / Space Heater / Gravity Heater • **Replacement Cost New:** $52,944 • **Replacement Cost Less Normal Depreciation:** $36,002

EXTERIOR: **Roofing:** Asphalt Shingles / Fiberglass • **Raised Roof:** Yes • **Ext. Wall Type:** AL- Aluminum / Vinyl • **Masonry Trim:** No • **Foundation:** Yes

ROOM INFO: **Total Rooms:** 5 • **# of Bedrooms:** 2 • **Full Baths:** 1 • **# of Kitchens:** 1

AREA INFO: **Main Floor Area:** 525 sq ft • **Basement Area:** 262 sq ft

RESIDENCE CONDITION: **Kitchen Qual.:** Basic • **Bathroom Qual.:** Basic • **Interior Grade:** Average • **Exterior Grade:** Fair • **Overall Grade:** Fair • **Interior Cond.:** Average • **Exterior Cond.:** Average • **Overall Cond.:** Average • **Visual Appeal:** Average •

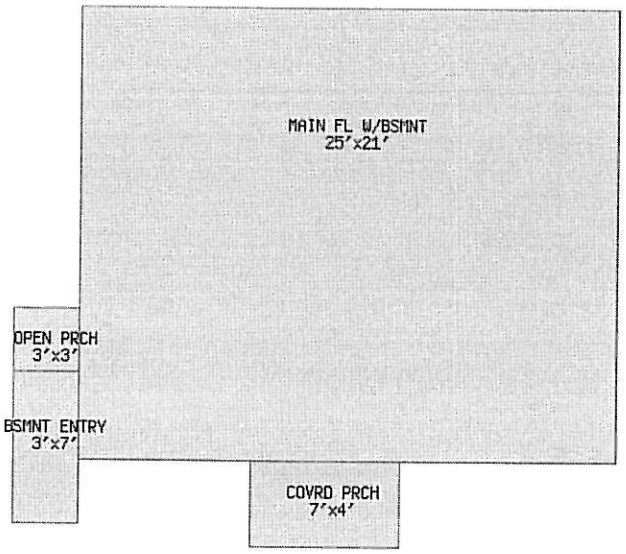
Liveability: Poor • **Conformity:** Equal Improved • **Maintenance:** Minimum • **% Complete:** 100%

CARPORT & GARAGE INFO:

PORCH 1: **Porch Type:** Open Porch • **Porch Area:** 9 sq ft

PORCH 2: **Porch Type:** Covered Porch • **Porch Area:** 28 sq ft

RESIDENCE 1 FOOTPRINT



RESIDENCE 2

GENERAL INFO: **Yr Built:** 1951 • **Eff. Yr. Built:** 1990 • **Bldg Style:** Duplex • **Assessment Class:** Primary • **Hillside:** No • **# of Families:** 3 • **# of Stories:** 1 • **Central A/C:** No • **Heating Type:** Primary Control / Gas / Forced Air • **Replacement Cost New:** $109,875 • **Replacement Cost Less Normal Depreciation:** $74,715

EXTERIOR: **Roofing:** Asphalt Shingles / Fiberglass • **Raised Roof:** Yes • **Ext. Wall Type:** AL- Aluminum / Vinyl • **Masonry Trim:** No • **Foundation:** Yes

ROOM INFO: **Total Rooms:** 4 • **# of Bedrooms:** 1 • **Full Baths:** 2 • **# of Kitchens:** 2

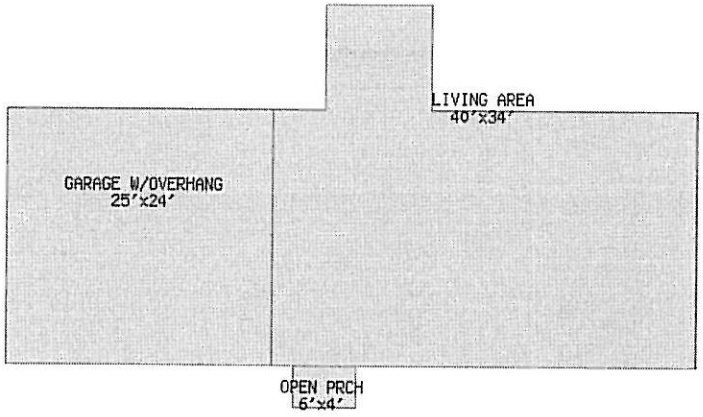
AREA INFO: **Main Floor Area:** 1,060 sq ft • **Upper Floor Area:** 600 sq ft

RESIDENCE CONDITION: **Kitchen Qual.:** Basic • **Bathroom Qual.:** Basic • **Interior Grade:** Average • **Exterior Grade:** Fair • **Overall Grade:** Fair • **Interior Cond.:** Average • **Exterior Cond.:** Average • **Overall Cond.:** Average • **Visual Appeal:** Average • **Liveability:** Average • **Conformity:** Equal Improved • **Maintenance:** Minimum • **% Complete:** 100%

CARPORT & GARAGE INFO: **Built-in Garage:** 600 sq ft

PORCH 3: **Porch Type:** Open Porch • **Porch Area:** 24 sq ft

RESIDENCE 2 FOOTPRINT



DATA PROVIDED BY

Salt Lake County Assessor's Office
2001 S. State Street
Suite N2300
Salt Lake City, Utah 84190

Phone: 801-468-3050

THIS DATA LAST UPDATED ON: *Dec 19, 2013 @ 2:01 pm*

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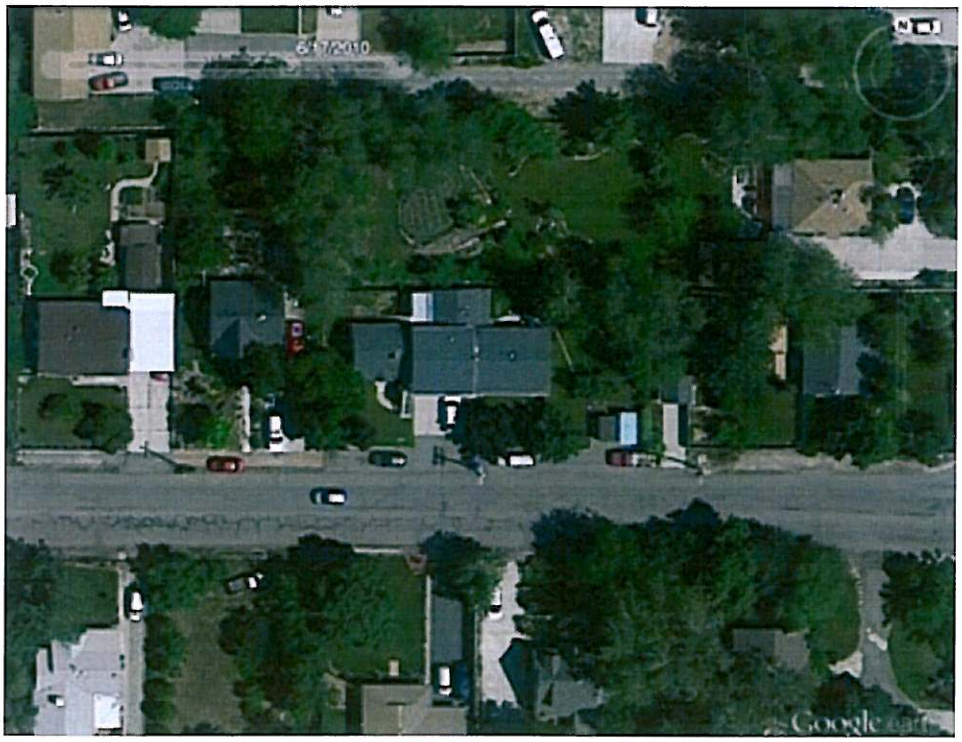
All information provided is deemed reliable but is not guaranteed and should be independently verified.

All data on this page taken from the Salt Lake County Assessor's office. WFRMLS can not make direct changes to the data shown on this page.

The fourth unit at the Atkin Avenue property is attached to the back of the structure. The following images are historical aerial photos showing the existence of the 4th unit for >10 years.

2013:

2010:



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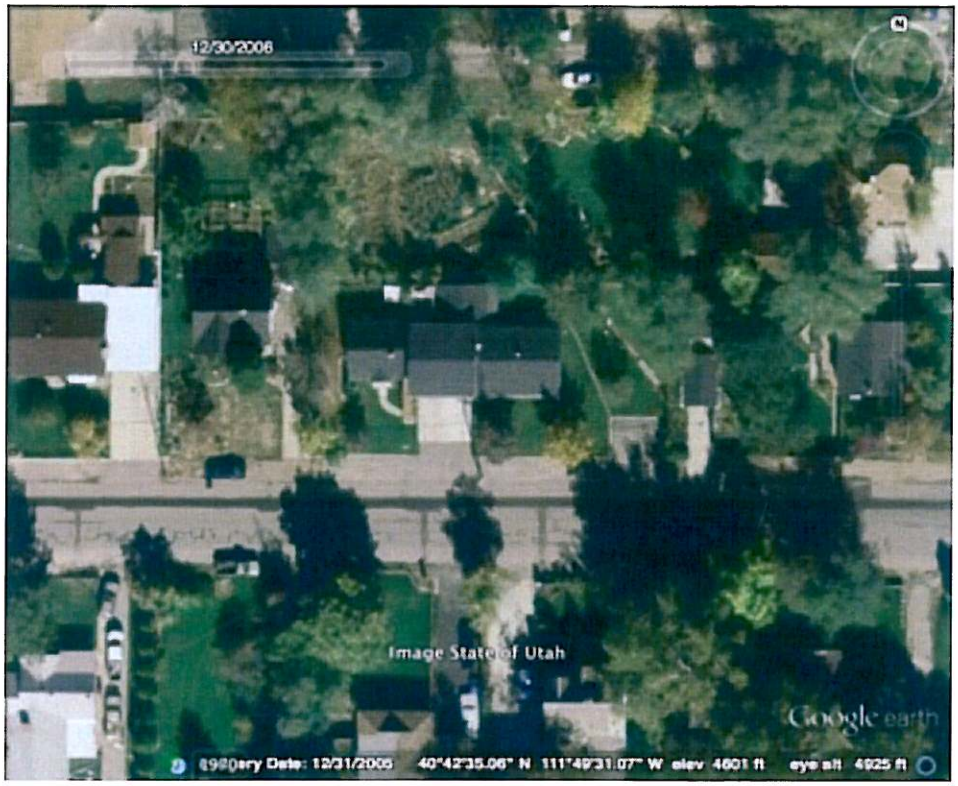

12/30/2006
Image State of Utah
Google earth
Imagery Date: 12/31/2005 40°42'35.06" N 111°49'31.07" W elev 4601 ft eye alt 4925 ft

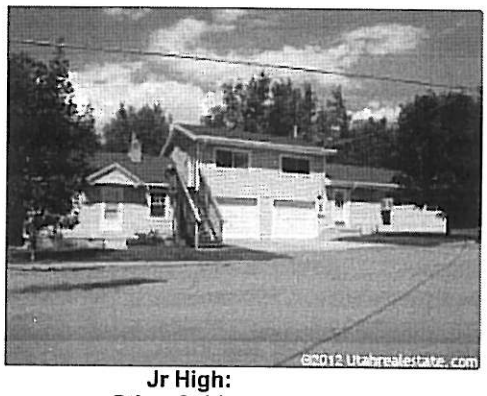
2004:

11/5/2004
Image © 2014 DigitalGlobe
Google earth
Imagery Date: 11/5/2004 40°42'34.73" N 111°49'31.93" W elev 4597 ft eye alt 4899 ft

MLS# 386491

List Price: $239,000
CDOM: 77
DOM: 77
Address: 2275 ATKIN AVE
NS/EW: 2800 S / 2275 E
City: Salt Lake City, UT 84109
County: Salt Lake
Proj/Subdiv: SEC27TWNSHP
Tax ID: 16-27-130-038
Zoning: 1206
HOA Contact:
HOA Remarks:

Tour/Open: None
Status: Expired
List Date: 08/26/2003
Area: Salt Lake City; Ft Douglas
Restrictions: No
Taxes: $2,264
HOA Fee: $0
HOA Phone:
Pre-Market:



School Dist:
Sr High:
Type: Fourplex
Year Built: 1951
Tot Units: 4
Acres: 0.22
Back: 0.0

Elem:
Priv Schl:
Style: Up And Down
Effect Yr Blt:
Tot Sq Ft: 2,450
Frontage: 0.0
Irregular: No

Jr High:
Other Schl:
Const Status: Blt./Standing
Possession: RECORDING
Tot Beds/Baths: 4 / 4
Side: 0.0
Yearly Occup: 0%

Water Shares: 0
Gross Op Income: $0.00
Gross Sched Income: $0.00

Garage: 0
Gas: $0.00
Garbage: $0.00
Other: $0.00

Carport: 0
Elec: $0.00
Maintain: $0.00

Prkg Sp: 6
Water: $0.00
Insurance: $0.00

Access Feat:
Additional Info:
Amenities:
Animals: Pets < 20 Lbs.
Driveway/Access:
Exterior: Aluminum/Vinyl
Exterior Feat: Outdoor Lighting
Floor Cov:
Garage/Park:
Heating: Gas: Central; Wall Heater
Utilities: Sewer: Connected
Inclusions: Range; Range Hood; Refrigerator
Exclusions:
Interior Feat:
Landscape: Landscaping: Full
Lot Facts: Fenced: Part; Sprinkler: Auto-Full; Terrain, Flat
Pool Feat:
Roof: Asphalt Shingles
Storage:
Tel Comm:
Terms:
Water: Culinary
Window Cov:
Zoning:
Driving Dir:
Remarks: HARD TO FIND FOURPLEX IN EXCELLENT NEIGHBORHOOD.WELL MAINTAINED AND ALWAYS OCCUPIED.PRICED BELOW COUNTY VALUE.PLEASE DO NOT DISTURB.OWNER PAYS $300 IN UTILITIES.

Unit Configuration 1

Total Number Values
Number of Units: **1**
Furnished:
Elec Meters:
Oven-Ranges:

Deck:
Unfurnished:
Disposals:
Refrigerators:

Patio:
Gas Meters:
Dishwashers:
Solar: **0**

Air Conditioning
Gas: **0**
Elec (win): **0**
Evap (win): **0**

Elec: **0**
Evap: **0**
Pump: **0**

Per Unit Values

Lvl	Approx Sq Ft	Bed Rms	Bath F	Bath ¾	Bath ½	Fam	Den	Formal Living Rm	Kitchen Dining K	Kitchen Dining B	Kitchen Dining F	Kitchen Dining S	Laundry	Fireplace
3+														

2														
1	550	1	1	0	0	0			0	0	0	0	1	0
B														
Tot	550	1	1	0	0	0			0	0	0	0	1	0

Rent: **$500.00** Covered Parking: Uncovered Parking: Storage Units:

Unit Configuration 2

Total Number Values
Number of Units: **1**
Furnished:
Elec Meters:
Oven-Ranges:

Deck:
Unfurnished:
Disposals:
Refrigerators:

Patio:
Gas Meters:
Dishwashers:
Solar: **0**

Air Conditioning
Gas: **0**
Elec (win): **0**
Evap (win): **0**

Elec: **0**
Evap: **0**
Pump: **0**

Per Unit Values

Lvl	Approx Sq Ft	Bed Rms	Bath F	Bath ¾	Bath ½	Fam	Den	Formal Living Rm	Kitchen Dining K	Kitchen Dining B	Kitchen Dining F	Kitchen Dining S	Laundry	Fireplace
3+														
2														
1	800	1	1	0	0	0			0	0	0	0	1	0
B														
Tot	800	1	1	0	0	0			0	0	0	0	1	0

Rent: **$500.00** Covered Parking: Uncovered Parking: Storage Units:

Unit Configuration 3

Total Number Values
Number of Units: **1**
Furnished:
Elec Meters:
Oven-Ranges:

Deck:
Unfurnished:
Disposals:
Refrigerators:

Patio:
Gas Meters:
Dishwashers:
Solar: **0**

Air Conditioning
Gas: **0**
Elec (win): **0**
Evap (win): **0**

Elec: **0**
Evap: **0**
Pump: **0**

Per Unit Values

Lvl	Approx Sq Ft	Bed Rms	Bath F	Bath ¾	Bath ½	Fam	Den	Formal Living Rm	Kitchen Dining K	Kitchen Dining B	Kitchen Dining F	Kitchen Dining S	Laundry	Fireplace
3+														
2														
1	500	1	1	0	0	0			0	0	0	0	0	0
B														
Tot	500	1	1	0	0	0			0	0	0	0	1	0

Rent: **$500.00** Covered Parking: Uncovered Parking: Storage Units:

Unit Configuration 4

Total Number Values
Number of Units: **1**
Furnished:
Elec Meters:
Oven-Ranges:

Deck:
Unfurnished:
Disposals:
Refrigerators:

Patio:
Gas Meters:
Dishwashers:
Solar: **0**

Air Conditioning
Gas: **0**
Elec (win): **0**
Evap (win): **0**

Elec: **0**
Evap: **0**
Pump: **0**

Per Unit Values

Lvl	Approx Sq Ft	Bed Rms	Bath F	Bath ¾	Bath ½	Fam	Den	Formal Living Rm	Kitchen Dining K	Kitchen Dining B	Kitchen Dining F	Kitchen Dining S	Laundry	Fireplace
3+														
2														
1	600	1	1	0	0	0			0	0	0	0	0	0
B														

Tot	600	1	1	0	0	0	0	0	0	0	1	0

Rent: **$500.00** Covered Parking: Uncovered Parking: Storage Units:

Show Inst: Call Agent/Appt

Owner: **Owner Type:**

Contact: BEN **Contact Type:** Agent **Ph 1:** 801-381-3595 **Ph 2:**

L/Agent: Ben Scribner **Ph:** 801-381-3595 **Fax:** 801-838-1305 **Cell:** 801-381-3595

L/Office: Realty Executives Of Utah **Ph:** 801-823-1100 **Fax:** 801-823-1199

L/Broker: Jayson C Critchfield

BAC: 3 **Dual/Var:** No **List Type:** ERS

Comm Type: Gross **Wthdrwn Dt:** 11/12/2003 **Off Mkt Dt:** **Exp Dt:** 11/12/2003

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Salt Lake County Planning & Development Services

STAFF REPORT

Executive Summary									
Hearing Body:	Millcreek Township Planning Commission								
Meeting Date and Time:	Wednesday, August 13, 2014	04:00 PM	**File No:**	2	8	4	9	6	
Applicant Name:	Mark Harris and Ken Keller	**Request:**	Zone Change						
Description:	Change from R-1-10 to R-M (single family to multi-family)								
Location:	1717 E Murray Holladay Rd.								
Zone:	R-1-10 Residential Single-Family	Any Zoning Conditions?	Yes ☐	No ☑					
Planning Commission Rec:	Not Yet Received								
Community Council Rec:	Not yet received								
Staff Recommendation:	Approval								
Planner:	Lyle Gibson								

1.0 BACKGROUND

1.1 Summary

The application seeks to rezone 1.88 acres near the corner of Highland Drive and Murray Holladay Rd. The property is currently zoned for and occupied by a single family residence. Adjacent to the property on the east is the C-2 commercial zone with a retail shopping center. Adjacent to the south and west is the R-M zone which is the same as is being requested by the applicant. The property to the west is currently a residence with an office in back and to the north are storage units.

The subject property is also noticeably near the Big Cottonwood Regional Park. The property is very deep and would likely be developed in conjunction with the property to the west as one project as attached to this report.

1.2 Neighborhood Response

Lyle,
Pursuant to our discussion regarding the application of Mark Harris and Ken Keller to have the property at 1717 East Murray-Holladay Road rezoned I am writing to express our support of their proposal. That property has been in the Jex family for 70 years and served their needs extremely well. The family raised horses and alfalfa on the site, and that use is no longer appropriate.
We fully support the proposal of Mr Harris and Mr Keller to develop the property that fits the current and future needs of the community.

Thanks for your assistance.
Marv and Debra Jex Adamson
2315 Scenic Drive
Salt Lake City UT 84109

1.3 Community Council Response

This item is scheduled to be heard by the Millcreek Community Council on 8/5/2014.

2.0 ANALYSIS

2.1 General Plan

This property is located near 2 streets designated as corridors, so could be looked at as a node location according to the general plan though it is not right on the corner.

The property is also indicated on the general plan map as a blue or stable property where limited amounts of change would be anticipated. (this section of the ordinance is included under the staff report for file 28944 also part of the August 2014 Millcreek Township Planning Commission agenda

Based on the surrounding uses and the language in the general plan that speaks about compatibility, it would seem that a single family zone on one property surrounded by commercial and multi-family zoning would be more compatible if it were also a multi-family or commercial zone.

2.2 Existing Zoning and Land Use

Currently this site is occupied by a single family residence.

Chapter 19.14 R-1-3, R-1-4, R-1-5, R-1-6, R-1-7, R-1-8, R-1-10, R-1-15, R-1-21, R-1-43 SINGLE-FAMILY RESIDENTIAL ZONES

The purpose of the R-1 zones is to establish single-family neighborhoods which provide persons who reside therein a comfortable, health, safe and pleasant environment.

19.14.020 Permitted uses.

Zone Permitted Uses

All R-1 zones --Accessory uses and buildings customarily incidental to a permitted use provided the total square footage of all accessory buildings does not exceed eight hundred square feet on lots under one-half acre or one thousand two hundred square feet on lots one-half acre or larger;

--Agriculture;
--Home business, subject to Chapter 19.85;
--Home day care/preschool, subject to Section 19.04.293;
--Household pets;
--Residential facility for persons with a disability.

R-1-6, R-1-7, R-1-8, R-1-10, R-1-15 --Single-family dwelling.

19.14.030 Conditional uses.

Conditional uses in the R-1 zones are as follows:

Zone Conditional Uses

All R-1 zones --Accessory uses and buildings customarily incidental to a conditional use. Any accessory

building or buildings where the total square footage exceeds eight hundred square feet on lots under one half-acre or one thousand two hundred square feet on lots one-half acre or larger;

--Cemetery;
--Day care/preschool center, subject to Section 19.76.260;
--Golf course;
--Home day care/preschool, subject to Section 19.04.293;
--Planned unit development;
--Private educational institutions having an academic curriculum similar to that ordinarily given in public schools;
--Private nonprofit recreational grounds and facilities;
--Public and quasi-public uses;
--Residential facility for elderly persons;
--Temporary buildings for uses incidental to construction work, which building must be removed upon the completion of the construction work. If such buildings are not removed within ninety days upon completion of construction work or thirty days after notice, the building will be removed by the county at the expense of the owner.

R-1-6, R-1-7, R-1-8, R-1-10, --Nursery and greenhouse, provided that there is no retail sales;

R-1-15 --Pigeons, subject to health department regulations;

--Sportsman's kennel with a minimum lot area of one acre.

19.14.055 Density.

The allowable density for planned unit developments shall be determined by the planning commission on a case by case basis, taking into account the following factors: recommendations of county and non-county agencies; site constraints; compatibility with nearby land uses; and the provisions of the applicable general plan. Notwithstanding the above, the planning commission shall not approve a planned unit development with density higher than the following:

R-1-10 4.0 units per acre

19.14.060 Building height.

Except as otherwise specifically provided in this title no building or structure shall exceed the following height (see Section 19.04.095 (A) for definition of "height"):

A. Main Buildings.

1. Thirty feet on property where the slope of the original ground surface exceeds fifteen percent or the property is located in the hillside protection zone. The slope shall be determined using a line drawn from the highest point of elevation to the lowest point of elevation on the perimeter of a box which encircles the foundation line of the building or structure. Said box shall extend for a distance of fifteen feet or to the property line, whichever is less, around the foundation line of the building or structure. The elevation shall be determined using a certified topographic survey with a maximum contour interval of two feet.

2. Thirty-five feet on properties other than those listed in number one of this subsection.

3. No dwelling shall contain less than one story.

B. Accessory Buildings.

1. No building which is accessory to a single-family dwelling shall exceed twenty feet in height. For each foot of height over fourteen feet, accessory buildings shall be set back from property lines an additional foot to allow a maximum height of twenty feet.

19.14.070 Coverage of rear yards.

No accessory building or group of accessory buildings shall cover more than twenty-five percent of the rear yard.

2.4 Other Issues

There is a private well that exists on the subject property. As part of the review of proposed development consideration for this would take place under the permitted or conditional use process. The current proposal for multi-family development would take place under a conditional use process.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Zone Change .

3.2 Reasons for Recommendation

1) Where the subject property is located near the corner of Murray Holladay Rd. and Highland Dr., also being surrounded entirely by more intense zoning and seeking to match that zoning the proposal appears to be in compliance with the Millcreek Township General Plan.

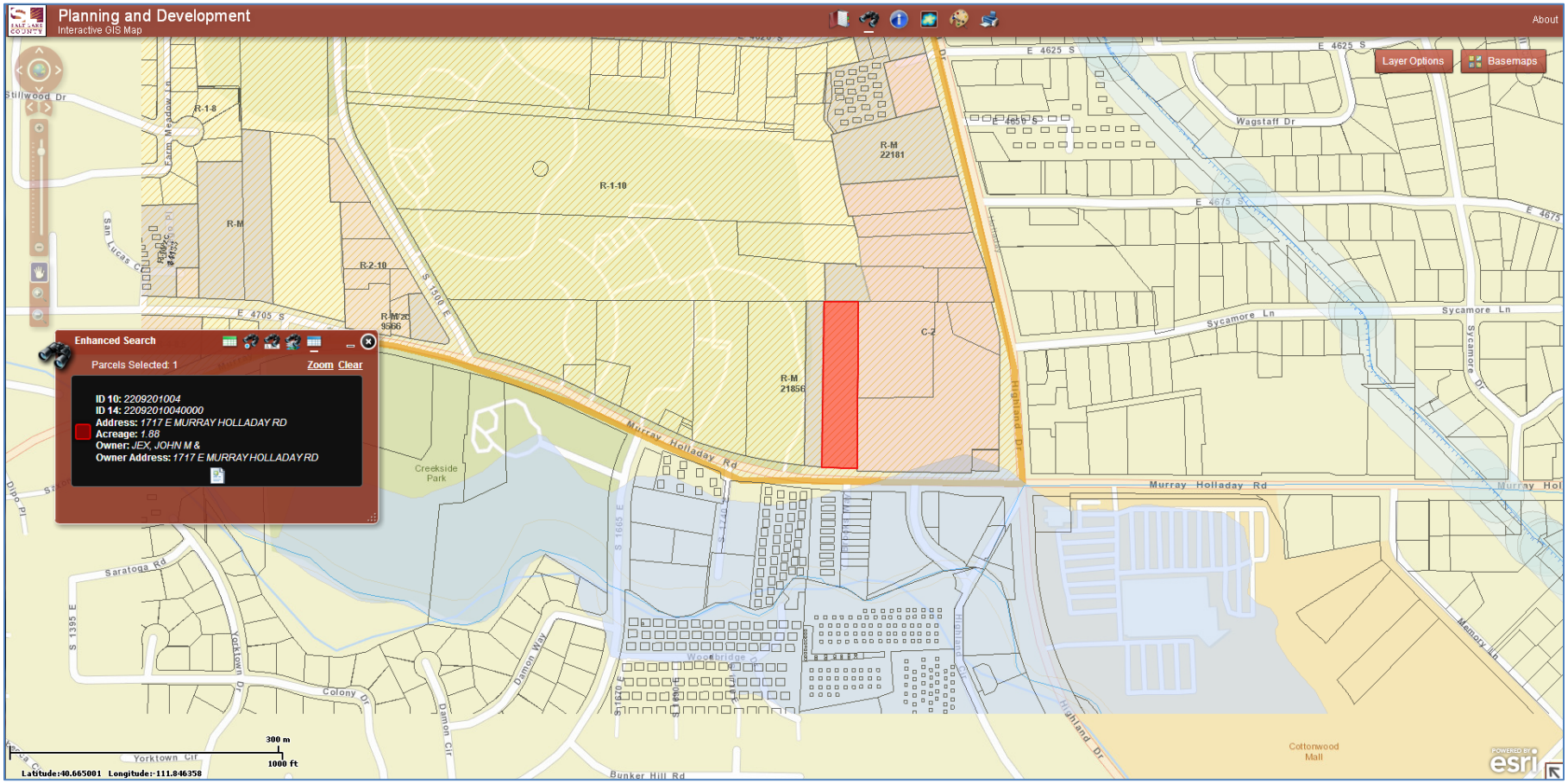
3.3 Other Considerations

Zoning conditions different from what is currently on the property may also be considered.

19.90.060 Conditions to zoning map amendment.
A. In order to provide more specific land use designations and land development suitability; to insure that proposed development is compatible with surrounding neighborhoods; and to provide notice to property owners of limitations and requirements for development of property, conditions may be attached to any zoning map amendment which limit or restrict the following:

Uses;
Dwelling unit density;
Building square footage;
Height of structures.

B. A zoning map amendment attaching any of the conditions set forth in subsection A shall be designated ZC after the zoning classification on the zoning map and any such conditions shall be placed on record with the planning commission and recorded with the county recorder.


Planning and Development
Interactive GIS Map
About
Layer Options
Basemaps
Enhanced Search
Parcels Selected: 1
Zoom
Clear
ID 10: 2209201004
ID 14: 22092010040000
Address: 1717 E MURRAY HOLLADAY RD
Acreage: 1.86
Owner: JEX, JOHN M &
Owner Address: 1717 E MURRAY HOLLADAY RD
R-1-8
R-M
R-1-10
R-2-10
R-M 22181
R-M 21856
C-2
Murray Holladay Rd
Highland Dr
Wagstaff Dr
Sycamore Ln
Sycamore Dr
Creekside Park
Saratoga Rd
Yorktown Dr
Colony Dr
Damon Way
Damon Cir
Bunker Hill Rd
Memory Ln
Cottonwood Mall
Stillwood Dr
Farm Meadow Ln
San Lucas Cir
Dipo Pl
Yorktown Cir
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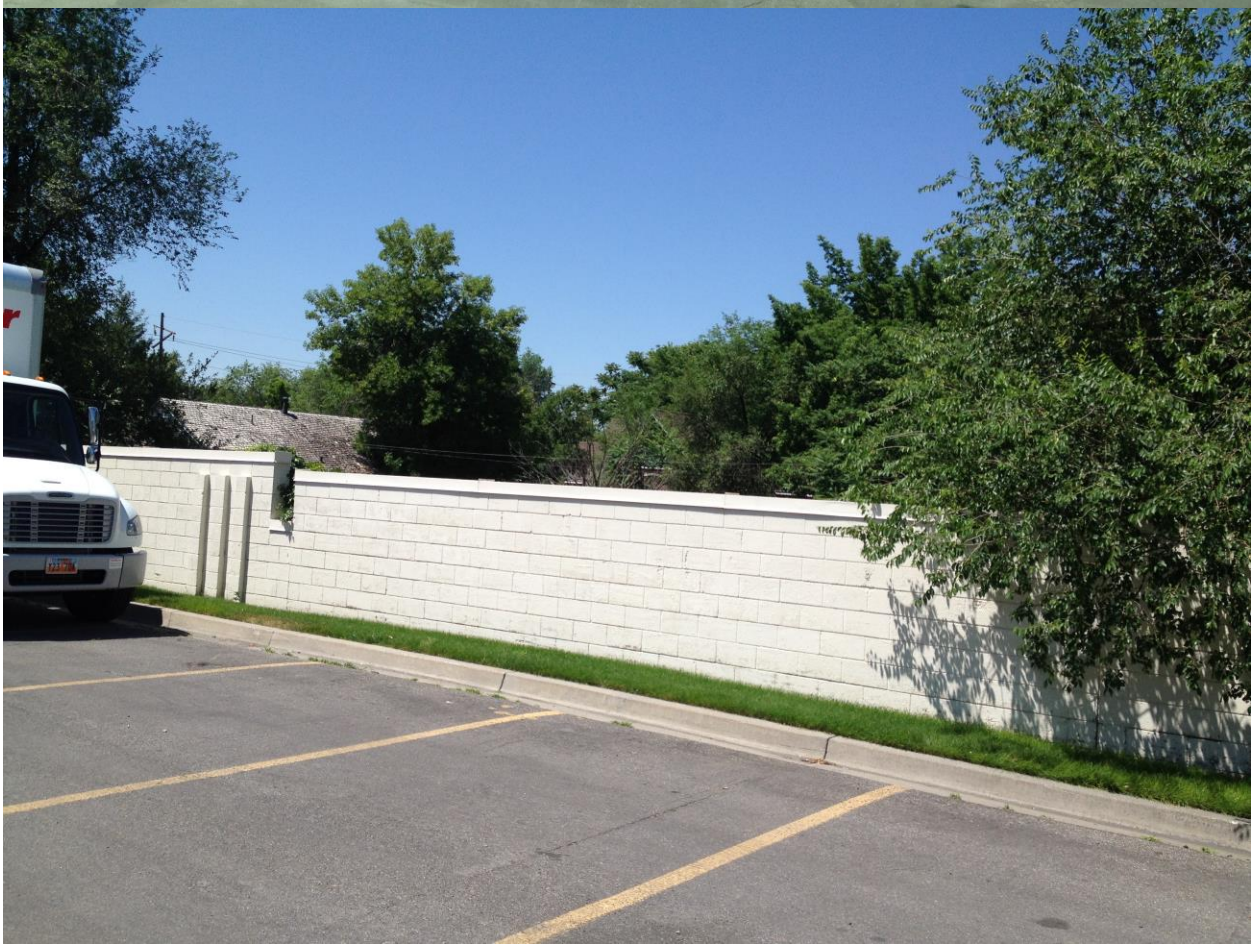
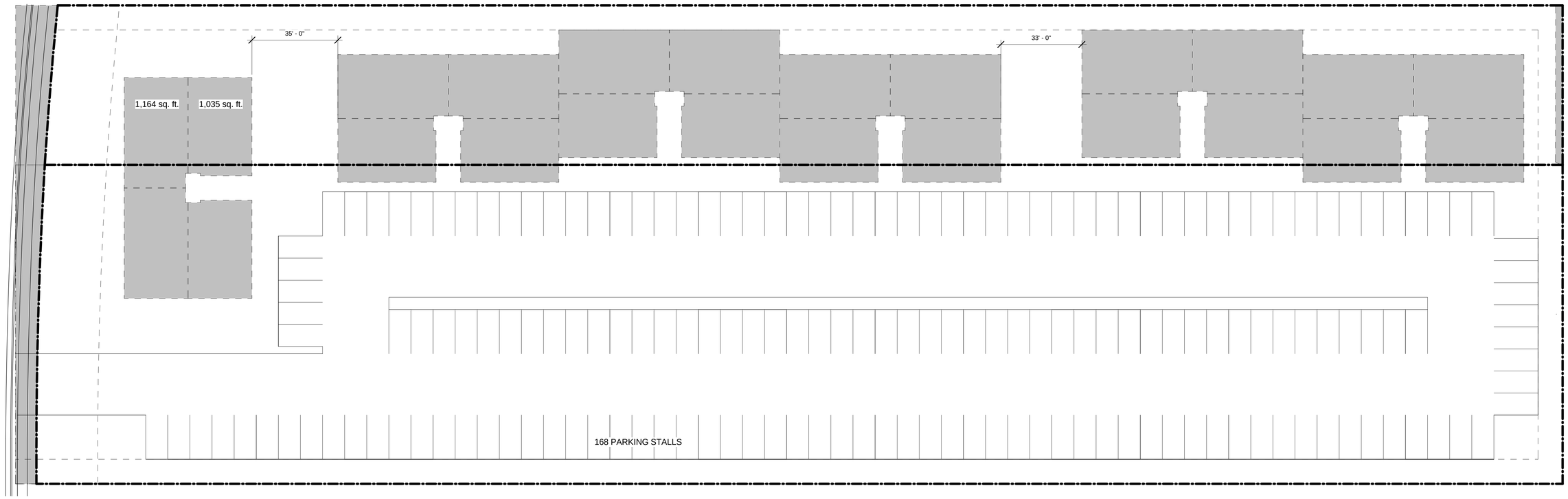
1000 ft
Latitude:40.665001 Longitude:-111.846358
esri

Layer Options
200 ft

JASMIN





1 Site Plan
1" = 20'-0"

Mendenhall Architecture & Design, llc

1709 E Murray-Holladay Rd
Holladay, UT 84117
801.277.2935

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION AND MODLS THEREOF, ARE PROPRIETARY AND CAN NOT BE COPIED, DUPLICATED OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSTION FROM MENDENHALL ARCHITECTURE & DESIGN LLC.

THESE DRAWINGS ARE AVAILABLE FOR LIMITED REVIEW AND EVALUATION BY CLIENTS, CONSULTANTS, CONTRACTORS, GOVENIRMENTAL AGENCIES, VENDORS AND OFFICE PERSONNEL ONLY IN ACCORDANCE WITH THIS NOTICE.

project:
ON THE PARK
HARRIS KELLER GROUP
XXXX EAST MURRAY HOLLDAY ROAD
SALT LAKE CITY, UTAH 84117

revisions:

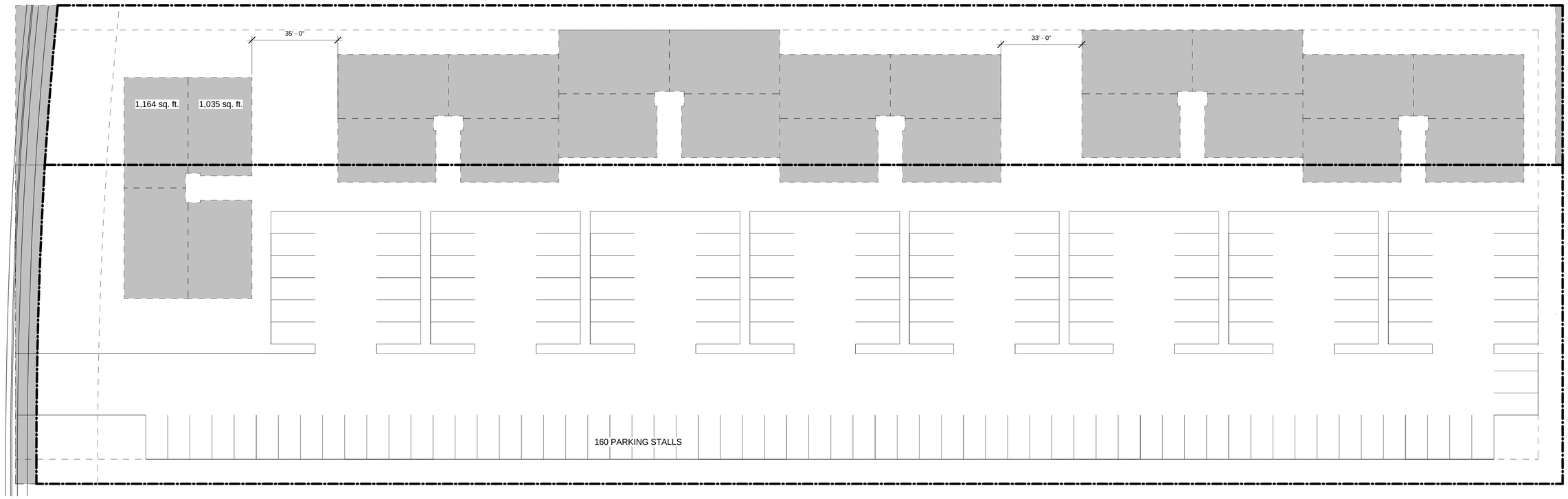
DATE	MARK	DESCRIPTION

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

Site Plan

C1

8/1/2014 4:48:11 PM



1 Site Plan
1" = 20'-0"

Mendenhall Architecture & Design, llc

1709 E Murray-Holladay Rd
Holladay, UT 84117
801.277.2935

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project:
ON THE PARK
HARRIS KELLER GROUP
XXXX EAST MURRAY HOLLDAY ROAD
SALT LAKE CITY, UTAH 84117

revisions:

DATE	MARK	DESCRIPTION

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

Site Plan

C1

8/1/2014 4:39:57 PM

Salt Lake County Planning & Development Services

STAFF REPORT

Executive Summary									
Hearing Body:	Millcreek Township Planning Commission								
Meeting Date and Time:	Wednesday, August 13, 2014	04:00 PM	**File No:**	2	8	9	4	4	
Applicant Name:	Nathan Anderson	**Request:**	Zone Change						
Description:	R-M / zc to R-M (requesting removal of zoning condition)								
Location:	1533 E. Murray Holladay Rd.								
Zone:	R-M Residential Multi-Family	Any Zoning Conditions?	Yes ☑	No ☐					
Zoning Condition:	Building height limited to 18 ft.								
Planning Commission Rec:	Not Yet Received								
Community Council Rec:	Not yet received								
Staff Recommendation:	Approval								
Planner:	Lyle Gibson								

1.0 BACKGROUND

1.1 Summary

This application is a request to eliminate the zoning condition currently on the property restricting the building height of any new development to 18 ft.

The applicant hopes to be able to do a townhouse style development on the subject property. The zoning allows the use and density requested, but has made the concept infeasible due to the restriction on building height.

The property is surrounded by parks and open space to the east and south. Immediately adjacent to the subject property are residents in the R-2-10 zone, most are single family homes, immediately to the west is a duplex.

The R-M zone, were it not for the zoning condition (ZC), allows a building height of 75 ft. or 6 stories, whichever is less. *see zoning in section 2.2*.

1.2 Neighborhood Response

Received call from Nanci Shino at 1529 E. Murray Holladay Rd.

- Happy to see something new at the subject property, but would prefer it not be so intense. Thinks a couple of

homes would be better fit than the 10 homes proposed.

- Whatever the product would like to make sure a large fence is installed to ensure her privacy in her yard.

1.3 Community Council Response

Item is scheduled to be heard by the Millcreek Community Council on 8/5/2014.

2.0 ANALYSIS

2.1 General Plan

The general plan map has this property located in a blue (stable) area along a corridor (Murray Holladay Blvd.) Blue areas are in indication that only minor changes would occur over time and corridors indicate areas of varied use and increased potential for absorption of growth. See the definition of each in the general plan items included.

In addition to the general plan map, a few notable sections of the Millcreek Township General Plan include the 'Housing' best practice and the 'Land-Use and Mobility' section.

Housing Best Practice

- Community should focus on identifying the needs of future population, as well as the future housing types that will best meet that need.
- The housing inventory of the community should offer a spectrum of options and costs that are proportional to the makeup of its residents and employees and their ability to pay for housing.
- The communities zoning should not aversely impact true market demands with unnecessary regulations and policies that do not reflect the true needs of the community.

This section further points out that existing inventory (at the time of its adoption) is 14% townhomes and 9% apartments along the Wasatch Front. Demand for 2020 is projected to be 26% townhomes and 14% apartments.

Land-Use and Mobility

This section seems to clearly indicate the ability to regulate development due to height restrictions, but in no place in the general plan are specific heights encouraged in certain areas. There are however several places in the ordinance that speak to compatibility of land-use and structures.

2.2 Existing Zoning and Land Use

Currently the property has a single family residence that has been converted for use as a daycare / preschool.

Chapter 19.44 R-M RESIDENTIAL ZONE

19.44.010 Purpose of provisions.

The purpose of the R-M zone is to provide areas in the county for high-density residential development.

19.44.020 Permitted uses.

Permitted uses in the R-M zone include:

-- Agriculture;
-- Home business, subject to Chapter 19.85;
-- Home day care/preschool, subject to Section 19.04.293;

-- Household pets;
-- Residential development, with a maximum number of two units per structure per lot;
-- Residential facility for elderly persons.

19.44.030 Conditional uses.

Conditional uses in the R-M zone include:

-- Airport;

-- Apartments;

-- Apartments for elderly persons;

-- Banks;

-- Bed and breakfast homestay (provided it is located on a lot which has a minimum area of ten thousand square feet);

-- Bed and breakfast inn, which may include conference meeting rooms;

-- Boardinghouse;

-- Cemetery, mortuary, etc.;

-- Day care/preschool center;

-- Dwelling group.

A. The development shall comply with the maximum allowable density for the R-M zone.

B. The distance between the principal buildings shall be equal to the total side yards required in the zone; provided, however, that at the option of the developer the distance between the principal structures may be reduced to ten feet, provided that the difference between ten feet and the required side yards is maintained as permanently landscaped open space elsewhere on the site. The distance between principal buildings and the nearest perimeter lot line shall not be less than fifteen feet unless demonstrated by the development plan that the yard required for a principal building in the district in which it is located is more appropriate. The distance between the building and a public street shall be not less than the front yard required in the zoning district, except for corner lots the side yard which faces on a public street shall be not less than twenty feet.

C. Access shall be provided by a private street or right-of-way from a public street; such private street or right-of-way shall not be less than twenty feet wide for one or two rear dwelling units, and not less than thirty feet wide for three or more dwelling units.

D. minimum of two parking spaces shall be provided for each dwelling unit. Parking spaces and vehicular maneuvering areas shall be designed to comply with county standards.

E. Every dwelling in the dwelling group shall be within sixty feet of an access roadway or drive.

F. The development plan shall provide landscaping as specified in Chapter 19.77 of this title. Solid visual barrier fences shall be provided along all property lines unless the planning commission approves otherwise by deleting or modifying the fence requirement.

G. The development shall be approved by the development services director and the county fire

chief before final approval is given by the planning commission.

-- Electrolysis of hair;

-- Golf course;

-- Gymnastics, dance, dramatic, cosmetic, modeling and art studios for instructional purposes only;

-- Home day care/preschool, subject to Section 19.04.293;

-- Hospital;

-- Hotel;

-- Lodginghouse;

-- Massage (every massage technician shall be licensed by the state);

-- Medical, optical and dental laboratories, but not to include the manufacture of pharmaceutical or other products for general sale or distribution, and also not to include the use of animals;

-- Mobile home park;

-- Nursery and greenhouse, excluding retail sales;

-- Nursing home;

-- Office, business and/or professional;

-- Parking lot;

-- Pigeons, subject to health department regulations;

-- Planned unit development;

-- Private educational institutions having an academic curriculum similar to that ordinarily given in public schools;

-- Private nonprofit recreational grounds and facilities;

-- Public and quasi-public uses;

-- Rail transit mixed-use, provided it meets the following requirements:

A. The planning commission shall determine the density based on the specific development proposal, site location and surrounding land uses.

B. The property is located within one-quarter mile of a rail station.

C. Buildings and impervious areas shall not cover more than eighty percent of the site.

D. Office uses shall be allowed on the first and second floor of buildings fronting on a public street.

E. Parking is not allowed between the building and the public street.

F. The front yard setback shall be fifteen feet and the side and rear yards shall be twenty feet

minimum. Corner lots are deemed to have two front yards.

G. The front yard setback is the build-to-line. At least fifty percent of the front elevation of the building must be built within ten feet of the build-to-line or as approved by the planning commission.

H. The planning commission shall determine the amount of parking required based on projected transit usage and other guidelines found in Section 19.80.090, "Planning Commission Exceptions."

I. All development in the rail transit mixed-use area shall conform to the Rail Transit Mixed-Use Development Guidelines adopted by the planning commission. The planning commission has the authority to modify or waive guidelines as necessary during development review.

-- Reception center and/or wedding chapel;

-- Residential development with any number of dwelling units per structure per lot, pursuant to Section 19.44.040;

-- Shared parking;

-- Short-term rental provided:

A. A full-time manager lives on the property. The full-time manager may be the owner of the property; and

B. Except for the manager's dwelling unit, all of the dwelling units on the property, lot, planned unit development, or dwelling group shall be rental units, short-term or long-term.

-- Sportsman's kennel (minimum lot area one acre);

-- Tanning studio;

-- Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work. If such buildings are not removed within ninety days upon completion of construction and thirty days after notice, the buildings will be removed by the county at the expense of the owner;

-- Veterinary; provided, that:
A. The operation is completely enclosed within an air-conditioned soundproofed building. The noise from the animals shall not be audible at the property line,
B. There is no sale of merchandise on the premises, and
C. There is no overnight boarding of animals.

19.44.040 Lot area.

The minimum lot area in the R-M zone shall be five thousand square feet for each one-family dwelling, with seven hundred fifty additional square feet for each additional dwelling unit in a dwelling structure having more than one dwelling unit. For group dwellings, the minimum lot area shall be not less than five thousand square feet for the first separate dwelling structure, with three thousand square feet for each additional separate dwelling structure, and with seven hundred fifty square feet additional for each additional dwelling unit in excess of one dwelling unit in each separate dwelling structure, not less than five thousand square feet for any other main building.

19.44.050 Lot width.

The minimum width of any lot in the R-M zone shall be fifty feet, at a distance twenty-five feet back from

the front lot line.

19.44.060 Front yard.

In the R-M zone, the minimum depth of the front yard for main buildings, and for private garages which have a minimum side yard of eight feet, shall be twenty-five feet or the average of the existing buildings where fifty percent or more of the frontage is developed, but in no case less than fifteen feet. Other private garages and all accessory buildings, other than private garages, shall be located at least six feet in the rear of the main building.

19.44.070 Side yard.

In the R-M zone, the minimum side yard for any dwelling shall be eight feet, and the total width of the two required side yards shall be not less than eighteen feet. Other main buildings shall have a minimum side yard of twenty feet, and the total width of the two yards shall be not less than forty feet. The minimum side yard for a private garage shall be eight feet, except that private garages and other accessory buildings located in the rear and at least six feet away from the main building shall have a minimum side yard of not less than one foot, provided that no private garage or other accessory building shall be located closer than ten feet to a dwelling on an adjacent lot. On corner lots, the side yard which faces on a street, for both main and accessory buildings, shall be not less than twenty feet, or the average of existing buildings where fifty percent or more of the frontage is developed, but in no case less than fifteen feet, or be required to be more than twenty feet. Dwelling structures over thirty-five feet in height shall have one foot of additional side yard on each side of the building for each two feet such structure exceeds thirty-five feet in height.

19.44.080 Rear yard.

In R-M zones, the minimum depth of the rear yard for any building shall be thirty feet, and for accessory buildings one foot; provided that, on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet to such side yard.

19.44.090 Coverage restrictions.

No building or group of buildings in an R-M zone, with their accessory buildings, shall cover more than sixty percent of the area of the lot.

19.44.100 Building height.

A. No building or structure in an R-M zone shall contain more than six stories or exceed seventy-five feet in height, and no dwelling structure shall contain less than one story.

B. Accessory Buildings.

1. No building which is accessory to a dwelling shall exceed twenty feet in height. For each foot of height over fourteen feet, accessory buildings shall be set back from property lines an additional foot to allow a maximum height of twenty feet.

19.44.110 Density.

The allowable density for planned unit developments, multiple dwellings and dwelling groups shall be determined by the planning commission on a case by case basis, taking into account the following factors: recommendations of county and non-county agencies; site constraints; compatibility with nearby land uses; and the provisions of the applicable general plan. Notwithstanding the above, the planning commission shall not approve a planned unit development with density higher than the following:

Single-family dwellings	7.0 units per acre
Two-family dwellings	12.0 units per acre
Three-family dwellings	15.0 units per acre
Four-family dwellings	18.0 units per acre
Multi-family dwellings	25.0 units per acre*
Rail transit mixed-use	No maximum density

* Where supported by the community general plan, and found by the planning commission to be compatible with land uses in the vicinity, multi-family residential development which incorporates innovations of design, amenities, and features, may be approved by the planning commission for higher densities than shown above, but shall in no case be higher than 32.0 units per acre.

2.3 Other Agency Recommendations or Requirements

Upon review with other agencies, it does not appear that the zoning condition restricting height at this location to 18 ft. was due to any geologic or technical issues that would necessitate this kind of height. Review specific to any proposed development on the site would be looked at under a separate application, likely a conditional use application if a project similar to the proposed is pursued.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Zone Change .

3.2 Reasons for Recommendation

1) Where the proposed zone would remain in place the allowed uses on the property remain the same. Additional building height to one degree or another would seem appropriate as a means of allowing additional growth and absorption at this location which in staff's opinion seems to comply with the Millcreek Township General Plan.

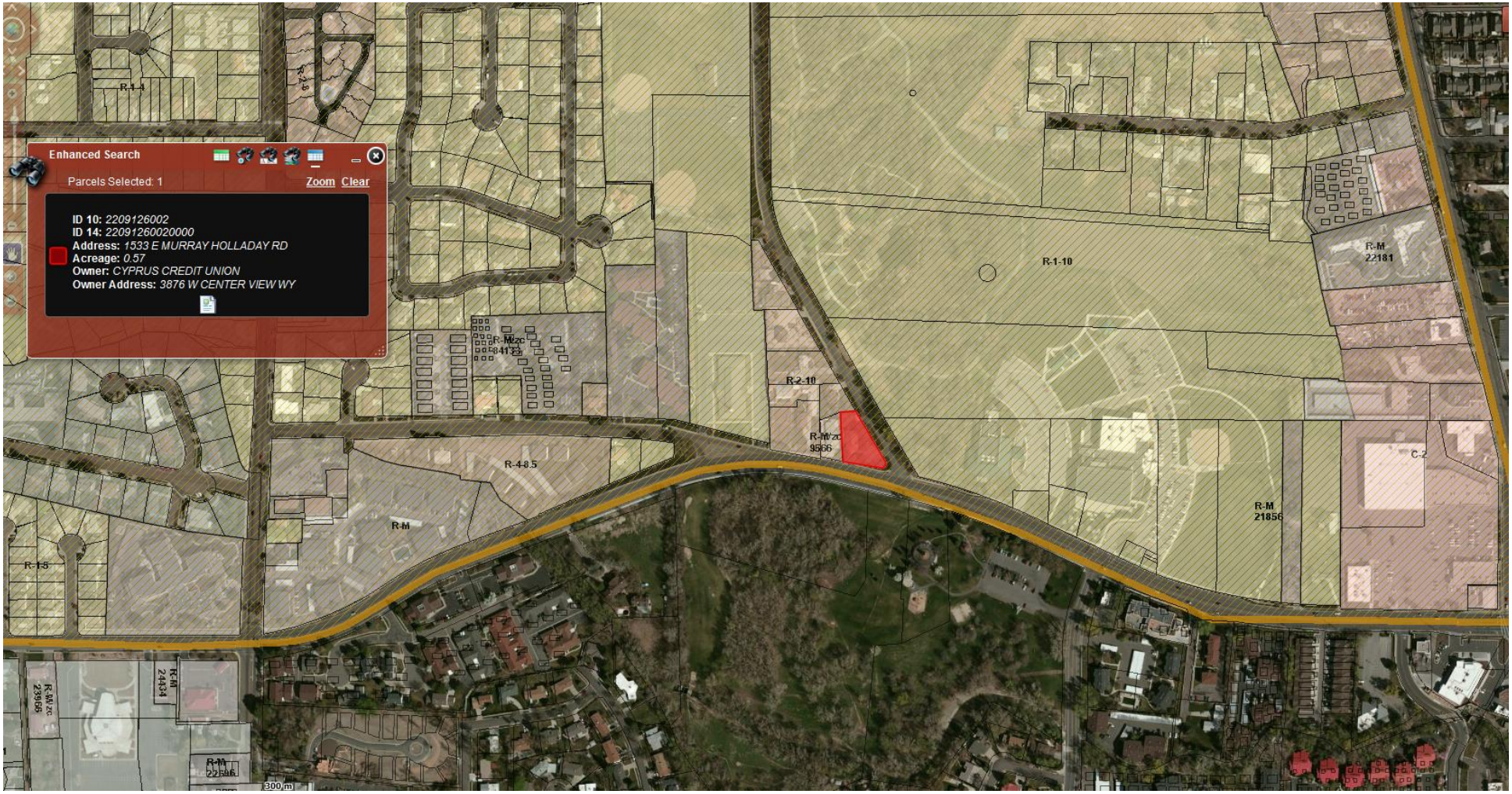
3.3 Other Considerations

Zoning conditions different from what is currently on the property may also be considered.

19.90.060 Conditions to zoning map amendment.
A. In order to provide more specific land use designations and land development suitability; to insure that proposed development is compatible with surrounding neighborhoods; and to provide notice to property owners of limitations and requirements for development of property, conditions may be attached to any zoning map amendment which limit or restrict the following:

1. Uses;
2. Dwelling unit density;
3. Building square footage;
4. Height of structures.

B. A zoning map amendment attaching any of the conditions set forth in subsection A shall be designated ZC after the zoning classification on the zoning map and any such conditions shall be placed on record with the planning commission and recorded with the county recorder.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Zoom Clear
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Acreage: 0.57
Owner: CYPRUS CREDIT UNION
Owner Address: 3876 W CENTER VIEW WY
R-1-4
R-1-10
R-M 22181
R-2-10
R-M 9566
R-4-8.5
R-M
R-M 21856
C-2
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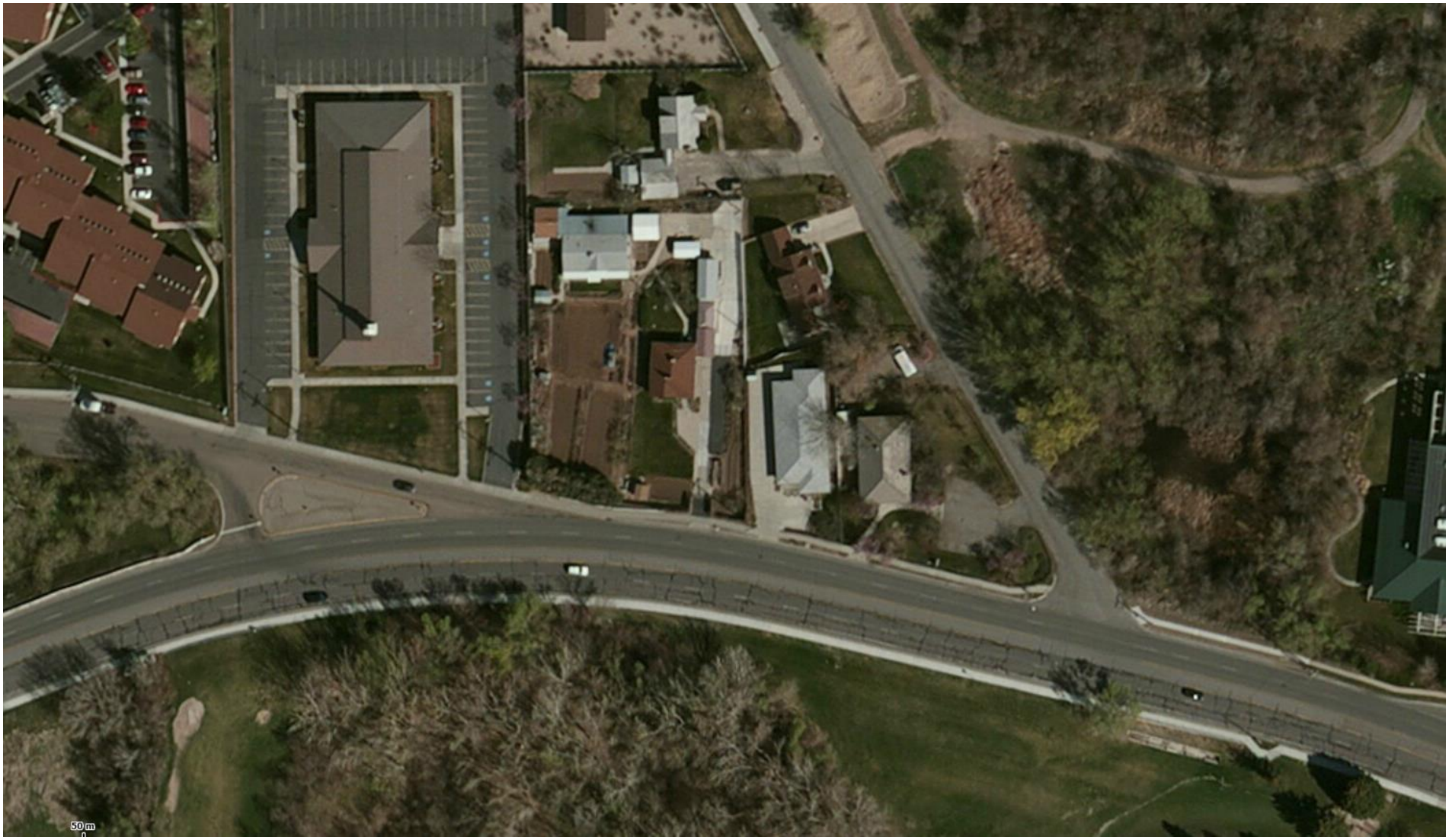
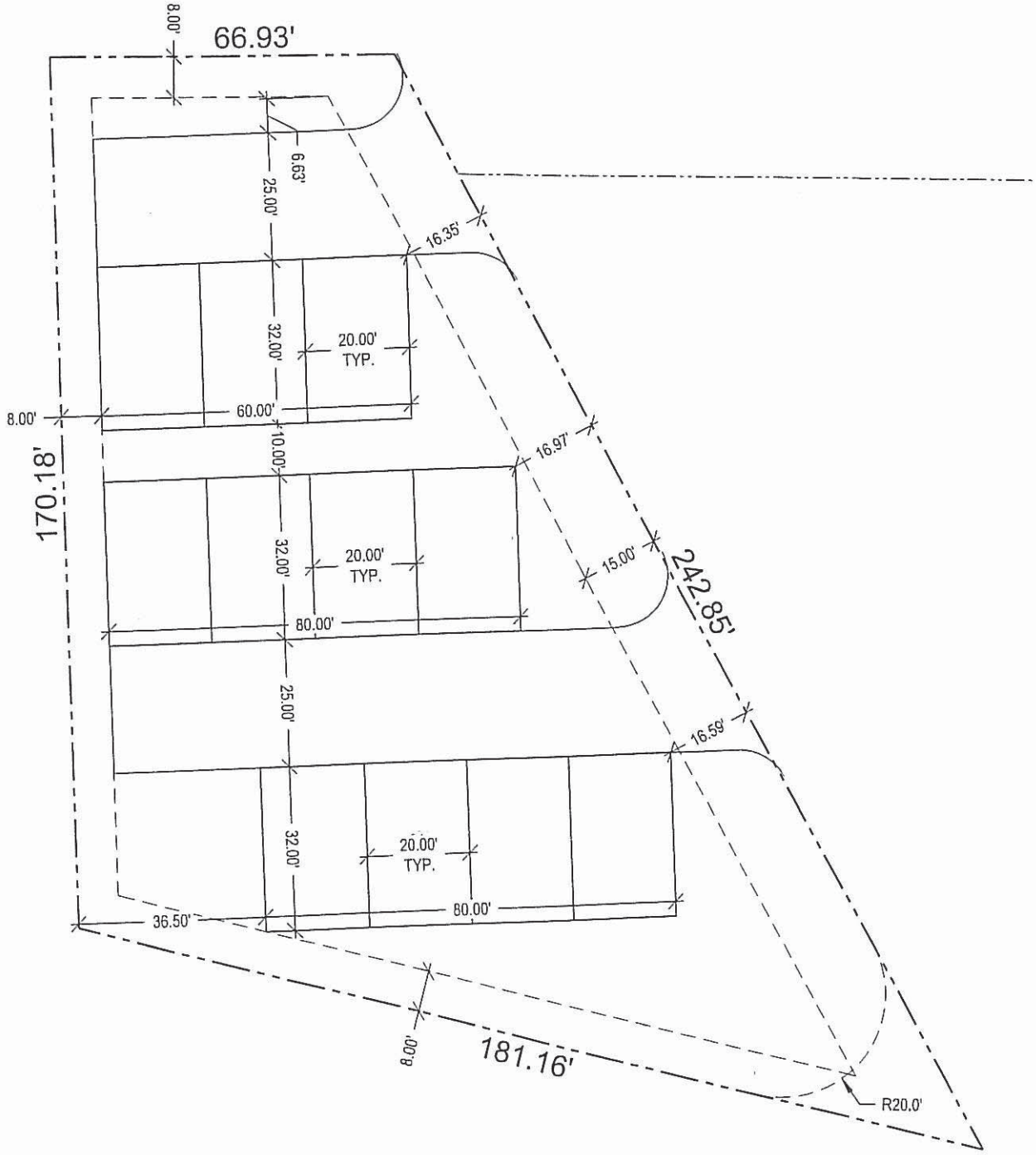

50 m

Nathan Anderson, (801) 599-0270 Property: 1533 East Murray Holladay Rd.

Zoning: RM-ZC Acerage: .57 Density: 25-Units*.57=14.25 Planned 11-12.



Tuttle and Associates, Inc.
ARCHITECTS

Park Lofts
Conceptual Site Plan

Index
Context
Best Practices
Projects
Official Map
Appendix

Chapter 4 Official Map

Core Concepts

1. The Official Map is intended to serve as a guide to areas of anticipated and desired stability or growth absorption.
2. The Official Map should be used in conjunction with the Best Practices and the Context sections of the General Plan when making planning decisions.
3. The colors shown on the Official Map indicate a range in the level of stability and intensity of and activity within the Township.
4. The colors shown on the Official Map do not relate to any particular land use or zoning designation.
5. The Zoning Map, rather than the Official Map, should be used to make changes to specific land uses.
6. This Official Map format does not allow staff at the Planning and Development Services desk to suggest whether or not a proposed zone change will be approved.
7. When making planning decisions:
    a. Locate the proposed change on the Official Map.
    b. Determine the anticipated level of stability and intensity of the area in which the proposed change occurs (Green, Blue, Yellow, Red, Corridor)
    c. Determine if the proposed change would result in a level of change that is consistent with the Official Map.
    d. Determine if the proposed change is consistent with

Index
Context
Best Practices
Projects
Official Map
Appendix

the relevant Best Practice(s) Core Concepts and Key Questions.

e. Determine whether or not to recommend or approve the proposed change.

Salt Lake County understands that population growth is inevitable along the Wasatch Front. Statistics reveal that in the coming years, this metropolitan area will increase annually by the equivalent population of Murray City, at approximately 34,000 people. Growth absorption is the only way to accommodate the population. This Official Map illustrates a new approach that will help plan effectively to focus growth absportion in key areas while still maintaining open space and other valuable assets within the community.

Utah State Code Titles 10 & 17 require all cities and counties to have a General Plan that includes a variety of topics, as well as an Official Map. This Official Map is often referenced, as it serves as one of the local government's most useful tools in guiding future decision-making. The State Code does not specify what the Official Map should contain, or how it should be used, but simply states that each General Plan should contain such a map.

Many communities have interpreted this requirement to mean that the General Plan must contain a map that identifies preferred future land uses for various parts of the city or county. These maps closely resemble a zoning map, and have historically given landowners and government officials a sense for how land uses should transition over time, or remain as built.

While this form of an Official Map is widely used and familiar, it has some inherent challenges:

First, by identifying a specific land use on a map, making a change to an area becomes difficult. These maps are often confused with zoning maps, and many people feel that a future land use map entitles them to a particular land use. Property owners often purchase land speculatively because of an assumption that it will either be rezoned, or will remain as currently zoned.

A second challenge is that planning commissions and planning staff often rely too heavily on future land use maps, and use the map as a shortcut to more thoroughly examining and evaluating a proposed land use change or planning recommendation.

Index
Context
Best Practices
Projects
Official Map
Appendix

Finally, planners and communities are beginning to experience challenges caused by the traditional (Euclidian) zoning practices that have dominated community planning for the last century. Separating our communities into individual compartments of homogenous land uses has resulted in increased traffic congestion and accidents, poor air quality, an unsustainable dependence on fossil fuels, increasing obesity and health problems, the erosion of a "sense of community," loss of local businesses in favor of big box stores with highway access, and loss of open space and habitat.

The Official Map included with this plan essentially focuses on what degree of change residents can expect in the community. This map simplifies the anticipated changes in the community, and requires that decision makers pursue more information about proposed changes.

The Offical Map uses just a few basic colors to categorize different areas of the community. Map colors indicate specific areas' ability to absorb growth as described by their "level of stability."

Level of Stability: The level of stability anticipated within specific areas of the County, as represented on this Official Map, is measured in terms of the following:

- Transitions in the intensity, diversity, and distribution of land uses,
- Changes in the level of private or public investment,
- Changes to the function or design of mobility networks.

Definitions

Green – A Green area is one that has very limited or no potential for the future absorption of growth. Green areas will experience virtually no changes to land use or overall character over time. The level of stability of Green areas is defined as follows:

1) Very limited or no changes in land use may occur. Overall, land uses in the area/corridor will exhibit little diversity and very low intensity, with the majority of the area being undeveloped. Changes will be limited to existing nonconforming uses, leaving the majority of the area/corridor undeveloped and unchanged.

2) Few improvements will occur, and will be limited to maintenance or improvement to pedestrian and recreational facilities (trails,

Index
Context
Best Practices
Projects
Official Map
Appendix

parking area resurfacing, signage, etc.).

3) Mobility networks are limited to access and through roads, trails, and parking areas. These areas are primarily visited by foot (including skis and snowshoes), bicycle, or horse, or traveled past by vehicle. Public transit may exist on existing established routes.

Blue – A Blue area is one that has limited potential for the absorption of growth, and is likely to experience only minor changes in overall character over time. The level of stability of Blue areas is defined as follows:

1) Subtle changes in land use may occur. Overall, land uses in the area/corridor will exhibit less diversity and less intensity. Changes will be limited to a small number of dispersed sites, leaving the majority of the area/corridor unchanged.

2) Improvements may occur which subtly alter the appearance, economics, or sustainability of the area/corridor. Most improvements will consist of individual projects, and may not require coordination with parcels beyond their immediate vicinity.

3) Mobility networks are less formalized and will remain largely as built, but minor changes may occur. Public transit typically will have no dedicated right-of-way.

Yellow – A Yellow area is one that has modest potential for the absorption of growth, and is likely to experience moderate change in overall character over time. The level of stability of Yellow areas is defined as follows:

1) Moderate changes in land uses will occur, and may represent reasonable changes to the typical land uses for the area/corridor. Changes may occur in clusters, while the land uses of the overall area/corridor will remain largely consistent. Growth in these areas will begin to trend upward, allowing for a transition to more intensive land uses.

2) Improvements are likely to occur which will moderately alter the appearance, economics, or sustainability of the area/corridor. Improvement will be coordinated, and will begin to create identifiable places.

Index
Context
Best Practices
Projects
Official Map
Appendix

3) Mobility networks will become more formalized and connectivity will become more critical to the success of the area/corridor. Public transit may have a dedicated right-of-way. Consideration to connectivity and walkability will become increasingly important in these areas/corridors.

Red – A Red area is one that has obvious potential for the future absorption of growth, and is likely to experience significant change in overall area character over time. The level of stability of Red areas is defined as follows:

1) Major changes in land use will occur, and represent a significant diversion from the typical land uses in the area/corridor. Growth in these areas will increase, significantly raising the intensity of land uses. Changes in land uses may affect the majority of the area/corridor, and are not limited to a specific cluster.

2) Improvements are likely to occur which will significantly alter the appearance, economics, or sustainability of the area/corridor. Improvements will have a theme, and will create a destination or attraction. Development of this area will likely require consolidation of land and coordinated planning.

3) Mobility networks will be redesigned and will include highly connected, formalized, and multi-modal facilities. Public transit will have dedicated or fixed rights-of-way. Walkability and connectivity are critical to the success of the area/corridor.

Corridor – A Corridor is a linear transportation route, including all parcels directly adjacent to the roadway. Corridors may have diverse land uses and functions along their length. Corridors typically experience change over time, responding to changing market conditions and new approaches to land use and transportation planning. Because of their limited access and impact on adjacent land uses, corridors considered here do not include highways, rail corridors, or other high-speed limited access roads.

1) Changes occur with some frequency along important corridors. Land uses at important nodes, usually where two major corridors intersect, will intensify and absorb significant growth in the community. Focusing growth in centers along corridors can create

Index
Context
Best Practices
Projects
Official Map
Appendix

walkable neighborhood or town centers, thereby also reducing traffic demand along the corridor itself.

2) Corridor capacity may change over time, thereby affecting adjacent land uses. Roadway redesign may be recommended to increase capacity, either for transit improvement, automobile use, or other transportation modes. Reducing capacity may be recommended on some corridors in order to reduce speeds where appropriate.

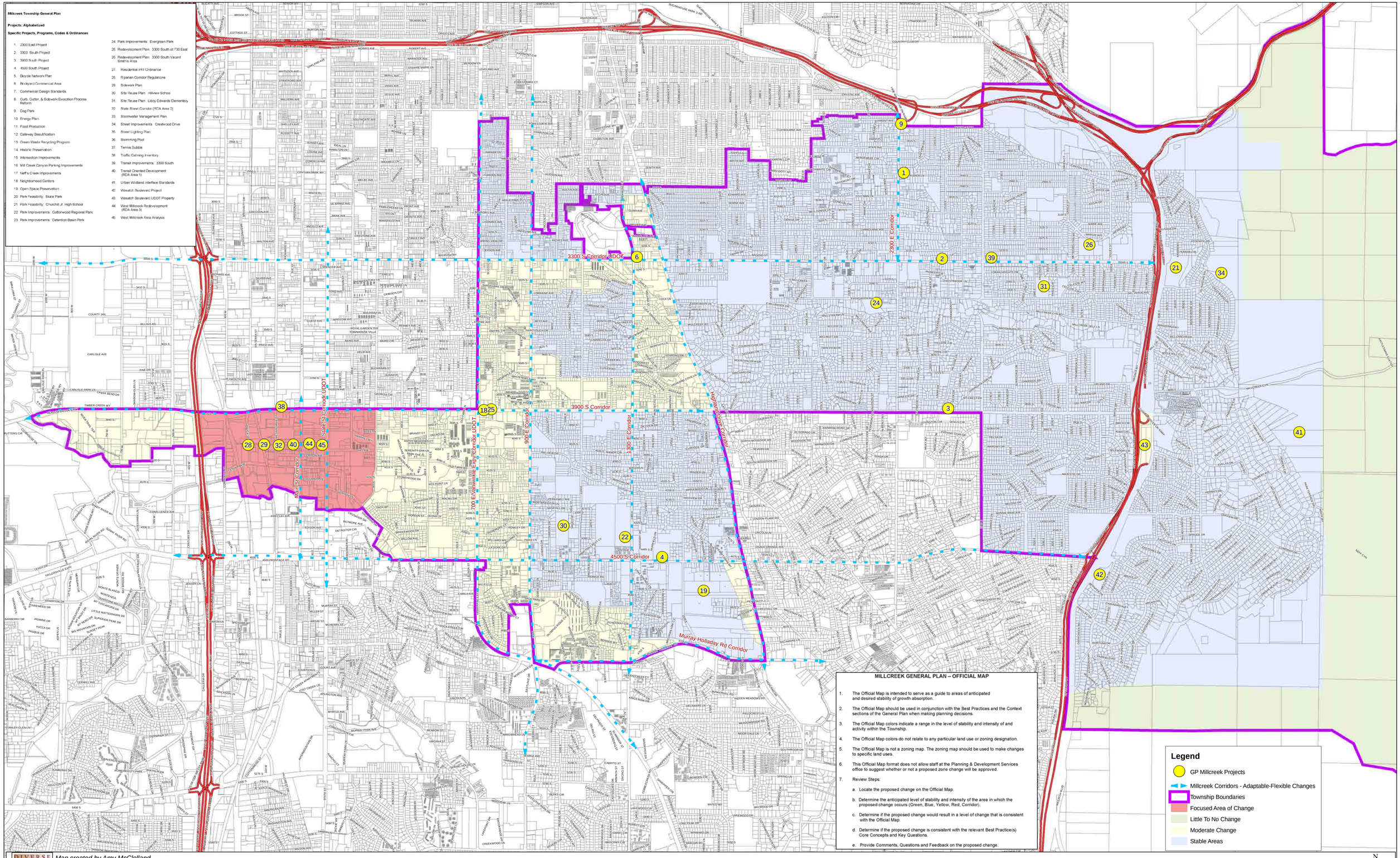
3) Mobility is a key function of corridors. Corridors will change over time to include more modes of transportation, improved transit service, capacity for safe use by cyclists, and improved pedestrian infrastructure. Each corridor has the goal of becoming a “complete street,” accommodating all modes of travel.

Millcreek Township General Plan

Projects: Alphabetized

Specific Projects, Programs, Codes & Ordinances

1. 2300 East Project
2. 3300 South Project
3. 3900 South Project
4. 4500 South Project
5. Bicycle Network Plan
6. Brickyard Commercial Area
7. Commercial Design Standards
8. Curb, Gutter, & Sidewalk Exception Process Reform
9. Dog Park
10. Energy Plan
11. Food Production
12. Gateway Beautification
13. Green Waste Recycling Program
14. Historic Preservation
15. Intersection Improvements
16. Mill Creek Canyon Parking Improvements
17. Neff's Creek Improvements
18. Neighborhood Centers
19. Open Space Preservation
20. Park Feasibility: Skate Park
21. Park Feasibility: Churchill Jr. High School
22. Park Improvements: Cottonwood Regional Park
23. Park Improvements: Detention Basin Park
24. Park Improvements: Evergreen Park
25. Redevelopment Plan: 3300 South at 700 East
26. Redevelopment Plan: 3300 South Vacant Small's Area
27. Residential Infill Ordinance
28. Riparian Corridor Regulations
29. Sidewalk Plan
30. Site Reuse Plan: Hillview School
31. Site Reuse Plan: Libby Edwards Elementary
32. State Street Corridor (RDA Area 2)
33. Stormwater Management Plan
34. Street Improvements: Crestwood Drive
35. Street Lighting Plan
36. Swimming Pool
37. Tennis Bubble
38. Traffic Calming Inventory
39. Transit Improvements: 3300 South
40. Transit Oriented Development (RDA Area 1)
41. Urban Wildland Interface Standards
42. Wasatch Boulevard Project
43. Wasatch Boulevard UDOT Property
44. West Millcreek Redevelopment (RDA Area 3)
45. West Millcreek Area Analysis



MILLCREEK GENERAL PLAN – OFFICIAL MAP

1. The Official Map is intended to serve as a guide to areas of anticipated and desired stability of growth absorption.
2. The Official Map should be used in conjunction with the Best Practices and the Context sections of the General Plan when making planning decisions.
3. The Official Map colors indicate a range in the level of stability and intensity of and activity within the Township.
4. The Official Map colors do not relate to any particular land use or zoning designation.
5. The Official Map is not a zoning map. The zoning map should be used to make changes to specific land uses.
6. This Official Map format does not allow staff at the Planning & Development Services office to suggest whether or not a proposed zone change will be approved.
7. Review Steps:
   a. Locate the proposed change on the Official Map.
   b. Determine the anticipated level of stability and intensity of the area in which the proposed change occurs (Green, Blue, Yellow, Red, Corridor).
   c. Determine if the proposed change would result in a level of change that is consistent with the Official Map.
   d. Determine if the proposed change is consistent with the relevant Best Practice(s) Core Concepts and Key Questions.
   e. Provide Comments, Questions and Feedback on the proposed change.

Legend

- GP Millcreek Projects
- Millcreek Corridors - Adaptable-Flexible Changes
- Township Boundaries
- Focused Area of Change
- Little To No Change
- Moderate Change
- Stable Areas

Map created by Amy McClelland
Salt Lake County Planning and Development Services
In conjunction with the offices of;
Salt Lake County Assessor, Auditor,
Information Services, Recorder and Surveyor.

MILLCREEK TOWNSHIP GENERAL PLAN OFFICIAL MAP

Copyright 2009 Salt Lake County Geographic Information Systems

0 0.25 0.5 Miles

N W E S

11/24/09

MEETING MINUTE SUMMARY
MILLCREEK TOWNSHIP PLANNING COMMISSION MEETING

Wednesday, June 11, 2014 4:00 p.m.

Approximate meeting length: 23 minutes
Number of public in attendance: 0
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Janson

*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
John Janson – Chair	x	x	
Pamela B. Juliano			x
Andrew Gruber			x
Jonathan Jemming (Alternate)			x
Shawn LaMar	x	x	
Julia Tillou (Alternate)	x	x	
Tom Stephens – Vice Chair			x
Geralyn Parker-Perkins	x	x	
Ann Ober			x

Planning Staff / DA	Public Mtg	Business Mtg
Lyle Gibson	x	x
Wendy Gurr	x	x
Max Johnson		x
David Gellner	x	x
Chris Preston (DA)	x	x
Zach Shaw (DA)		x

PUBLIC HEARINGS

Hearings began at – 4:06 p.m.

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

Staff David Gellner advised the Applicant is not present and will not be ready until the July 16th meeting.

PUBLIC PORTION OF MEETING OPENED

No one from the Public was present to speak.

PUBLIC PORTION OF MEETING CLOSED

Motion: to continue Application #28791 to the July 16th meeting.
Motion by*:* Commissioner Tillou
2nd by: Commissioner LaMar
Vote*:* unanimous in favor (of commissioners present)

BUSINESS MEETING

Meeting began at – 4:08 p.m.

DRAFT

1) Planning Commission Training by District Attorney's Office.

   To be continued to another meeting, where all Commissioners can attend or notice another Planning Commission meeting they will be attending for training. A Poll will be issued for the Commissioners to participate.

2) Approval of Minutes from the May 14, 2014 meeting

   Motion: to continue approval of the Minutes to the July 16, 2014 meeting.
   Motion by*:* Commissioner Tillou
   2nd by: Commissioner Perkins
   Vote*:* unanimous in favor (of commissioners present)

3) Other Business Items (as needed)

Staff Lyle Gibson advised the there is no update on Meadowbrook. The sidewalk request for proposal is in the final drafting stages. The District Attorney's Office had drafted the Ordinance documents. Counsel Chris Preston confirmed they have been prepared and presented to Patrick Leary, Township Executive and are waiting for final approval with the Township Services Office. Staff Lyle Gibson advised the County applied for grant money and was awarded $50,000 for an extra resource. The proposal is from 2300 East and 3300 South, Evergreen Town Center for a small area plan. The pieces need to come together before putting together a request for proposal, hopefully come through the public meetings. Commissioner Perkins said 2300 East and 3900 South, before you enter Holladay looks sad and embarrassing. Staff Lyle Gibson advised they are ready to go and budgeted with plans. She feels like it's been heard about for 10 years.

MEETING ADJOURNED

Time Adjourned – 4:29 p.m.

DRAFT

MEETING MINUTE SUMMARY
MILLCREEK TOWNSHIP PLANNING COMMISSION MEETING

Wednesday, July 16, 2014 4:00 p.m.

Approximate meeting length: 5 hours 52 minutes
Number of public in attendance: 50
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Janson

*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
John Janson – Chair	x	x	
Pamela B. Juliano			x
Andrew Gruber	x	x	
Jonathan Jemming (Alternate)			x
Shawn LaMar	x	x	
Julia Tillou (Alternate)			x
Tom Stephens – Vice Chair	x	x	
Geralyn Parker-Perkins	x	x	
Ann Ober	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Lyle Gibson	x	x
Wendy Gurr	x	x
Max Johnson	x	
David Gellner	x	x
Chris Preston (DA)	x	x

PUBLIC HEARINGS

Hearings began at – 4:01 p.m.

28908 – Abey Baraghoshi is requesting approval of a zone change from the R-1-8 (single family residential) zone to the R-M (multi-family residential) zone. **Location**: 3800 South 1300 East. **Community Council**: Millcreek. **Planner**: Lyle Gibson

Lyle Gibson of Staff provided an analysis of the Staff Report.

Commissioners and Staff had a brief discussion. Staff Lyle Gibson read a comment received from a citizen.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant
Name: Abey Baraghoshi
Address: 3800 South 1300 East
Comments: He has had a master plan to change the zone for many years, but due to the economic fall, he had been unable to do so. They will build twin homes and will be owner occupied for sale.

Commissioner Janson asked if they would be comfortable with other uses. Mr. Baraghoshi stated he had a buyer and couldn't close and they will loan construction and he would agree with that. Commissioner Janson said the height allows 75', he would like a limitation to height. Mr. Baraghoshi stated this is similar to what is in the area.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion. Counsel Chris Preston advised the height and use could be subject to these limitations.

Motion: to recommend approval of application #28908 to the County Council, with two recommendations:

1) Height limitation of 35 feet; and
2) Limited to Residential Uses.

Motion by: Commissioner Stephens
2nd by: Commissioner Gruber
Vote: unanimous in favor (of commissioners present)

28928 – Ruth MacAngus is requesting approval of a zone change from the R-2-6.5 (Residential) zone to the C-1 (Commercial) zone. **Location**: 707 East Empire Avenue. **Community Council**: Millcreek. **Planner**: Lyle Gibson

Lyle Gibson of Staff provided an analysis of the Staff Report.

Commissioners and Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant
Name: Ruth MacAngus
Address: 820 Empire Avenue
Comments: She has an acre nursery near this location. She knows it is small, but would only sale what she grows. She wants to make it simple and easy.

Commissioner Janson asked Staff if the desired structure is allowed within the zone. Staff Lyle Gibson advised it may require a building permit.

Speaker # 2: Millcreek Community Council
Name: Chris Haller
Address: 1149 East Elgin Avenue
Comments: They are supportive of this zone change and recommend approval.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and Counsel Chris Preston had a brief discussion.

Commissioners had a brief discussion and asked Staff if billboards are allowed in a C-1 zone. Electronic signs would not be allowed, but billboards are allowed in the C-1 zone.

Commissioners had a brief discussion.

Motion: to recommend approval of application #28928 to the County Council as presented.

Motion by: Commissioner LaMar
2nd by: Commissioner Perkins
Vote: Commissioner Janson and Commissioner Stephens nay, all other commissioners in favor (of commissioners present)

Commissioner Name	For Motion	Against Motion
John Janson		x
Tom Stephens		x
Andrew Gruber	x	
Shawn LaMar	x	
Geralyn Parker-Perkins	x	
Ann Ober	x	

28931 – Kenny Robison is requesting approval of a zone change from the R-2-10 (Residential) zone to the C-2 (Commercial) zone. **Location**: 3930 South 400 East. **Community Council**: Millcreek. **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: Brother of Applicant
Name: Gary Robison
Address: 2772 Willow Bend Drive, Sandy
Comments: They have owned the property for over 40 years. Back a ways, there was a roofing contractor business there for years. They are trying to bring it into compliance. Bring it all into the same zone to use as determined to use. Greenhouses belong to his brother and he intends to remove them. Champion technology in the building now and could use more space and parking. They could give to them if they split the property down the middle.

Commissioner Janson asked if they have a restriction in height. They don't have intentions to build any taller. The building is approximately 25-28 feet in height already. Thought the little homes could be raised or removed to allow more space, but no plans to do so. The property has been well cared for and they have no intention of changing that attitude. Residence on 400 east is vacant. They could easily change into parking for the main tenant in the commercial building. They are concerned about the back lot and would like it all cleaned up and kept legal. Commissioner Gruber asked Staff if the property to the West is in a C-2 zone. Mr. Robison confirmed west of property there is a car wash, south is valley mental health, east is repair garage and vacant lot and beyond that is county sheds.

Commissioners and staff had a brief discussion.

Speaker # 2: Millcreek Community Council
Name: Chris Haller
Address: 1149 East Elgin Avenue
Comments: They discussed this application and the only topic was rats, they think this is an example of how they mess up and this is an opportunity to make it right. They recommend approval.

PUBLIC PORTION OF MEETING CLOSED

Motion: to recommend approval of application #28931, to the County Council as presented.
Motion by: Commissioner Stephens
2nd by: Commissioner LaMar
Vote: unanimous in favor (of commissioners present)

28878 – (Continued from 05/14/2014) 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

David Gellner of Staff provided an analysis of the Staff Report.

Commissioners and Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant
Name: Kathy Commander
Address: 2459 East Murray Holladay Road
Comments: They have 4 chairs. When they signed the lease with the property owner, they were under the impression they were zoned for the salon. All previous tenants were all salons. Along with hair, they do community service for chemotherapy patients and sell art work for the service. The service they provide is incredible and helps generate income for community service. It's a beautiful and quiet salon. For cliental this is the primary reason they chose this space. They have blended very well with the neighbors, traffic is light and haven't created any problems and ask permission for a Conditional Use.

Commissioner Gruber asked if she was comfortable with the historic preservation not to have additional parking, she is very comfortable with the house the way it is.

Speaker # 2: Millcreek Community Council
Name: Chris Haller
Address: 1149 East Elgin Avenue
Comments: They want to commend the planning commission and board and they are in full support. The only concern was parking in the front and thought would take away from the added value.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion.

Motion: to approve application #28878, with one additional condition, to not require additional parking.
Motion by: Commissioner Gruber
2nd by: Commissioner Stephens
Vote: unanimous in favor (of commissioners present)

28883 – Jacquey Mauer representing Jean Brown Associates is requesting conditional use approval for a change of use from residential to office. **Location**: 3837 South 1030 East. **Zone**: R-M (Residential Multi-Family) **Community Council**: Millcreek **Planner**: Lyle Gibson

Lyle Gibson of Staff provided an analysis of the Staff Report. Staff Lyle Gibson read a comment received from a citizen.

Commissioners, Staff and Counsel had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

No one from the public was present to speak. Millcreek Community Council requests a continuance.

PUBLIC PORTION OF MEETING CLOSED

Motion: to continue application #28883 to the August 13th meeting.
Motion by: Commissioner Stephens
2nd by: Commissioner Perkins
Vote: unanimous in favor (of commissioners present)

Commissioner Perkins recused herself from application #28911 at 5:22 pm.

28911 – Laurel Osborn is requesting a conditional use permit for family food production. **Location**: 2254 and 2257 East Alva Circle. **Zone**: R-1-21. **Community Council**: East Mill Creek **Planner**: Lyle Gibson

Lyle Gibson of Staff provided an analysis of the Staff Report. Staff Lyle Gibson read a comment received from a citizen.

Commissioners and Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant
Name: Laurel Osborn
Address: 2254 Alva Circle
Comments: She has been rezoned, county council has approved. She has offered her suggestions for mitigating the anticipated detrimental effects. She will always follow the ordinance requirements. Her animals are 40 feet from all surrounding dwellings. She has followed the health department the environmental recommendations. Detrimental effects would be odor and the creek. The Creek is protected by fence and no animals have run off. Regarding odor, ordinance requires clean up every 7 days and she puts it in the trash. She took great heart in the newsletter article from the planning commission and hopes for approval.

Commissioners asked if they are on the same page regarding types of animals. Lyle stated per parcel, could each have 3 categories, she has 2 parcels, with a total of 6 categories. If she got rid of one, could be replaced with another. Regarding horses 19.76.240, staff Lyle Gibson read the ordinance.

Speaker # 2: East Mill Creek Community Council
Name: Leeann Hansen
Address: 3507 Kirk Circle
Comments: Someone proposed the 2 lots and twice the number of animals it would be possible to spread it around. Attached with their letter some concerns discussed and gave a unanimous approval. Comments came from council and concerns from residents. She read the issues and concerns. They recommend approval.

Commissioners and Staff had a brief discussion.

PUBLIC PORTION OF MEETING CLOSED

Commissioners, Staff and Counsel had a brief discussion.

Motion: to approve application #28911, with Staff Recommendations.
Motion by: Commissioner Stephens
2nd by: Commissioner LaMar
Vote: unanimous in favor (of commissioners present)

Commissioner Perkins rejoined at 5:52 pm.

Commissioner Ober arrived at 5:55 pm.

28923 – Daniel Thurgood representing Verizon Wireless is requesting conditional use approval for a new 60 ft. tall monopole and equipment shelter. **Location**: 601 East 4500 South **Zone**: R-M (Residential Multi-Family) **Community Council**: Millcreek **Planner**: Lyle Gibson

David Gellner of Staff provided an analysis of the Staff Report.

Commissioners and Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant
Name: Daniel Thurgood
Address: 5710 South Green Street, Murray
Comments: This will be a 60 foot monopole in the back corner of the property. The monopole is located where existing rocks and cement blocks are to be removed. Access and fiber already exists. Conditions have been met with the building department as far as fire rating and exhaust vents. Exhaust vent is coming out on the south side of the building well over the 10 foot minimum, all walls will be rated.

Commissioner Lamar asked about the generator. Mr. Thurgood confirmed backup once a month. Commissioner Gruber asked what the radius of the service coverage is. Mr. Thurgood confirmed they are looking for ½ mile radius, just to service this area. Commissioner Stephens asked if they have ever installed disguised poles. Mr. Thurgood said they have, but they do not have sufficient area for a 40X40 and a monopine will not fit in. They are proposing a standard monopole.

Speaker # 2: Millcreek Community Council
Name: Chris Haller
Address: 1149 East Elgin Avenue
Comments: They discussed parking and this does meet the parking requirement. They talked about the air conditioning units used to cool and were reassured the units are very quiet. They suggested a potential vegetation screening around the structure that appears to be a chain link fence. Recommend approval.

Commissioner Janson asked about the left over piece on the property line where the fence is short of the south property line and if there is irrigation. Staff David Gellner said landscaping will not be required and there is not irrigation. Staff Lyle Gibson has not received any response from citizens. He only received a call prior to the Community Council meeting and the neighbor just said there was red paint on her driveway and wanted to know if it had anything to do with this. Commissioner Janson said it looks like a landscape strip along property line, potential irrigation ditch. Staff David Gellner said there does appear to be landscaping along the back and vegetation will stay. Commissioner Janson asked applicant if he would be willing to plant a tree.

Speaker # 3: Applicant
Name: Daniel Thurgood
Address: 5710 South Green Street, Murray
Comments: He isn't aware if there is irrigation or not. Power easement will come from the east and can't plant trees. Could put one in the back corner and he doesn't know if there is irrigation or not. They would be fine with the gravel. Power is coming from a different area than the fiber.

PUBLIC PORTION OF MEETING CLOSED

Motion: to approve application #28923, with Staff Recommendations.
Motion by: Commissioner Ober
2nd by: Commissioner Gruber
Vote: unanimous in favor (of commissioners present)

28926 – Charlie Taylor, representing Yesco, is requesting conditional use approval for an electronic message center at the Woodlands Business Park. **Location**: 4001 South 700 East. **Zone**: C-2 (Commercial) **Community Council**: Millcreek **Planner**: Lyle Gibson

David Gellner with Staff provided an analysis of Staff Report. Staff David Gellner read comments received from citizens.

Commissioners and Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant
Name: Charlie Taylor
Address: 1605 South Gramercy
Comments: When they attempted to permit the sign, they weren't clear of the position of the sign, they thought they were in compliance. It was pointed out when they applied, that the NE most of Old Farm is 270-285 feet from the position of the sign and it put them in non-compliance. Remodel existing sign, utilize existing power, footing and structure. This sign is 7 feet 2 ½ by 12 foot 4 ½, which gives approximately 89 square feet. At 25 feet in the air and 300 feet away is not that major. People are concerned with electronic means full motion video, may include flashes, explosions, things of that nature. Code is explicit in that regard, he read from 19.82.135a. This will be a slide show, typical photograph or graphic and will come on a minimum up for 4 seconds. It's not going to flash on or be a distraction transition, it will fade in or fade out or dissolve. Maximum will be 3 seconds and won't be a distraction. It won't have bands of electronics or large score boards, the only thing similar is technology to run it. They will be conservative in application due to the code enforced. There were concerns with nighttime illumination. There are censors on the displays, they want it bright during the day, but light sensors that tone it down at night. They're showing a picture not a video, and there will be advertisement of tenants.

Commissioner Janson asked what 3/10 of a light candle is. Mr. Taylor explained 89 square feet times 100 is the square root away from the sign, which is 8,900 feet away, they ask if it is negligible in effect with the light. Commissioner Ober asked if there is a similar sign in Millcreek. Staff David Gellner does not know. Staff Lyle Gibson said Mountain America sign on 3300 south, but was approved prior to the ordinance. Commissioner Stephens said the McDonalds sign was approved prior too, and is much smaller. Mr. Taylor said they have light meters to calculate it out and calibrate the signs accordingly. The signs have full color capability and potential to do almost everything, but the basis is covered in the code. Commissioner Gruber was still concerned with the calculations. Mr. Taylor said it was brought to his attention he misread it. It is the square root of the 8,900, around 300 feet. Commissioner Stephens asked how long of duration would there be a static image. The code is quite restricted, they try to understand the sign location, traffic, at that point the speed of the traffic going passed and calculate how long it needs to be up so someone could get the message. It could vary, normally it's in seconds. If there is an Amber alert, that comes up and reads so many seconds and lasts a little bit longer.

Speaker # 2: Millcreek Community Council
Name: Chris Haller
Address: 1149 East Elgin Avenue
Comments: They discussed this application, but did not make a recommendation because the applicant was not present at the meeting. They didn't have much community input.

Speaker # 3: Citizen
Name: Chris Bara
Address: 829 East Olivia Court

Comments: He opposes this application. Feels like it's an eye sore and a distraction. He is concerned with the hours of operation. He doesn't need it running in the evening as the businesses are not open. Feels if approved, there could possibly be conditions that the sign is not brighter than existing sign and limit the hours of operation.

Speaker # 4: Applicant
Name: Charlie Taylor
Address: 1605 South Gramercy
Comments: He said as far as the hours of operation, the code bares no restriction. Staff David Gellner advised it does allow the Planning Commission to limit the hours. They want to work with everyone and understand not everyone will be pleased with the sign that they are doing their civic duty as well. As far as restrictions and operation go, it's just a matter of programming it to restrict that and they would prefer to have it run 24/7. The more it runs, the more customers have exposure to the traffic at large.

Commissioner Janson asked if this is advertising off premise. They are willing to work with the council, and no off premise advertising.

PUBLIC PORTION OF MEETING CLOSED

Commissioners, Staff and Counsel had a brief discussion.

Motion: to continue application #28926 to the August 13th meeting.
Motion by: Commissioner Ober
2nd by: Commissioner Stephens
Vote: unanimous in favor (of commissioners present)

28932 – Ned Skanchy representing Olympus Hills Shopping Center LTD is requesting approval of a conditional use for a modification to the shopping center's existing parking requirement and modification to the existing conditional use permit in order to add additional leasable space to the center. **Location**: 3969 South Wasatch Blvd. **Zone**: C-2 (commercial) **Community Council**: Mt. Olympus. **Planner**: Lyle Gibson

Lyle Gibson of Staff provided an analysis of the Staff Report.

Commissioners, Staff and Counsel had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant
Name: Ned Skanchy
Address: 1781 South 2000 East
Comments: They are excited about the project and received a lot of positive feedback from the community. The desire is to make the shopping center more of a community center. They want to make it where the community wants to come with outdoor seating and more restaurants, services and retail outlets. They plan to address the western facing outdoor patio. Citrus Grill will move into the Rocky Mountain space and the patio will serve their cliental and will need sun protection. They will add benches around to make it a pleasant place to walk around. The main impact is the parking. Short 22 stalls from the ordinance. Study shows they use half the stalls. Ample room and good for the neighborhood.

Commissioner Perkins said around seating area, get large greenery and add natural shade with big trees. Commissioner Ober, seconded Commissioner Perkins statement. Commissioner Lamar confirmed the patio would be for the restaurants. Commissioner Gruber asked what his role is. Mr. Skanchy stated his family has owned the shopping center since the 60's, he is a general partner. Commissioner Gruber asked if the businesses in the center are supportive of the changes. Mr. Skanchy said the developments always have pads to draw people in. Commissioner Gruber is excited about this. Commissioner Janson asked about the drive-up and if it's necessary.

Mr. Skanchy said it is necessary, it is tenant driven and they can post signs. Commissioner Janson said there is an idea of a town center merging in that area and usually doesn't have drive-ups merging on the street.

Speaker # 2: Citizen
Name: Avis Slademere
Address: 3640 Aurora Circle
Comments: They have been told that there is possibilities of taking 300 feet of property of private owners abut the shopping center. If the shopping center takes property that it would be a condition that no property will be taken from the property owners. She needs assurance. She is against the drive-up window. If there is a plan to serve alcoholic beverages in the restaurant, there is a bowling alley with kids.

Counsel advised it can be acquired by a domain for private uses. Commissioner Gruber said this application is not about acquiring additional property.

Speaker # 3: Citizen
Name: Dr. David Vigos
Address: 3640 Aurora Circle
Comments: He has lived there 44 years and served 2 terms on the Mt. Olympus Community Council. He likes the look but has a few objections. He is concerned with the slanted roof. He parked his truck below it one winter and all the snow slid off and ruined the hood on his truck. It was layered with ice and is a danger. He lives above the shopping center and to come down Jupiter and turn into Wasatch, there is so much traffic coming off the freeway. It's getting where you can't turn to think of a drive-in is absurd. When he bought his home there was a classy restaurant. He likes the changes proposed.

Speaker # 4: Citizen
Name: Shauna Cardenas
Address: 3630 Aurora Circle
Comments: She said the bowling alley had a roof problem a couple of times. She has been there 20 years and there is a problem being so close to the area. Constant accidents coming down Jupiter that turns into 3900 and it is very dangerous. There is an area for bikes and people, they are coming off the freeway from I80 to I215 and they come really fast and stop by the school and don't realize the speed changed and use the bike lane. If you're going to do anything different to complicate that, it is already complicated. Sirens go all night long. She needs help not more complications.

Speaker # 5: Applicant
Name: Ned Skanchy
Address: 1781 South 2000 East
Comments: He appreciates comments and participation. You actually have to come into the center and around for the drive-thru. They had discussed a light at the entrance and UDOT thought it was too close to the other light. They will continue improving with the safety of the traffic. His staff has been knocking off snow buildup and sometimes had a slip and fall, but no serious injuries.

PUBLIC PORTION OF MEETING CLOSED

Motion: to approve application #28932, with Staff Recommendations.
Motion by: Commissioner Stephens
2nd by: Commissioner Ober
Vote: unanimous in favor (of commissioners present)

28939 – Steve Stoddard is requesting conditional use approval for a 27 unit apartment complex. **Location**: 3225 South 900 East. **Zone**: R-M (Residential Multi-Family) **Community Council**: Millcreek **Planner**: Lyle Gibson

Lyle Gibson of Staff provided an analysis of Staff Report. Staff Lyle Gibson read a comment received from a citizen.

Commissioners and Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant
Name: Steve Stoddard
Address: 4740 East Palomino Drive, Heber
Comments: It has been an eye sore for a number of years and looked at doing different projects. It has gone through a recession and looked at doing shipping containers. On this project they started with the funding first. This is not constructed out of shipping containers, but standard building materials. It is close to transit, bus stop meters away. They do anticipate putting in a tot lot and didn't anticipate putting that in where the storm drain was. Grassy area for park benches and a fire pit, there is some room for recreation. He thinks it will beautify the neighborhood and increase the value of the neighborhood.

Commissioner Janson asked about retention pond landscape. Mr. Stoddard said just grass, he didn't consider the tot lot being there, because it is in front of the street. Commissioner Stephens asked what type of trees he has proposed on the north boundary. Mr. Stoddard said generally privacy goes both ways. He wants to get the maximum allowable fence size. He also plans to plant fast growing trees, aspens to benefit his tenant's privacy as well. Commissioner Gruber asked what sort of market is he going for and didn't know if there could be a mix of units or affordable units. Mr. Stoddard said they are looking for young professionals with affordable or mixed. They are looking at St. Marks for interns or people looking to do residency. More upscale apartment complex, with higher rent than maybe is charged elsewhere, with smaller families or older adults. They don't anticipate young families with kids. Commissioner Stephens asked why they proposed the parking stalls. His thought was different requirements for studio apartments with lesser number of stalls and would allocate more guests parking with the increase of stalls. Studio apartments would have one stall. Staff Lyle Gibson said there is not a deviation regardless of size.

Speaker # 2: Architect
Name: Greg Steffensen
Address: 10287 Ashley Hills Circle, Sandy
Comments: The materials they are using are standard siding materials of stucco and synthetic cultured stone. They will use metal railings and poster vinyl windows to blend in with the stucco material.

Speaker # 3: Millcreek Community Council
Name: Chris Haller
Address: 1149 East Elgin Avenue
Comments: The height was discussed, recommend approval.

Speaker # 4: Citizen
Name: Doug Peele
Address: 740 East 3900 South
Comments: He owns the property north and he has looks through the plans and is familiar with the property. Landscape plan is something approved at this stage is part of the plan and approval. He was looking at list of materials and it calls for two inch caliber trees. They are proposing awfully small trees to provide any barrier and would take years to become a forest barrier. The parking lot is to the South and the use of land is the best use. The barrier for sound, light, visual is something that should be mutual for both properties. Setback is 15 feet and should be 15 feet on the other side. He suggests larger diameter, taller or dense trees. They are only proposing 8 trees and that would not be a benefit.

Commissioner Stephens asked for rear setback. Staff Lyle Gibson said this was looked at by the zoning administrator and is unique, west is front and east is rear. North and south are side yards. Side yard setback on

north property is 15 feet. Mr. Stoddard said typically a 6 foot fence is a normal, solid barrier. Facing into the window off a third floor is not typical.

Speaker # 5: Applicant
Name: Steve Stoddard
Address: 4740 East Palomeno Drive, Heber
Comments: Responding to Commissioner Janson question regarding the amount of parking and schemes in the past and about switching south side to north side. Mr. Stoddard said the building size would not fit. A straight shot is the most economical for this scheme.

Commissioner Janson said he is concerned with a higher development that a lower one. Having just a 15 foot side yard is not very substantial. Mr. Stoddard said in this zone they are allowed to go up to 75 feet and they're proposing 33 feet. They would go with larger caliber trees that are more mature to create the screen. Commissioner Janson asked about the landscape plan, symbol for where a tree would be he didn't see it far enough down to figure it out. Staff Lyle Gibson confirmed it is a maple. Commissioner Perkins said to use a horn beam, they make really great barriers. Commissioner Janson asked if they are okay with a storm drain pond on the street. Staff Lyle Gibson said urban hydrologist reviewed the proposal and hasn't expressed any concerns and doesn't have a problem as long as there is sufficient capacity for water. Mr. Stoddard said natural slope is from east to west and that was one of the parameters in engineering they had to look at, at least the natural slope to the ground..

PUBLIC PORTION OF MEETING CLOSED

Commissioners and Staff had a brief discussion.

Motion: to approve application #28939, with Staff Recommendations 1 through 5 plus three additional conditions:

6) Maximum height will not exceed 35 feet;
7) Six foot fence along North side; and
8) Larger caliber trees will be planted on the North side and will not be less than three inches in diameter.

Motion by: Commissioner Stephens
2nd by: Commissioner Perkins
Vote: unanimous in favor (of commissioners present)

28918 – Michael Anderson is requesting to have a 4-plex declared legal through special exception. **Location**: 2275 East Atkin Avenue. **Zone**: R-2-6.5 (Residential) **Planner**: Lyle Gibson

Lyle Gibson of Staff provided an analysis of Staff Report. Staff Lyle Gibson read a comment received from a citizen.

Commissioners, Staff and Counsel had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant
Name: Michael Anderson
Address: 1300 East 12900 South, Draper
Comments: He brought this up and only found out about the issues when he tried to sale it. Find a solution and he knows any solution is expensive. He wanted to call attention to a permit application from 1984. He spoke to Jay Sisson in a common area and he read from the permit. Approved application to turn into a triplex and would like to address that. Went to historical satellite photos back to 2004, back unit was added around 11 or 12 years ago and didn't receive a permit. The back is a studio apartment and someone has been living back there for 10 years. Impact is minimal in the area and the parking is off the road.

Commissioner Janson asked if R-2-6.5 was the zoning from 1984. Staff Lyle Gibson advised he hadn't researched that. Commissioner Janson asked if this was the philosophy on if a building permit was issued and is non-compliant

with the zone, where are we on that issue. He is wondering if the zone said that a triplex is not what's allowed. Staff Lyle Gibson did confirm the zoning in 1984 it was zoned R-2-6.5.

Commissioners, Staff and Counsel had a brief discussion.

PUBLIC PORTION OF MEETING CLOSED

Commissioners, Staff and Counsel had a brief discussion.

Motion: to continue application #28918 to the August 13th meeting, with a request and encouragement to have building inspection completed on the entire structure.

Motion by: Commissioner Ober
2nd by: Commissioner LaMar
Vote: unanimous in favor (of commissioners present)

28791 – **(Continued from 05/14/2014 and 06/11/2014) -** 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

David J. Gellner of Staff provided an analysis of additional information provided.

Commissioners and Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant
Name: Colin Strasser
Address: 1458 East Laird Avenue
Comments: They have been working on this for a while. A lot of the changes reflected are rather minor. The plans are very comprehensive and detailed with a 100 year plan and all the drainage has been gone over. They have spent over 200 man hours with engineering. They plan to build one story houses completely compliant with RCOZ.

Commissioner Janson asked if the house has any windows on 2300. Mr. Strasser said there are two front houses and two in the rear and they are configured more facing the center driveway. Commissioner Janson asked if this would install new 2300 curb, gutter and sidewalk configuration. Mr. Strasser said curb, gutter and sidewalk configuration is not changing, only the corners. They have already deeded the property to the property line and that takes care of the plans. They are 25 feet back from what he has deeded over already, which was a substantial amount of property.

PUBLIC PORTION OF MEETING CLOSED

Motion: to approve preliminary plat on application #28791, with Staff Recommendations.

Motion by: Commissioner Stephens
2nd by: Commissioner Perkins
Vote: unanimous in favor (of commissioners present)

28909 – Rick Plewe is requesting final plat approval for amendments to the Creekside at Honeycut PUD Subdivision. **Location**: 3548 South Honeycut Road. **Zone**: R-1-10 **Planner**: Lyle Gibson

Lyle Gibson of Staff provided an analysis of Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant
Name: Rick Plewe
Address: 2045 East Wilmington Avenue
Comments: Came in this evening expecting to get application approved. Many meetings, hotly contended. They have buyers wanting to take advantage of the views in the Honeycut project. For lot #4, they met with the architect, buyer and home owners, the Warner's regarding a 30 foot setback and received approval for 24 feet providing they fully vegetate with hornbeams. They planted 24 hornbeams on the property line and thinking they were appeased, came here to find out the Warner's were upset they wanted to extend a deck with access to the Millcreek stream. Elevation is a steep incline from the creek up to the lots. When they met with flood control, they had to have 20 foot easement north of the property line that goes onto the Clark Ivory property north of their subdivision. Part of their settlement would be sold part of the Property to Clark Ivory, but he had to retain the easement for the 20 feet on his property. They were able to work with the County flood control people and they would have their 20 feet the entire length of the property. What they're asking for is the ability to construct a deck and anything over 18 inches is a structure. Asking for the variance in order to construct a deck and have had to realign now that they are out into the flood plain.

Commissioner Janson asked if the deck height would be above the 100 year flood plain and would allow piers. Mr. Plewe said the request is for 2 piers on lot 4, one pier on lot #3 and 2 piers on lot #2. It would be extending off of the home , but no foundation. Commissioner Stephens confirmed the would be concrete piers. Mr. Plewe confirmed they would have a footing and be mostly steel. They were concerned they would have 20 feet between creek and potential edge of the deck so that they could get their equipment in there and be able to clear anything in a flood event. Commissioner Perkins said this has been hotly contested and some of the neighbors are up in arms and does he know what is driving the neighbors. Mr. Plewe said the Warner's were upset that they weren't allowed to build in flood control area. There is a 20 foot access that goes right over their property and they couldn't have the foundation go into the easement. Their lot was constructed adjacent to this easement. They have closed on the property, made improvements to the road and the sewer is all new. Commissioner Stephens asked if he wants to continue this item. Mr. Plewe said he doesn't. Commissioner Gruber asked about another adjacent neighbor. Mr. Plewe said Staff knows they made application in May and Clarke Ivory believed they planned July because he would be on a mission.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion.

Motion: to approve application #28909, with Staff Recommendations.
Motion by: Commissioner Perkins
2nd by: Commissioner Ober
Vote: Commissioner Gruber nay, all other commissioners in favor (of commissioners present)

Commissioner Name	For Motion	Against Motion
John Janson	x	
Tom Stephens	x	
Andrew Gruber		x
Shawn LaMar	x	
Geralyn Parker-Perkins	x	
Ann Ober	x	

28614 – Eric Saxey of Everest Builders is requesting approval of a site plan amendment made to an 8 unit Residential Planned Unit Development. The project received conditional use approval in March of 2014 and has been modified in attempt to satisfy the conditions imposed. **Location:** 1451 East 3900 South. **Zone:** R-M **Community Council**: Millcreek **Planner**: Lyle Gibson

Lyle Gibson of Staff provided an analysis of Staff Report.

Commissioners and Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant
Name: Eric Saxey
Address: 676 Marquia Avenue
Comments: This is a 2 story structure, they shrunk the size of the units down by about 500 square feet. Parking was on the west side, but as they moved the units, they weren't able to keep the parking. It still complies with the ordinance of 2 spaces per unit. Part of the reason they dropped it down to 2 stories, is the property owner to the west was only able to build a 2 story structure. Their open space is 34%. He feels he has complied with the height. They can use the west side for snow removal and garbage cans will be kept in garages and recycling will be part of it.

Commissioner Stephens confirmed fire agreed with the change out. Commissioner Janson asked about fencing. Mr. Saxey confirmed the common area and will be fenced and will be maintained by the association. Commissioner Janson recollected sidewalk, park strip and curb and was wondering if they should be hard surfacing the park strip for all the trash cans. Mr. Saxey said they don't need to do that because collection will come in to collect. Commissioner Lamar asked the width of the drive as you enter. Staff Lyle Gibson confirmed approach is 30 feet and drive is 20 feet. Commissioner Lamar asked where the snow removal goes. Mr. Saxey said it would be pushed up on the west side, because the park strip is 5 feet.

Speaker # 2: Millcreek Community Council
Name: Chris Haller
Address: 1149 East Elgin Avenue
Comments: He said they talked about sprinklers and parking. Their recommendation is favorable as the height constriction was complied with.

Speaker # 3: Citizen
Name: Harold Wittke
Address: 3825 Loretta Drive
Comments: He asked how many feet from his house. Confirmed 30 feet and he is happy about the 2 stories.

Speaker # 4: Citizen
Name: Neil Lemmon
Address: 3857 South Lemmon Lane
Comments: His property and dimensions aren't correct on the north this particular layout on the plot is going to take 10 feet away from his mother's property on her side of the fence. The property line is right against his mother's house. He has gone after the legal description and property line as to where the fence has been, and the fence has been there for over 50 years. Taking 10 feet and putting a pavilion and extra parking on his mother's property.

Commissioner Janson said he did say this before and he believed they had a pretty good discussion at one time and the thought that was going to be researched. Mr. Lemmon said with getting it surveyed again, all documented and taken care of. This was supposed to be straightened out a long time ago. Commissioner Janson said it doesn't seem like there has been any progress. Staff Lyle Gibson confirmed additional survey work being done and the County surveyor's office has been approached and they will not get involved in property line disputes, because it's a civil

issue. Apart from our surveyor, with the our engineering department verifying with the descriptions given to her, issues haven't come up showing discrepancies or issues based on the recent surveys provided. We are aware of the issue, but our office is unable to hire someone and this is indeed the correct survey to go off of, as they verified a licensed DOPL surveyor. Commissioner Stephens confirmed a property line dispute. Commissioner Lamar did a sight visit and there is a fence between where the property begins, he said there was a line there and asked if that the line is in dispute. Is the building line supposed to go beyond the fence. Mr. Lemmon said they City has a lot of problems with legal descriptions and haven't been right for many properties and they're going with where the fence is and historic lines back when it was subdivided and its always been like that. Commissioner Ober asked if he hired a surveyor and taken it through the court process. Mr. Lemmon said they have not yet and the Mr. Saxey said he was going to get a surveyor on it. The issue there is where the fence line is. 10 feet is his mother's access to her whole side yard and side door which she uses all the time.

Speaker # 5: Applicant
Name: Eric Saxey
Address: 676 Marquia Avenue
Comments: He said as far as the north boundary, it matches up with the survey recorded in 2007 and that property line is not in question at all.

Commissioner Janson asked about the survey he has if it shows the fence is located 10 feet. Mr. Saxey stated it shows the fence is about 6 feet and there is not fence line agreement that came up and there is no question there. He said there is part of a structure there that the Lemmon's have that encroaches over the property by about 4-6 feet. He doesn't want to deed that property over to them, he is happy to fence around what their usable area is, he doesn't want to take that from them. He told Mr. Lemmon he would be happy to pave the walkway to that area. As far as parking goes, there is a bus route right on 3900 South that goes straight down to the trax station. He would be happy to put a bike rack there as well.

Commissioner Lamar said fence line would be to the right of the boundary. Mr. Saxey confirmed right now it is to the right and he would rebuild the fence over to the property line.

PUBLIC PORTION OF MEETING CLOSED

Commissioners, Staff and Counsel had a brief discussion.

Motion: to approve application #28614, with Staff Recommendations 1 through 2 with one additional condition: contingent upon a survey presented to the County.
Motion by: Commissioner Stephens
2nd by: Commissioner Perkins
Vote: unanimous in favor (of commissioners present)

BUSINESS MEETING

Meeting began at – 9:52 p.m.

1) Approval of Minutes from the May 14, 2014 meeting

Motion: to approve Minutes from the May 14, 2014 meeting.
Motion by: Commissioner Stephens
2nd by: Commissioner Perkins
Vote: unanimous in favor (of commissioners present)

2) Approval of Minutes from the June 11, 2014 meeting

Continued to the August Meeting.

3) Other Business Items (as needed)

No other business items to discuss

MEETING ADJOURNED

Time Adjourned – 9:53 p.m.

Minutes reviewed by:

8/5/2014

Reviewed by others:

08/05/2014