



Planning & Development Services Division
<http://pwpds.slco.org/agendas/index.html>
<http://www.utah.gov/pmn/index.html>

****REVISED****

Land Use Hearing Officer
Public Meeting Agenda
Tuesday, September 9, 2014
1:00 P.M.

**THE MEETING WILL BE HELD AT SALT LAKE COUNTY GOVERNMENT CENTER
2001 SOUTH STATE STREET, NORTH BUILDING
PLANNING DIVISION CONFERENCE ROOM, SUITE N3600
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 purpose of the Land Use Hearing Officer's Meeting is to allow the Land Use Hearing Officer to hear applicant and public comment, as well as agency and staff recommendations, prior to making a decision on applications filed with Salt Lake County.

The Land Use Hearing Officer shall: act as an appeal authority for zoning decisions applying this title as provided in Section 19.92.050 and conditional use decisions by a planning commission; hear and decide the special exceptions to the terms of the zoning ordinance set forth in Section 19.92.060; hear and decide variances from the terms of the zoning ordinance; and, hear and decide applications for the expansion or modification of nonconforming uses.

PUBLIC HEARINGS

28986 – Homer Warner is appealing the decision made by Millcreek Township Planning Commission on July 16, 2014 regarding an amendment to the Creekside at Honeycut Planned Unit Development. **Location:** 3548 South Honeycut Road **Zone:** R-1-10 **Planner:** Lyle Gibson

28988 – Richard Mingo is appealing the decision made by Millcreek Township Planning Commission on July 16, 2014 regarding an amendment to the Creekside at Honeycut Planned Unit Development. **Location:** 3548 South Honeycut Road **Zone:** R-1-10 **Planner:** Lyle Gibson

ADJOURN



Planning and Development Services Division

August 8, 2014

Homer R. Warner
1804 East Millbrook Road
Salt Lake City, Utah 84106

Regarding: File #28986
Creekside at Honeycut PUD Subdivision Amendments
3548 South Honeycut Road

Mr. Warner,

Salt Lake County is in receipt of your application to appeal the Millcreek Township Planning Commission's decision on July 16, 2014 for Application #28909, approving the amended plat for the Creekside at Honeycut PUD Subdivision. A hearing before the Salt Lake County Land Use Hearing Officer, James Harward, has been scheduled for Tuesday, September 9, 2014, at 1:00 p.m. in room N3600 located in the north building of the Salt Lake County Complex located at 2001 South State Street, Salt Lake City, Utah. You must submit written arguments or "a brief" on or before Tuesday, August 19, 2014, to the Land Use Hearing Officer at the following address: James Harward, 10542 South Jordan Gateway, Suite 300, South Jordan, UT 84095-3937. Your written arguments should state with specificity the reasons why you consider the Millcreek Township Planning Commission's decision to be in error. Copies of your written arguments, together with a mailing certificate identifying all parties you have served with a copy of your written arguments, shall also be provided to the Salt Lake County District Attorney's Office, attention Chris Preston, 2001 S. State Street, #S3700, Salt Lake City, Utah 84190-1210, and to Salt Lake County Planning and Development Services Hearing Officer Coordinator, attention Wendy Gurr, 2001 S. State Street, #N3600, Salt Lake City, Utah 84190-4050. Salt Lake County shall have the opportunity to submit a written response by Tuesday, August 26, 2014. If you wish, you may submit a written reply by Tuesday, September 2, 2014.

As provided by County Ordinance, 18.08.040, the Hearing Officer shall determine whether the Millcreek Township Planning Commission's decision was arbitrary, capricious, or illegal, and his determination shall be based solely on the record of the proceedings before the Millcreek Township Planning Commission and the written and oral argument presented by both sides. The record, consisting of draft written minutes, and all written documents submitted to the Millcreek Township Planning Commission regarding Application #28909, is enclosed with this letter. If a party desires to transcribe the audio recording it may do so at its own expense, and a certified copy of the transcript shall be provided all parties. The audio recording is available at <http://www.utah.gov/pmn/index.html>. The appellant has the burden of marshalling the evidence and proving that the Millcreek Township Planning Commission's decision is arbitrary, capricious, or illegal. The Hearing Officer does not have the authority to waive or modify the County's subdivision ordinance. You may access a copy of the subdivision ordinance at <http://library.municode.com/index.aspx?clientId=16602>.

Sincerely,

Wendy Gurr
Planning Commission Coordinator
Salt Lake County Townships
Planning & Development Services
2001 S State Street N3600
Salt Lake City, UT 84114
P: (385) 468-6707
wgurr@slco.org

Cc: James Harward, Salt Lake County Land Use Hearing Officer
Tom Christensen, Salt Lake County District Attorney's Office
Zachary Shaw, Salt Lake County District Attorney's Office
Lyle Gibson, Salt Lake County Planner
file



STAFF REPORT

Executive Summary					
Hearing Body:	Millcreek Township Planning Commission				
Meeting Date and Time:	Wednesday, July 16, 2014	04:00 PM	File No:	2	8 9 0 9
Applicant Name:	Rick Plewe	Request:	Subdivision Amendment		
Description:	Amendment to lots 2, 3, and 4 and common area.				
Location:	3548 S. Honeycut Rd.				
Zone:	R-1-10 Residential Single-Family	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Planning Commission Rec:	Not Yet Received				
Staff Recommendation:	Approval with Conditions				
Planner:	Lyle Gibson				

1.0 BACKGROUND

1.1 Summary

The applicant is requesting approval of a subdivision plat amendment under section 18.18.050 due to alterations of special requirements to the subdivision. As the subdivision was approved as a planned unit development showing 65% open space and specific common areas the alteration of this requires planning commission approval.

The proposed changes are to lots 2, 3, and 4 only in relation to the common area. The applicant is proposing increasing the individual lot sizes as shown on the provided plat. The lot line adjustments would remove a total of 1,400 sq. ft. of common area and encroach into the 100 year flood plain.

The removal of the proposed common area to add to individual lots would change the amount of open space on the property from the original 65% to 64% assuming all 1,400 sq. ft. of increased individual lot area is used for building footprint. All other conditions from the existing approval will still apply to the subdivision. Lots 2, and 3 have a 0' setback near the creek from the property line. Lot 4 as proposed changes in part from the 24' distance to the lot line to a 13' distance to the lot line before a 6' setback requirement leaving 19' from the neighbor to the west.

The original decision to put lot lines on the 100 year flood plain was based on concerns from the Salt Lake County Flood Control division. Upon receiving this request Flood Control has reviewed the proposed changes and has given a conditional approval so long as the type of construction within the expanded lots is limited to decks using post construction which has been added as a note to the amended plat, but

needs amending. They still have the access needed to and recorded 20' maintenance easement along the creek as requested.

Where Flood Control, the applicant, and most likely affected neighbor have been involved, it is the opinion of staff that statute and ordinance have been met.

1.2 Hearing Body Action

This item is on the agenda for final plat approval from the Millcreek Township Planning Commission.

1.3 Neighborhood Response

As of the date of this report, staff has not received comment from neighbors regarding this application. The property owner east of lot 4 has been notified of the proposed changes and has put together a private agreement with the developer consenting to the modification.

2.0 ANALYSIS

2.1 Applicable Ordinances

18.18.050 Other amendments to subdivisions.

An amendment to a recorded subdivision that involves the alteration or removal of an easement, private right-of-way, condition, limitation, or special requirement shall follow the approval procedure outlined in [Section 18.08.010](#) with the following variations:

A. Only those persons or entities who have a direct interest in, or who will be directly affected by the proposed change (including the applicant) must be notified of any pending action; and

B. No preliminary plat need be approved. The recommendations of the affected entities and the approval of the planning commission may be based on a final plat.

2.2 Other Agency Recommendations or Requirements

Flood control has given approval of the proposed changes with the condition that a note be added to the plat as provided by the applicant to limit building construction to decks within the flood plain.

Other reviewing agencies have indicated that the proposed changes would not affect their initial approvals.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Subdivision Amendment

with the following conditions:

- 1) The following note be on the amended subdivision plat 'NO BUILDING FOUNDATION SHALL BE CONSTRUCTED IN THE 100 YEAR FLOOD AREA. ONLY DECKS MAY BE WITHIN THE 100 YEAR FLOOD AREA AS APPROVED BY SALT LAKE COUNTY FLOOD CONTROL.'

3.2 Reasons for Recommendation

- 1) the proposed changes comply with the existing conditions of the PUD and open space and amenity standards. Also the changes as proposed have been reviewed by those with direct interest as required by ordinance.

CREEKSIDE AT HONEYCUT P.U.D.

LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

NORTH QUARTER CORNER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN. FOUND BRASS CAP MONUMENT. (RING AND LID)

NORTHEAST CORNER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN. FOUND BRASS CAP MONUMENT. (RING AND LID)

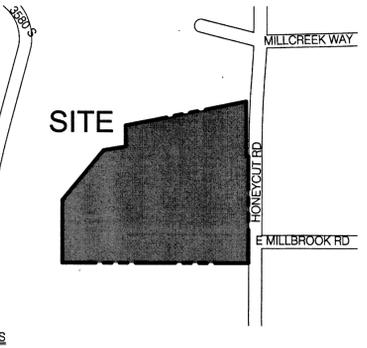
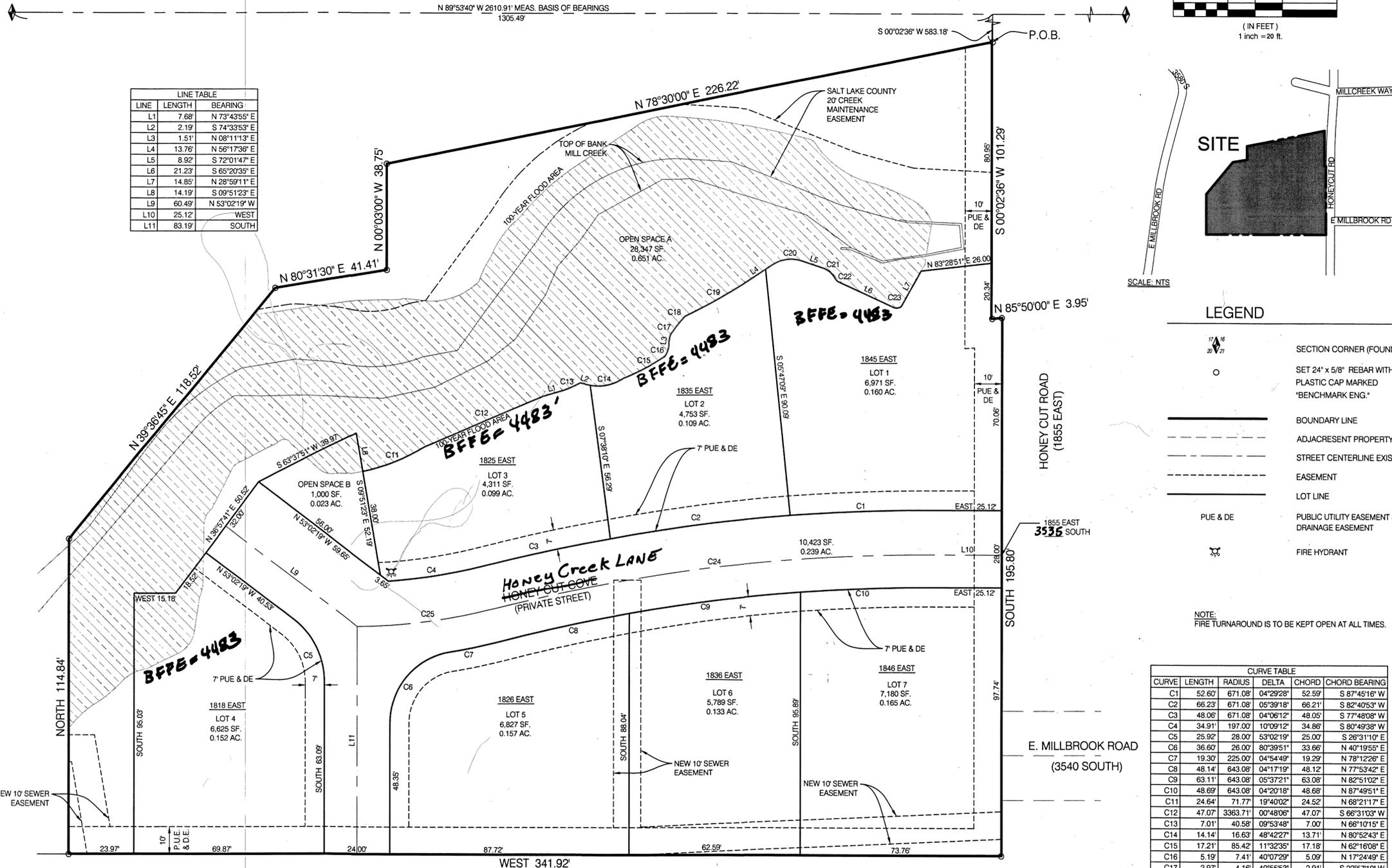
N 89°53'40" W 2610.91' MEAS. BASIS OF BEARINGS 1305.49'



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LINE	LENGTH	BEARING
L1	7.68	N 73°43'55" E
L2	2.19	S 74°33'53" E
L3	1.51	N 08°11'13" E
L4	13.76	N 56°17'36" E
L5	8.92	S 72°01'47" E
L6	21.23	S 65°20'35" E
L7	14.85	N 28°59'11" E
L8	14.19	S 09°51'23" E
L9	60.49	N 53°02'19" W
L10	25.12	WEST
L11	83.19	SOUTH



LEGEND

- SECTION CORNER (FOUND)
- SET 24" x 5/8" REBAR WITH PLASTIC CAP MARKED "BENCHMARK ENG."
- BOUNDARY LINE
- ADJACRENT PROPERTY
- STREET CENTERLINE EXISTING
- EASEMENT
- LOT LINE
- PUE & DE PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT
- FIRE HYDRANT

NOTE: FIRE TURNAROUND IS TO BE KEPT OPEN AT ALL TIMES.

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	52.60	671.08	04°29'28"	52.59	S 87°45'16" W
C2	66.23	671.08	05°39'18"	66.21	S 82°40'53" W
C3	48.06	671.08	04°06'12"	48.05	S 77°48'08" W
C4	34.91	197.00	10°09'12"	34.86	S 80°49'38" W
C5	25.92	28.00	53°02'19"	25.00	S 26°31'10" E
C6	36.60	26.00	80°39'51"	33.66	N 40°19'55" E
C7	19.30	225.00	04°54'49"	19.29	N 78°12'26" E
C8	48.14	643.08	04°17'19"	48.12	N 77°53'42" E
C9	63.11	643.08	05°37'21"	63.08	N 82°51'02" E
C10	48.69	643.08	04°20'18"	48.68	N 87°49'51" E
C11	24.64	71.77	19°40'02"	24.52	N 68°21'17" E
C12	47.07	3363.71	00°48'06"	47.07	S 66°31'03" W
C13	7.01	40.58	09°53'48"	7.00	N 68°10'15" E
C14	14.14	16.63	48°42'27"	13.71	N 80°52'43" E
C15	17.21	85.42	11°32'35"	17.18	N 62°16'08" E
C16	5.19	7.41	40°07'29"	5.09	N 17°24'49" E
C17	2.97	4.16	40°55'53"	2.91	S 22°57'19" W
C18	7.21	40.92	10°05'18"	7.20	S 39°51'36" W
C19	23.56	185.21	07°17'17"	23.54	N 61°01'41" E
C20	10.65	12.28	49°41'52"	10.32	S 82°17'50" W
C21	5.57	8.39	38°01'17"	5.47	N 47°53'7" W
C22	2.42	3.39	40°53'25"	2.36	S 49°19'11" E
C23	3.44	2.77	71°16'56"	3.22	N 86°01'59" E
C24	162.92	655.08	14°14'58"	162.50	S 82°52'31" W
C25	50.26	213.00	13°31'06"	50.14	N 82°30'35" E

SURVEYOR'S CERTIFICATE

I, DALE K. BENNETT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 103381 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW. A RECORD OF SURVEY PREPARED BY BENCHMARK ENGINEERING AND LAND SURVEYING, LLC. HAS BEEN FILED AS # 2013-10-0445 IN THE SALT LAKE COUNTY SURVEYOR'S OFFICE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

CREEKSIDE AT HONEYCUT P.U.D.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS ON THE SOUTH LINE OF HONEYCUT CIRCLE SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT ALSO BEING SOUTH 89°53'40" EAST 1305.49 FEET ALONG THE SECTION LINE AND SOUTH 00°02'36" WEST 583.18 FEET FROM THE NORTH QUARTER CORNER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°02'36" WEST 101.29 FEET; THENCE NORTH 85°50'00" EAST 3.95 FEET TO A POINT WHICH LIES SOUTH 85°50'00" WEST 15.04 FEET FROM THE NORTHWEST CORNER OF EAST MILLBROOK SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, THENCE SOUTH ALONG THE WEST LINE OF SAID MILLBROOK SUBDIVISION A DISTANCE OF 195.80 FEET TO THE NORTH LINE OF HONEYBROOK SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 341.92 FEET TO THE EAST LINE OF MILLBROOK ADDITION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 114.84 FEET TO THE NORTH LINE OF MILL CREEK; THENCE NORTH 39°36'45" EAST ALONG SAID NORTH LINE A DISTANCE OF 118.52 FEET TO THE SOUTH LINE OF SAID MILLBROOK ADDITION; THENCE NORTH 80°31'30" EAST ALONG SAID SOUTH LINE A DISTANCE OF 41.41 FEET TO THE SOUTHWEST CORNER OF SAID MILLBROOK ADDITION; THENCE NORTH 00°03'00" WEST ALONG THE EAST LINE OF SAID MILLBROOK ADDITION A DISTANCE OF 38.75 FEET TO THE SOUTH LINE EXTENDED OF SAID HONEYCUT CIRCLE SUBDIVISION; THENCE NORTH 78°30'00" EAST ALONG SAID SOUTH LINE EXTENDED A DISTANCE OF 226.22 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.888 ACRES, MORE OR LESS
7 LOTS
2 OPEN SPACES



STATE OF Utah
County of Salt Lake

On this 6th day of November, 2013, personally appeared before me Sandra Sorrensen, Sundick and Sharon Sorrensen, et al Successors, Trustees of the Blaine J. Sorrensen Family Trust in number, who duly acknowledged to me that he/she/they signed it freely and voluntarily and for the uses and purposes therein mentioned.

My Commission Expires: 6/11/14
NOTARY PUBLIC
Residing at Salt Lake County
Commission No. 573476

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT Raymond R. Pileus on behalf of Creekside at Honeycut Road, LLC OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE

CREEKSIDE AT HONEYCUT P.U.D.

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREBY Raymond R. Pileus HAVE HEREUNTO SET his hand THIS 13th DAY OF Nov A.D. 2013.

Raymond R. Pileus
Raymond R. Pileus, Manager, Creekside at Honeycut Road, LLC

Sandra Sorrensen, Sundick and Sharon Sorrensen, et al
Successors, Trustees of the Blaine J. Sorrensen Family Trust

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake

ON THE 13th DAY OF Nov A.D. 2013, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, 1 IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT he SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED. Raymond R. Pileus, Manager, Creekside at Honeycut Road, LLC

MY COMMISSION EXPIRES: 6/11/14
Joseph R. Peterson
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY
Commission No. 523476

CREEKSIDE AT HONEYCUT P.U.D.

LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 1

RECORD OF SURVEY RSC NO.: <u>2013-10-0445</u> <u>Dale K. Bennett</u> DATE: <u>11/1/2013</u>	UNIFIED FIRE AUTHORITY APPROVAL <u>SPat</u> DATE: <u>10-21-13</u>	ADDRESSING APPROVAL <u>Dona Peterson</u> DATE: <u>10/21/2013</u>	FLOOD CONTROL AND ENGINEERING <u>Donna Peterson</u> DATE: <u>10/21/2013</u>	HEALTH DEPARTMENT APPROVED THIS <u>30</u> DAY OF <u>Oct</u> A.D. 2013 BY THE <u>CECIL</u> SALT LAKE VALLEY HEALTH DEPARTMENT	PLANNING COMMISSION APPROVED THIS <u>31st</u> DAY OF <u>Oct</u> A.D. 2013 BY THE <u>MILLCREEK TOWNSHIP</u> <u>John M. Jensen</u> SALT LAKE COUNTY PLANNING COMMISSION	PLAN CHECK I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. <u>Michelle</u> PLN REVIEW SECTION MANAGER DATE: <u>10-31-13</u>	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>16th</u> DAY OF <u>Nov</u> A.D. 2013. <u>Monica J. Christensen</u> SALT LAKE COUNTY DISTRICT ATTORNEY	MAYOR PRESENTED TO THE SALT LAKE COUNTY MAYOR THIS <u>7</u> DAY OF <u>Nov</u> A.D. 2013, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTEPTED. <u>Dichal Dunn</u> MAYOR OR DESIGNEE	SALT LAKE COUNTY RECORDER RECORDED # <u>1157189</u> STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>NATIONAL TITLE AGENCY LLC</u> DATE: <u>11/6/2013</u> TIME: <u>4:18PM</u> BOOK: <u>2013P</u> PAGE: <u>238</u> FEE \$ <u>40.00</u> <u>Kenneth R. PRL</u> SALT LAKE COUNTY RECORDER
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BENCHMARK ENGINEERING & LAND SURVEYING
 CIVIL
 9130 SOUTH STATE STREET SUITE # 100
 SANDY, UTAH 84070 (801) 542-7192
 www.benchmarkcivil.com
 DATE: 07/21/2011

CHECKED FOR ZONING COMPLIANCE
 SEE P.U.D. APPROVAL FILE # 28368
 ZONE: R-1-10 LOT AREA: 46,800 SF
 FRONT YARD: 10' REAR YARD: 15'
John M. Jensen
 DATE: 10/30/2013

HEALTH DEPARTMENT
 APPROVED THIS 30 DAY OF Oct A.D. 2013 BY THE
CECIL
 SALT LAKE VALLEY HEALTH DEPARTMENT

PLANNING COMMISSION
 APPROVED THIS 31st DAY OF Oct A.D. 2013 BY THE
MILLCREEK TOWNSHIP
John M. Jensen
 SALT LAKE COUNTY PLANNING COMMISSION

PLAN CHECK
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
Michelle
 PLN REVIEW SECTION MANAGER
 DATE: 10-31-13

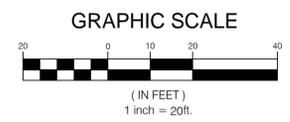
APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS 16th DAY OF Nov A.D. 2013.
Monica J. Christensen
 SALT LAKE COUNTY DISTRICT ATTORNEY

MAYOR
 PRESENTED TO THE SALT LAKE COUNTY MAYOR THIS 7 DAY OF Nov A.D. 2013, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTEPTED.
Dichal Dunn
 MAYOR OR DESIGNEE

SALT LAKE COUNTY RECORDER
 RECORDED # 1157189
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF NATIONAL TITLE AGENCY LLC
 DATE: 11/6/2013 TIME: 4:18PM BOOK: 2013P PAGE: 238
 FEE \$ 40.00
Kenneth R. PRL
 SALT LAKE COUNTY RECORDER

LINE	LENGTH	BEARING
L1	3.73	S 09°51'23" E
L2	10.31	S 89°28'23" E
L3	21.23	S 65°20'35" E
L4	7.68	N 73°43'55" E
L5	2.19	S 74°33'53" E
L6	11.90	N 07°38'10" W
L7	25.52	N 29°22'16" E
L8	47.69	N 84°36'55" E
L9	6.79	N 56°17'36" E
L10	3.27	N 56°17'36" E
L11	8.92	S 72°01'47" E
L12	25.12	WEST
L13	60.49	N 53°02'19" W
L14	14.85	N 28°59'11" E

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
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C2	66.23	671.08	05°39'18"	66.21	S 82°40'53" W
C3	48.06	671.08	04°06'12"	48.05	S 77°48'08" W
C4	34.91	197.00	10°09'12"	34.86	S 80°49'38" W
C5	25.92	28.00	53°02'19"	25.00	S 26°31'10" E
C6	36.60	26.00	80°39'51"	33.66	N 40°19'55" E
C7	19.30	225.00	04°54'49"	19.29	N 78°12'26" E
C8	48.14	643.08	04°17'19"	48.12	N 77°53'42" E
C9	63.11	643.08	05°37'21"	63.08	N 82°51'02" E
C10	48.69	643.08	04°20'18"	48.68	N 87°49'51" E
C11	43.29	3363.71	00°44'15"	43.29	S 66°32'59" W
C12	7.01	40.58	09°53'48"	7.00	N 66°10'15" E
C13	1.52	16.63	05°15'02"	1.52	S 77°23'35" E
C14	3.44	2.77	71°16'56"	3.22	N 86°01'59" E
C15	10.65	12.28	49°41'52"	10.32	S 82°17'50" W
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C17	2.42	3.39	40°53'25"	2.36	S 49°19'11" E
C18	162.92	655.08	14°14'58"	162.50	N 82°52'31" E
C19	50.26	213.00	13°31'06"	50.14	N 82°30'35" E



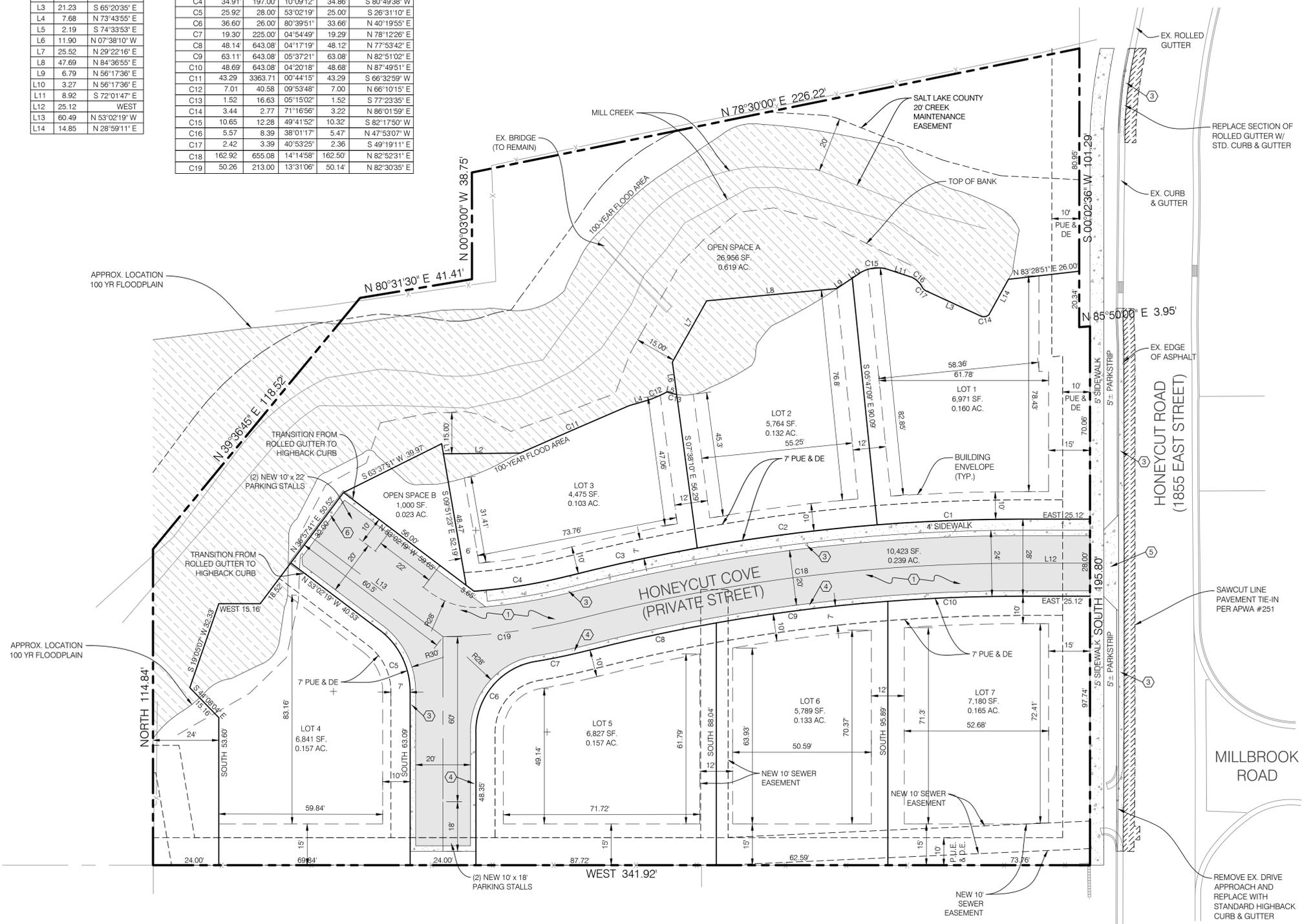
NO.	DESCRIPTION	DETAIL
1	STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE.	2/CDT.01
2	CONCRETE PAVEMENT WITH GRANULAR BASE	2/CDT.01
3	2' ROLLED GUTTER	5/CDT.01
4	2' PAVERS	
5	NEW DRIVEWAY APPROACH PER APWA #221	
6	2.5' CONC. HIGHBACK CURB & GUTTER PER APWA #205 TYPE A	4/CDT.03

PARTICULARS	S.F.	%
BUILDING	16,800	20.4
HARDSCAPE	12,865	15.6
LANDSCAPE	52,561	64.0
TOTAL	82,226	100

PARTICULARS	S.F.	%
BUILDING	16,800	20.4
ROADS & DRIVEWAYS	11,987	14.6
OPEN AREA	53,439	65.0
TOTAL	82,226	100

NOTE:
NO BUILDING FOUNDATION SHALL BE CONSTRUCTED IN THE 100 YEAR FLOOD AREA. ONLY DECKS MAY BE WITHIN THE 100 YEAR FLOOD AREA.

	BASE STANDARD	PROPOSED	PUD MODIFICATION
MIN. PUD PROJECT AREA	1 AC.	1.89 AC. / 82,226 SF	EXCEEDS STANDARD
R-1-10 MAXIMUM DENSITY	4 UNITS / ACRE	3.70 UNITS / ACRE	MEETS STANDARD
LOT DIMENSIONS			
MINIMUM AREA	10,000 SF	4,311 - 7,180 SF	NEEDS PUD APPROVAL
MINIMUM WIDTH	80' @ 30' SETBACK	VARIES: ~50-74'	NEEDS PUD APPROVAL
RECREATIONAL FACILITIES			
QUANTITY	2	2	MEETS STANDARD
TYPE	PLAYGROUND 1,000 SF W/ PLAY EQUIPMENT, PLUS 1 OTHER	PLAYGROUND 1,000 SF CREEK AREA 26,956 SF	MEETS STANDARD
OPEN SPACE			
TYPES OF OPEN SPACE	LANDSCAPE, NATURAL AREAS, REC. AREAS, YARDS, PATIOS	PLAYGROUND, CREEK AREA, YARDS OF PROPOSED HOMES	MEETS STANDARD
SQUARE FEET / ACRES	21,780 SF/0.5 AC. PER 1 ACRE DEVELOPMENT (41,113 SF FOR PROJECT)	53,439 SF	EXCEEDS STANDARD
PERCENT OF SITE	50%	65.0%	EXCEEDS STANDARD
MAX. BUILDING HEIGHT	30' TO RIDGELINE PER RCOZ	30'	MEETS STANDARD
MINIMUM BUILDING SETBACK			
EAST (HONEYCUT)	20-30' (FRONT OR SIDE)	15'	NEEDS PUD APPROVAL
NORTH	15'	VARIES: ~60-90'	EXCEEDS STANDARD
SOUTH	15'	15'	MEETS STANDARD



NO.	DATE	DESCRIPTION
8	1/23/13	REVISED PER DEVELOPER COMMENTS
9	01/09/14	REVISED EXISTING SS&M ELEVATION
10	03/25/14	REVISED ROAD PROFILE PER DEVELOPER
11	04/03/14	REVISED LOT LINES PER DEVELOPER
12	04/09/14	REVISED LOT LINES PER FLOOD CONTROL COMMENTS

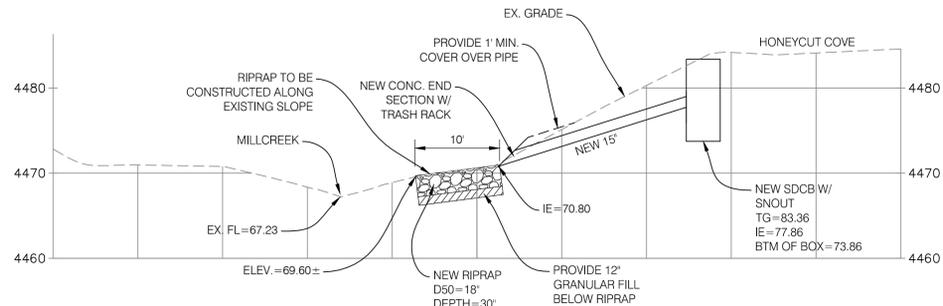


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 9130 SOUTH STATE STREET SUITE # 100
 SANDY, UTAH 84070 (801) 542-7192
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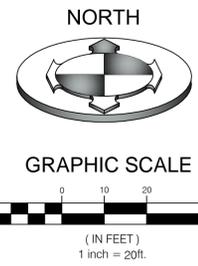
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 3548 S HONEYCUT ROAD
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PROJECT NO. 1303030
SITE PLAN
 CSP.01
 3 OF 16



CROSS SECTION
SCALE: 1" = 10'



GRADING AND DRAINAGE KEY NOTES REFERENCE		
NO.	DESCRIPTION	DETAIL
①	GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.	
②	15" RCP CLASS III STORM DRAIN LINE	
③	4' x 4' CATCH BASIN	3/CDT.02
④	SNOUT	1/CDT.02
⑤	CURB INLET	1/CDT.03
⑥	CONCRETE END SECTION W/ TRASH RACK	2&3/CDT.03

Storm Drainage Calculations

Rational Method $Q=CIA$

Where:
 Q = Peak Flow (ft^3/s)
 C = Rational Coefficient (0.9 for improvements, 0.2 for vegetation)
 I = Rainfall Intensity (in/hr)
 A = Tributary Area (acres)

The total area of the existing lot is 1.89 acres

Post Development Conditions

The project involves constructing 7 homes, driveways and a private road. The existing site drains to the northwest into Mill Creek. The proposed development will collect the stormwater from the road and much of the new homes in a curb & gutter system, as illustrated by Drainage Area #1. This curb & gutter flow will be collected by a catch basin at the west end of the private road. The stormwater will be treated by a Snout before flowing through a 15" RCP pipe and outfalling into Mill Creek. A concrete splash guard will be installed at the outlet to prevent erosion.

Drainage Area #1
 Building: 12,000 sf
 Hardscape: 12,865 sf
 Landscaping: 17,841 sf
 Total: 42,706 sf (0.980 ac)

C Value
 Area - C = 0.61

I Values (NOAA)
 $T_r = 15$ minutes
 $i_{30} = 4.18$

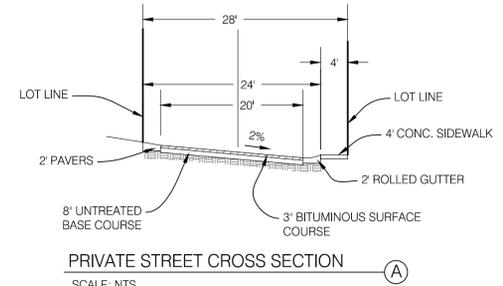
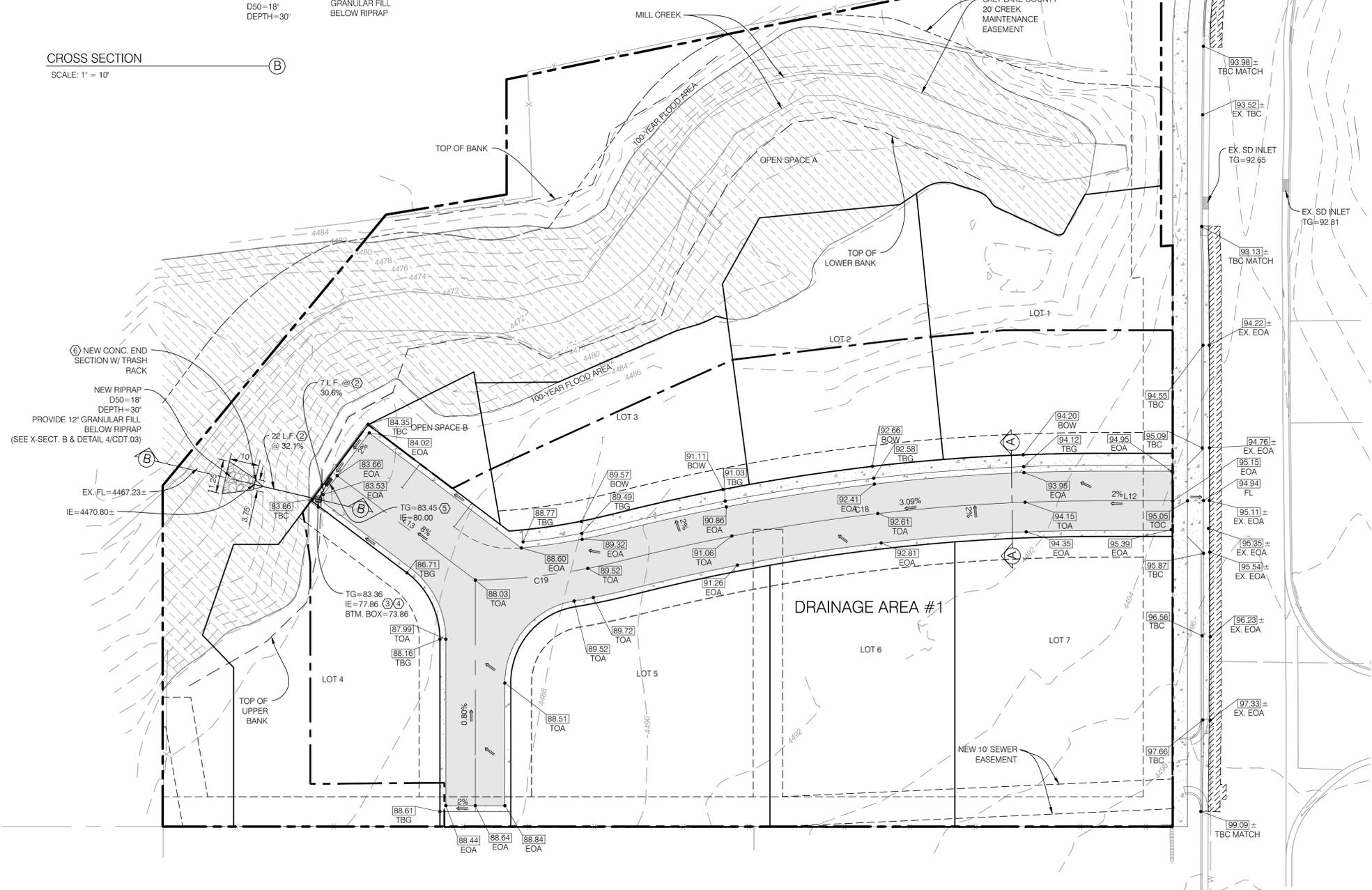
Flow
 $Q_{10} = (0.61)(4.18)(0.980) = 2.50 \text{ cfs}$

Hydraulic Calculations (Manning's Equation):

Pipe capacity calculations for the new 15" diameter pipe:

$$Q = \frac{1.486}{n} A R_h^2 S^{0.485} \quad k = 1.486 \quad n = 0.013 \quad A = \pi \cdot (0.625 \text{ ft})^2 = 1.23 \text{ ft}^2$$

$$R_h = \frac{\pi r^2}{2\pi r} = \frac{r}{2} = \frac{0.625 \text{ ft}}{2} = 0.313 \text{ ft} \quad S = 0.321 \text{ (min slope provided)}$$

$$Q = \frac{1.486}{0.013} \cdot 1.23 \cdot 0.313^2 \cdot 0.321^{0.485} = 36.72 \text{ cfs}$$


PRIVATE STREET CROSS SECTION
SCALE: NTS

- NOTES:
1. THE DEVELOPER SHALL BE REQUIRED TO PERMANENTLY CONTAIN ALL GENERATED WATER ON HIS OWN PROPERTY OR ROUTED TO AN APPROVED SALT LAKE COUNTY STORM DRAINAGE SYSTEM.
 2. THE DEVELOPER SHALL GRADE THIS PROPERTY IN ACCORDANCE WITH THE APPROVED SITE GRADING AND LOT DRAINAGE PLAN SO AS NOT TO DISCHARGE ANY ADDITIONAL STORM WATER ONTO ADJACENT PROPERTIES.
 3. SALT LAKE COUNTY WILL NOT ASSUME ANY RESPONSIBILITY FOR THE MAINTENANCE OF THE PONDS OR PRIVATE STORM DRAIN SYSTEMS.

SURVEY CONTROL NOTE:
 THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

DESCRIPTION: GRADING AND DRAINAGE PLAN
 NO. 13030301B
 DATE: 04/03/13
 DRAWN BY: DKB
 CHECKED BY: DKB
 PROJECT NO. 1303030

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CGD.01
 5 OF 16
 DA Warner 000007

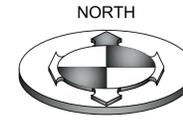
CREEKSIDE AT HONEYCUT P.U.D. AMENDED

AMENDING CREEKSIDE AT HONEYCUT P.U.D.
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1
 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

NORTH QUARTER CORNER OF SECTION 33,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST SALT
 LAKE BASE AND MERIDIAN. FOUND BRASS
 CAP MONUMENT. (RING AND LID)

NORTHEAST CORNER OF SECTION 33,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST SALT
 LAKE BASE AND MERIDIAN. FOUND BRASS
 CAP MONUMENT. (RING AND LID)

N 89°53'40" W 2610.91' MEAS. BASIS OF BEARINGS
 1305.49'

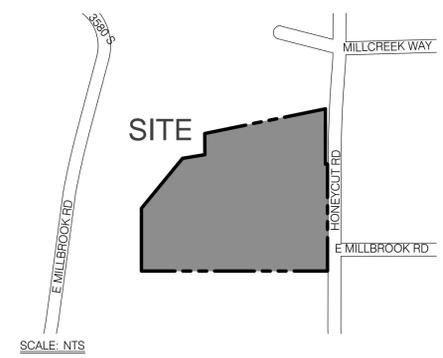
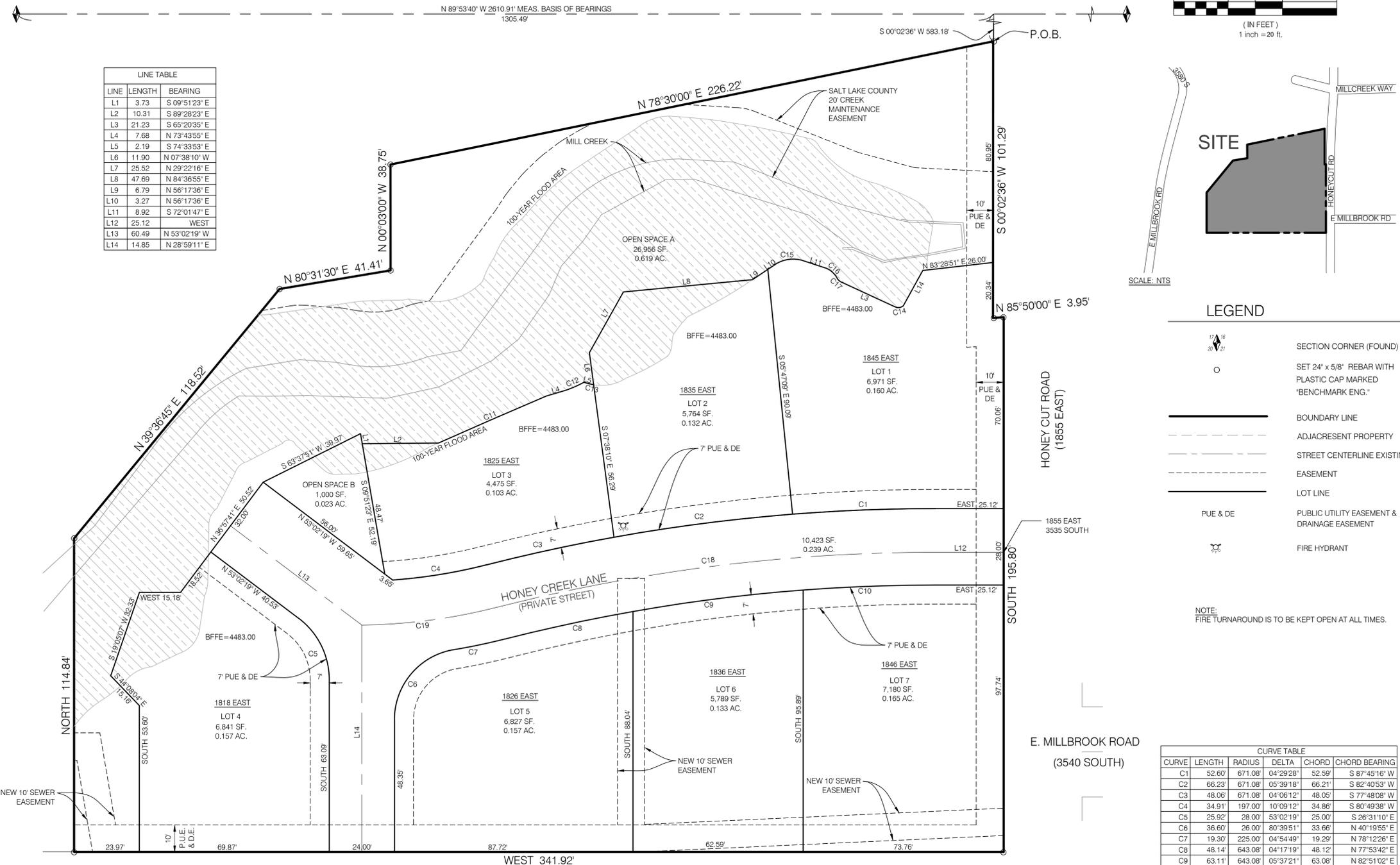


GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.

LINE	LENGTH	BEARING
L1	3.73	S 09°51'23" E
L2	10.31	S 89°28'23" E
L3	21.23	S 65°20'35" E
L4	7.68	N 73°43'55" E
L5	2.19	S 74°33'53" E
L6	11.90	N 07°38'10" W
L7	25.52	N 29°22'16" E
L8	47.69	N 84°36'55" E
L9	6.79	N 56°17'36" E
L10	3.27	N 56°17'36" E
L11	8.92	S 72°01'47" E
L12	25.12	WEST
L13	60.49	N 53°02'19" W
L14	14.85	N 28°59'11" E



LEGEND

- SECTION CORNER (FOUND)
- SET 24" x 5/8" REBAR WITH PLASTIC CAP MARKED "BENCHMARK ENG."
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- EASEMENT
- LOT LINE
- PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT
- FIRE HYDRANT

NOTE:
 FIRE TURNAROUND IS TO BE KEPT OPEN AT ALL TIMES.

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	52.60	671.08	04°29'28"	52.59	S 87°45'16" W
C2	66.23	671.08	05°39'18"	66.21	S 82°40'53" W
C3	48.06	671.08	04°06'12"	48.05	S 77°48'08" W
C4	34.91	197.00	10°09'12"	34.86	S 80°49'38" W
C5	25.92	28.00	53°02'19"	25.00	S 26°31'10" E
C6	36.60	26.00	80°39'51"	33.66	N 40°19'55" E
C7	19.30	225.00	04°54'49"	19.29	N 78°12'26" E
C8	48.14	643.08	04°17'19"	48.12	N 77°53'42" E
C9	63.11	643.08	05°37'21"	63.08	N 82°51'02" E
C10	48.69	643.08	04°20'18"	48.68	N 87°49'51" E
C11	43.29	3363.71	00°44'15"	43.29	S 66°32'59" W
C12	7.01	40.58	09°53'48"	7.00	N 66°10'15" E
C13	1.52	16.63	05°15'02"	1.52	S 77°23'35" E
C14	3.44	2.77	71°16'56"	3.22	N 86°01'59" E
C15	10.65	12.28	49°41'52"	10.32	S 82°17'50" W
C16	5.57	8.39	38°01'17"	5.47	N 47°53'07" W
C17	2.42	3.39	40°53'25"	2.36	S 49°19'11" E
C18	162.92	655.08	14°14'58"	162.50	N 82°52'31" E
C19	50.26	213.00	13°31'06"	50.14	N 82°30'35" E

SURVEYOR'S CERTIFICATE

I, DALE K. BENNETT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 103381 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW. A RECORD OF SURVEY PREPARED BY BENCHMARK ENGINEERING AND LAND SURVEYING, LLC, HAS BEEN FILED AS #S2013-10-0445 IN THE SALT LAKE COUNTY SURVEYORS' OFFICE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

CREEKSIDE AT HONEYCUT P.U.D. AMENDED

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS ON THE SOUTH LINE OF HONEYCUT CIRCLE SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT ALSO BEING SOUTH 89°53'40" EAST 1305.49 FEET ALONG THE SECTION LINE AND SOUTH 00°02'36" WEST 583.18 FEET FROM THE NORTH QUARTER CORNER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°02'36" WEST 101.29 FEET; THENCE NORTH 85°50'00" EAST 3.95 FEET TO A POINT WHICH LIES SOUTH 85°50'00" WEST 15.04 FEET FROM THE NORTHWEST CORNER OF EAST MILLBROOK SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH ALONG THE WEST LINE OF SAID MILLBROOK SUBDIVISION A DISTANCE OF 195.80 FEET TO THE NORTH LINE OF HONEYBROOK SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 341.92 FEET TO THE EAST LINE OF MILLBROOK ADDITION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 114.84 FEET TO THE NORTH LINE OF MILL CREEK; THENCE NORTH 39°36'45" EAST ALONG SAID NORTH LINE A DISTANCE OF 118.52 FEET TO THE SOUTH LINE OF SAID MILLBROOK ADDITION; THENCE NORTH 80°31'30" EAST ALONG SAID SOUTH LINE A DISTANCE OF 41.41 FEET TO THE SOUTHEAST CORNER OF SAID MILLBROOK ADDITION; THENCE NORTH 00°03'00" WEST ALONG THE EAST LINE OF SAID MILLBROOK ADDITION A DISTANCE OF 38.75 FEET TO THE SOUTH LINE EXTENDED OF SAID HONEYCUT CIRCLE SUBDIVISION; THENCE NORTH 78°30'00" EAST ALONG SAID SOUTH LINE EXTENDED A DISTANCE OF 226.22 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1.888 ACRES, MORE OR LESS
 7 LOTS
 2 OPEN SPACES



FOR REVIEW ONLY

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE _____ UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE

CREEKSIDE AT HONEYCUT P.U.D. AMENDED

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, IN WITNESS WHEREBY _____ HAVE HEREUNTO SET THIS _____ DAY OF _____ A.D., 20____.

ACKNOWLEDGMENT

STATE OF UTAH }
 County of Salt Lake } S.S.

ON THE _____ DAY OF _____ A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNERS DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY

CREEKSIDE AT HONEYCUT P.U.D. AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1
 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

RECORD OF SURVEY RSC NO.: S2013-10-0445 SIGNED _____ DATE _____	UNIFIED FIRE AUTHORITY APPROVAL SIGNED _____ DATE _____	ADDRESSING APPROVAL SIGNED _____ DATE _____	FLOOD CONTROL AND ENGINEERING SIGNED _____ DATE _____	NOTE: NO BUILDING FOUNDATION SHALL BE CONSTRUCTED IN THE 100 YEAR FLOOD AREA, ONLY DECKS MAY BE WITHIN THE 100 YEAR FLOOD AREA.
--	---	---	---	--

BENCHMARK ENGINEERING & LAND SURVEYING 9130 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com DATE: 07/21/2011	CHECKED FOR ZONING COMPLIANCE ZONE: _____ LOT AREA: _____ FRONT YARD: _____ REAR YARD: _____ SIDE YARD: _____ SIGNED _____ DATE _____	HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____ A.D., 20____. _____ SALT LAKE VALLEY HEALTH DEPARTMENT	PLANNING COMMISSION APPROVED THIS _____ DAY OF _____ A.D., 20____, BY THE _____ _____ SALT LAKE COUNTY PLANNING COMMISSION	PLAN CHECK I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. _____ PLAN REVIEW SECTION MANAGER DATE _____	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____. _____ SALT LAKE COUNTY DISTRICT ATTORNEY	MAYOR PRESENTED TO THE SALT LAKE COUNTY MAYOR THIS _____ DAY OF _____ A.D., 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTEDED. _____ MAYOR OR DESIGNEE	SALT LAKE COUNTY RECORDER RECORDED # _____ STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FEE \$ _____ _____ SALT LAKE COUNTY RECORDER
---	---	---	--	---	--	---	---



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

Form 2013_10_09_v3
 Land Use Hearing Officer

File # **28909**

Land Use & Development Application

- FCOZ RCOZ DWSP Watershed Over Pressure Magna Main
 Natural Hazards Other _____

Zone: _____ Community Council: _____ Planner: _____
 Parent File # _____ Date: _____

Property Address: 3548 South Honeycut Rd. SLC, UT Parcel #: 163-320-5046, 163-320-5045, 163-320-5044, 163-320-5043, 163-320-5040, 163-320-5041, 163-320-5042

Name of Project: CREEKSIDE AT HONEYCUT P.U.D. Property Acreage: _____

Please describe your request:
TO APPEAL THE PLANNING COMMISSION'S DECISION REGARDING THE CREEKSIDE AT HONEYCUT P.U.D ON 7/16/14.

<p><u>New Development:</u></p> <input type="checkbox"/> Use and / or Site Plan Approval <input type="checkbox"/> Subdivision # lots: _____ <input checked="" type="checkbox"/> PUD #lots: <u>7</u>	<p><u>Modify an Existing Development:</u></p> <input type="checkbox"/> Change Conditions of Approval <input type="checkbox"/> Change the Site Plan <input type="checkbox"/> Change the Use <input type="checkbox"/> Condo Conversion <input type="checkbox"/> Lot Consolidation <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Mobile Store <input type="checkbox"/> Signs	<p><u>Other:</u></p> <input checked="" type="checkbox"/> Land Use Hearing Officer Review <input type="checkbox"/> Exception Request <input type="checkbox"/> Non-Conforming <input type="checkbox"/> RCOZ Appeal (Option C) <input type="checkbox"/> Research or GRAMA Request <input type="checkbox"/> Re-zone <input type="checkbox"/> Vacate a Street
--	--	--

Is a key or gate code required to access the property? Yes No If yes, code: _____ (or provide key)

Driving Directions to Property:

*note: all correspondence will be sent to the applicant's address:

Applicant(s): Homer R. Warner
Address: 1804 East Millbrook Rd
City, State, Zip: SLC UT 84106
Phone Number(s): (801) 949-9902 **e-mail:** hrowarner@mmmm.com

Property Owner(s):

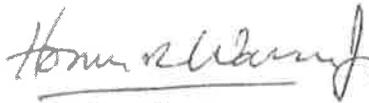
Address:
City, State, Zip:
Phone Number(s): **e-mail:**

Professional(s): Engineer Architect Other

Company:

Contact:
Address:
Phone Number(s): **e-mail:**

To facilitate Salt Lake County's land use notice and review process, the undersigned hereby authorize the County to reproduce this application and all documents attached to the application for staff, officials, and the interested public:



Applicants Signature



Date



Salt Lake County Public Works Department
Planning and Development Services Division
 2001 S. State Street #N-3600, Salt Lake City, UT 84190-4050
 Phone: 801-385-6700 FAX: 801-385-6674
 Visit our web site: <http://www.pwpds.slco.org>

Handout 2013_10_09
 Hearing Officer Supplemental

File # 28909

Land Use Hearing Officer Supplemental Form

What is your request?

Variances: [19.92.040]

- Front Yard Setback from _____ to _____
- Side Yard Setback from _____ to _____
- Rear Yard Setback from _____ to _____
- Lot Area from _____ to _____
- Lot Width from _____ to _____
- Lot Coverage from _____ to _____
- Building Height from _____ to _____
- Other: _____

Special Exceptions: [19.92.060]

- Addition to or Enlargement of a Non-Complying Building or Structure or a Building or Structure Occupied by a Non-Conforming Use.
- Reconstruction of a Non-Conforming Building or Structure or a Building or Structure Occupied by a Non-Conforming Use.
- Relocation of a Non-Conforming Building or Structure or a Building or Structure Occupied by a Non-Conforming Use.
- Extension of a Use across Zone Boundary
- Appeal of a Staff Interpretation of the Zoning Ordinance
- Other: _____

Appeals: [19.92.050]

Explain the reason for your request:

Refer to Appellant's email submitted to staff

Appeal - file # 28909

Wendy Gurr

From: Rolen Yoshinaga
Sent: Monday, July 28, 2014 10:28 AM
To: Max Johnson; Wendy Gurr
Subject: FW: Appeal Honeycut PUD Subdivision Amendment

From: hrwarner@mmm.com [<mailto:hrwarner@mmm.com>]
Sent: Friday, July 25, 2014 9:01 AM
To: Rolen Yoshinaga
Cc: Rochelle
Subject: Appeal Honeycut PUD Subdivision Amendment

Dear Mr. Yoshinaga:

In accordance with Section 19.84.080 of the Salt Lake County Municipal Code, my wife Rochelle and I are appealing the decision made on Wednesday, July 16 at the Millcreek Township Planning Commission Meeting for item 28909, the Honeycut PUD Subdivision and **requesting that the decision be stayed.**

We live in the home adjacent to the proposed development (on the west side). Rochelle attended the Millcreek Township Planning Commission meeting to object and provide comment on the proposed amendment to the subdivision. During the course of the meeting, legal counsel for one of the affected property owners and the developer, Rick Plewe, met outside the Council Chambers regarding the concerns of his client and those of the other property owners. Of primary concern to the affected property owners was the fact that the proposal was not sufficiently described in the engineering documents provided to the public for review and comment. The developer and legal counsel came to agreement that the developer would make more detailed drawings available for public review **and would request a continuance** that evening if the affected property owners withheld their objections to the amendment pending review of the additional information. Based on this agreement, the affected property owners left the meeting as agreed. However, when the item was brought forth in front of the Planning Commission the developer did not request for the agreed upon continuance and the affected property owners were not present to raise their objections.

As an affected property owner we believe we have been denied due process under the law because of a breach of an agreement made in good faith between the affected property owners and the developer.

It is clearly the intent of the County Code to provide the highest level of protection and oversight of construction within the flood plain. The decision by the Planning Commission ignores the spirit and intent as well as the letter of the municipal code that protects adjacent property owners from the risk of flooding resulting from ill-advised construction in the flood plain. Since the amendment does not meet the legal requirements of the County Code the decision should be stayed.

Sincerely,

Homer and Rochelle Warner

Homer Warner PhD
Business Development Director
3M Health Information Systems
Salt Lake City, Utah
Mobile: 1 801 949 9902
Office: 1 801 265 4727

Neighborhood Comments by item:

28911

1. Gary Pimentale (owns duplexes to east) – concerned about what the property will become eventually.. initially had concerns that were expressed during the rezone process. History has shown that she does not conform with the existing zoning and doesn't think she will comply with conditions imposed. Already has sheep on site that aren't part. Wants to make sure that animals are kept on the appropriate parcel... concerned that asking forgiveness rather than permission, has been happening and fears it will continue to happen. Fears that the only way of dealing with issues or noncompliance is through complaints.

28926

1. Alleen Russell- Resident of Old Farm ... Has concerns that the area is a residential area, doesn't want big huge signs. Would like to make sure that the area doesn't become too commercialized and is concerned about setting precedence for other large signs in the area.
2. Robert Lunkin – resident of Old Farm ... worried about the amount of light that will constantly be projected from the sign that would be visible from his property.
3. Reese Howard... Lives in Old Farm ... Sister owns the unit but he stays there. Didn't share specific concerns only that he hopes to attend the meeting.

EMAIL ATTACHED

28939 - Email attached

28918

1. Received call from Mr. Campos , owns property that abuts the subject property to the north, entire north property line abuts his property. Aware addition was illegally done, not happy with supporting the continuation of something done illegally, especially since it is directly on the property line. Concerns about parking not being sufficient, no duplexes or multi-family units in the area, it is a single family neighborhood; this is inconstant with the area. Maintenance of the property has been poor, would be interested in working with the property owner for access to the back of his property in finding a way to clean it up/ provide more parking.

28909

1. Rochelle Warner 1804 e millbrook rd. ... Phone tag led to voicemail: Lives right behind Honeycut project. Feels like all the rules they were required to keep 5 years ago don't apply to this development just because it is a PUD. She wasn't allowed to build within the flood plain. Wants to make sure that the rules are applied fairly and equally. (should be at the meeting)
2. Email attached

Lyle Gibson

From: Crandall Leslie <crandallfamily@q.com>
Sent: Saturday, July 12, 2014 5:48 PM
To: Lyle Gibson
Subject: application#28909

Categories: Red Category

Mr Gibson,

I am writing today to communicate my objections to the proposed amendment.

My home is just south of the development and I believe that there has been too much impact on both the property and the neighborhood. Thus, additional encroachment on the green space, flood plane, and density level is not desirable.

The green space formerly present has been eroded beyond what the site plan designated as more trees were removed than originally planned for. Additional structures in the green space should not be allowed. Of particular concern is the continued encroachment into the flood plane and the lack of concern for potential flooding should patio/deck structures fail in a future flood. By allowing such generous building in the flood plane, beyond what prudence, good sense, or science, dictates you open the county to future liability should a damaging flood occur. The allowed PUD, universally objected by the neighborhood with the exception of the 2 neighbors who owned the property, has negatively affected the density of the Millcreek neighborhood. The road bed into the development has been raised 3-5 feet above grade creating a visually unpleasing superstructure which will only be worsened with the addition of seven 5000 square foot homes. I would ask you to minimize any further structures and mitigate the overly dense allowance that has been created.

I am concerned that after the public hearing process there is now an additional request for property line adjustments. Prior meetings showed that property lines were set. There has clearly been a lack of transparency on behalf of the developer to his actual intentions which is a shabby way to conduct business.

Adjacent homeowners have enough of a negative impact please, do not ask us to accept more. Enough is enough,

Leslie Crandall



Planning and Development Services Division

August 8, 2014

Richard Mingo
1809 East Millcreek Road
Salt Lake City, Utah 84106

Regarding: File #28988
Creekside at Honeycut PUD Subdivision Amendments
3548 South Honeycut Road

Mr. Mingo,

Salt Lake County is in receipt of your application to appeal the Millcreek Township Planning Commission's decision on July 16, 2014 for Application #28909, approving the amended plat for the Creekside at Honeycut PUD Subdivision. A hearing before the Salt Lake County Land Use Hearing Officer, James Harward, has been scheduled for Tuesday, September 9, 2014, at 1:00 p.m. in room N3600 located in the north building of the Salt Lake County Complex located at 2001 South State Street, Salt Lake City, Utah. You must submit written arguments or "a brief" on or before Tuesday, August 19, 2014, to the Land Use Hearing Officer at the following address: James Harward, 10542 South Jordan Gateway, Suite 300, South Jordan, UT 84095-3937. Your written arguments should state with specificity the reasons why you consider the Millcreek Township Planning Commission's decision to be in error. Copies of your written arguments, together with a mailing certificate identifying all parties you have served with a copy of your written arguments, shall also be provided to the Salt Lake County District Attorney's Office, attention Chris Preston, 2001 S. State Street, #S3700, Salt Lake City, Utah 84190-1210, and to Salt Lake County Planning and Development Services Hearing Officer Coordinator, attention Wendy Gurr, 2001 S. State Street, #N3600. Salt Lake County shall have the opportunity to submit a written response by Tuesday, August 26, 2014. If you wish, you may submit a written reply by Tuesday, September 2, 2014.

As provided by County Ordinance, 18.08.040, the Hearing Officer shall determine whether the Millcreek Township Planning Commission's decision was arbitrary, capricious, or illegal, and his determination shall be based solely on the record of the proceedings before the Millcreek Township Planning Commission and the written and oral argument presented by both sides. The record, consisting of draft written minutes, and all written documents submitted to the Millcreek Township Planning Commission regarding Application #28909, is enclosed with this letter. If a party desires to transcribe the audio recording it may do so at its own expense, and a certified copy of the transcript shall be provided all parties. The audio recording is available at <http://www.utah.gov/pmn/index.html>. The appellant has the burden of marshalling the evidence and proving that the Millcreek Township Planning Commission's decision is arbitrary, capricious, or illegal. The Hearing Officer does not have the authority to waive or modify the County's subdivision ordinance. You may access a copy of the subdivision ordinance at <http://library.municode.com/index.aspx?clientId=16602>.

Sincerely,

Wendy Gurr
Planning Commission Coordinator
Salt Lake County Townships
Planning & Development Services
2001 S State Street N3600
Salt Lake City, UT 84114
P: (385) 468-6707
wgurr@slco.org

Cc: James Harward, Salt Lake County Land Use Hearing Officer
Tom Christensen, Salt Lake County District Attorney's Office
Zachary Shaw, Salt Lake County District Attorney's Office
Lyle Gibson, Salt Lake County Planner
file



STAFF REPORT

Executive Summary					
Hearing Body:	Millcreek Township Planning Commission				
Meeting Date and Time:	Wednesday, July 16, 2014	04:00 PM	File No:	2	8 9 0 9
Applicant Name:	Rick Plewe	Request:	Subdivision Amendment		
Description:	Amendment to lots 2, 3, and 4 and common area.				
Location:	3548 S. Honeycut Rd.				
Zone:	R-1-10 Residential Single-Family	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Planning Commission Rec:	Not Yet Received				
Staff Recommendation:	Approval with Conditions				
Planner:	Lyle Gibson				

1.0 BACKGROUND

1.1 Summary

The applicant is requesting approval of a subdivision plat amendment under section 18.18.050 due to alterations of special requirements to the subdivision. As the subdivision was approved as a planned unit development showing 65% open space and specific common areas the alteration of this requires planning commission approval.

The proposed changes are to lots 2, 3, and 4 only in relation to the common area. The applicant is proposing increasing the individual lot sizes as shown on the provided plat. The lot line adjustments would remove a total of 1,400 sq. ft. of common area and encroach into the 100 year flood plain.

The removal of the proposed common area to add to individual lots would change the amount of open space on the property from the original 65% to 64% assuming all 1,400 sq. ft. of increased individual lot area is used for building footprint. All other conditions from the existing approval will still apply to the subdivision. Lots 2, and 3 have a 0' setback near the creek from the property line. Lot 4 as proposed changes in part from the 24' distance to the lot line to a 13' distance to the lot line before a 6' setback requirement leaving 19' from the neighbor to the west.

The original decision to put lot lines on the 100 year flood plain was based on concerns from the Salt Lake County Flood Control division. Upon receiving this request Flood Control has reviewed the proposed changes and has given a conditional approval so long as the type of construction within the expanded lots is limited to decks using post construction which has been added as a note to the amended plat, but

needs amending. They still have the access needed to and recorded 20' maintenance easement along the creek as requested.

Where Flood Control, the applicant, and most likely affected neighbor have been involved, it is the opinion of staff that statute and ordinance have been met.

1.2 Hearing Body Action

This item is on the agenda for final plat approval from the Millcreek Township Planning Commission.

1.3 Neighborhood Response

As of the date of this report, staff has not received comment from neighbors regarding this application. The property owner east of lot 4 has been notified of the proposed changes and has put together a private agreement with the developer consenting to the modification.

2.0 ANALYSIS

2.1 Applicable Ordinances

18.18.050 Other amendments to subdivisions.

An amendment to a recorded subdivision that involves the alteration or removal of an easement, private right-of-way, condition, limitation, or special requirement shall follow the approval procedure outlined in [Section 18.08.010](#) with the following variations:

A. Only those persons or entities who have a direct interest in, or who will be directly affected by the proposed change (including the applicant) must be notified of any pending action; and

B. No preliminary plat need be approved. The recommendations of the affected entities and the approval of the planning commission may be based on a final plat.

2.2 Other Agency Recommendations or Requirements

Flood control has given approval of the proposed changes with the condition that a note be added to the plat as provided by the applicant to limit building construction to decks within the flood plain.

Other reviewing agencies have indicated that the proposed changes would not affect their initial approvals.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Subdivision Amendment

with the following conditions:

- 1) The following note be on the amended subdivision plat 'NO BUILDING FOUNDATION SHALL BE CONSTRUCTED IN THE 100 YEAR FLOOD AREA. ONLY DECKS MAY BE WITHIN THE 100 YEAR FLOOD AREA AS APPROVED BY SALT LAKE COUNTY FLOOD CONTROL.'

3.2 Reasons for Recommendation

- 1) the proposed changes comply with the existing conditions of the PUD and open space and amenity standards. Also the changes as proposed have been reviewed by those with direct interest as required by ordinance.

CREEKSIDE AT HONEYCUT P.U.D.

LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

NORTH QUARTER CORNER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN. FOUND BRASS CAP MONUMENT. (RING AND LID)

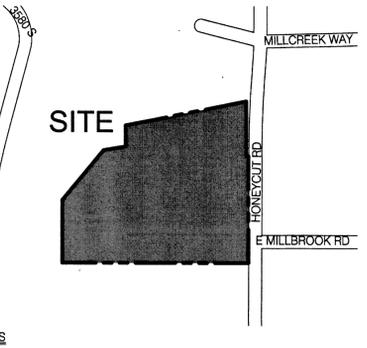
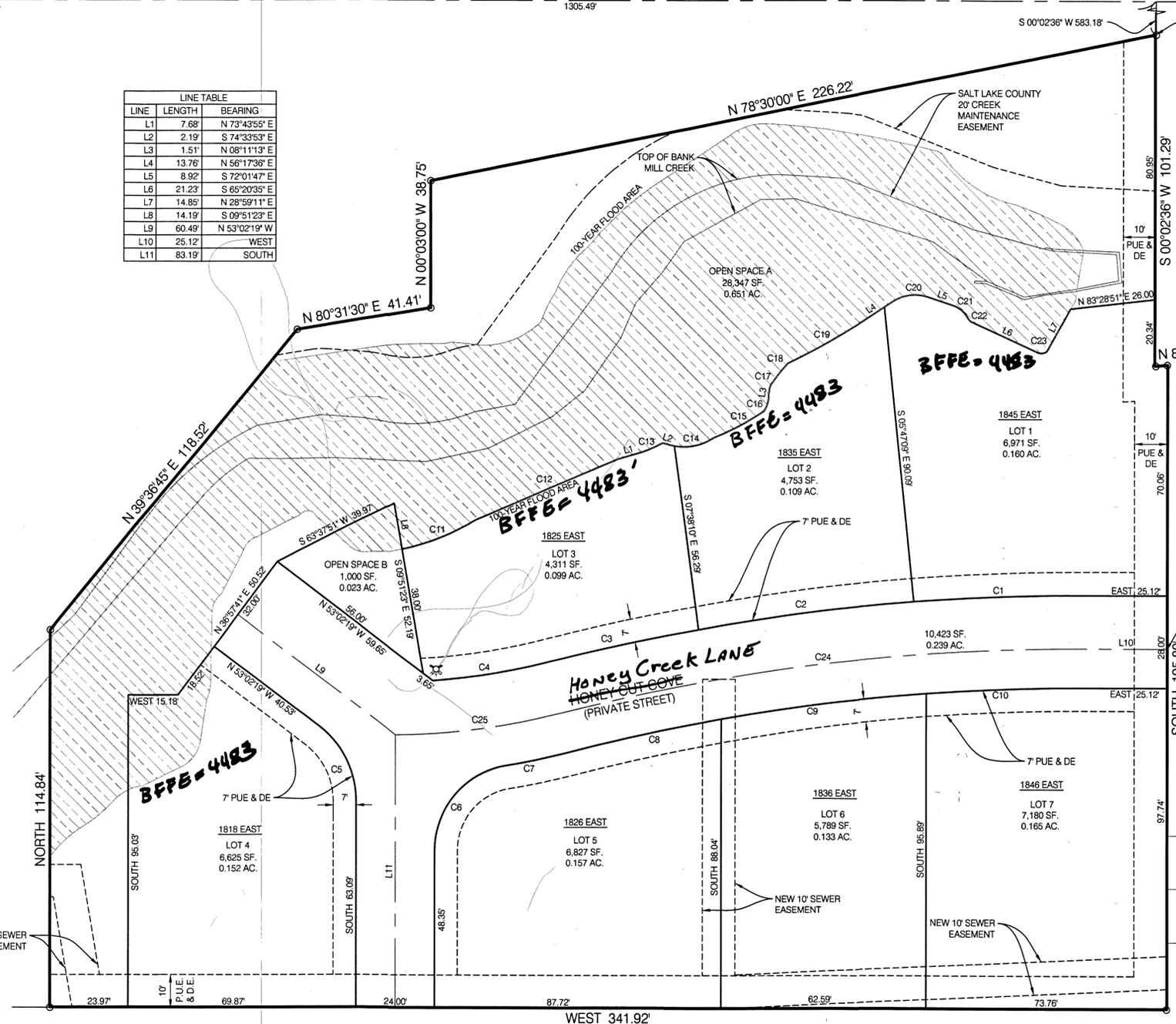
NORTHEAST CORNER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN. FOUND BRASS CAP MONUMENT. (RING AND LID)

N 89°53'40" W 2610.91' MEAS. BASIS OF BEARINGS 1305.49'



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

LINE	LENGTH	BEARING
L1	7.68	N 73°43'55" E
L2	2.19	S 74°33'53" E
L3	1.51	N 08°11'13" E
L4	13.76	N 56°17'36" E
L5	8.92	S 72°01'47" E
L6	21.23	S 65°20'35" E
L7	14.85	N 28°59'11" E
L8	14.19	S 09°51'23" E
L9	60.49	N 53°02'19" W
L10	25.12	WEST
L11	83.19	SOUTH



LEGEND

- SECTION CORNER (FOUND)
- SET 24" x 5/8" REBAR WITH PLASTIC CAP MARKED "BENCHMARK ENG."
- BOUNDARY LINE
- ADJACRENT PROPERTY
- STREET CENTERLINE EXISTING
- EASEMENT
- LOT LINE
- PUE & DE PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT
- FIRE HYDRANT

NOTE: FIRE TURNAROUND IS TO BE KEPT OPEN AT ALL TIMES.

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	52.60	671.08	04°29'28"	52.59	S 87°45'16" W
C2	66.23	671.08	05°39'18"	66.21	S 82°40'53" W
C3	48.06	671.08	04°06'12"	48.05	S 77°48'08" W
C4	34.91	197.00	10°09'12"	34.86	S 80°49'38" W
C5	25.92	28.00	53°02'19"	25.00	S 26°31'10" E
C6	36.60	26.00	80°39'51"	33.66	N 40°19'55" E
C7	19.30	225.00	04°54'49"	19.29	N 78°12'26" E
C8	48.14	643.08	04°17'19"	48.12	N 77°53'42" E
C9	63.11	643.08	05°37'21"	63.08	N 82°51'02" E
C10	48.69	643.08	04°20'18"	48.68	N 87°49'51" E
C11	24.64	71.77	19°40'02"	24.52	N 68°21'17" E
C12	47.07	3363.71	00°48'06"	47.07	S 66°31'03" W
C13	7.01	40.58	09°53'48"	7.00	N 68°10'15" E
C14	14.14	16.63	48°42'27"	13.71	N 80°52'43" E
C15	17.21	85.42	11°32'35"	17.18	N 62°16'08" E
C16	5.19	7.41	40°07'29"	5.09	N 17°24'49" E
C17	2.97	4.16	40°55'53"	2.91	S 22°57'19" W
C18	7.21	40.92	10°05'18"	7.20	S 39°51'36" W
C19	23.56	185.21	07°17'17"	23.54	N 61°01'41" E
C20	10.65	12.28	49°41'52"	10.32	S 82°17'50" W
C21	5.57	8.39	38°01'17"	5.47	N 47°53'7" W
C22	2.42	3.39	40°53'25"	2.36	S 49°19'11" E
C23	3.44	2.77	71°16'56"	3.22	N 86°01'59" E
C24	162.92	655.08	14°14'58"	162.50	S 82°52'31" W
C25	50.26	213.00	13°31'06"	50.14	N 82°30'35" E

SURVEYOR'S CERTIFICATE
I, DALE K. BENNETT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 103381 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW. A RECORD OF SURVEY PREPARED BY BENCHMARK ENGINEERING AND LAND SURVEYING, LLC, HAS BEEN FILED AS # 2013-10-0445 IN THE SALT LAKE COUNTY SURVEYOR'S OFFICE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

CREEKSIDE AT HONEYCUT P.U.D.

BOUNDARY DESCRIPTION
BEGINNING AT A POINT WHICH IS ON THE SOUTH LINE OF HONEYCUT CIRCLE SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT ALSO BEING SOUTH 89°53'40" EAST 1305.49 FEET ALONG THE SECTION LINE AND SOUTH 00°02'36" WEST 583.18 FEET FROM THE NORTH QUARTER CORNER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°02'36" WEST 101.29 FEET; THENCE NORTH 85°50'00" EAST 3.95 FEET TO A POINT WHICH LIES SOUTH 85°50'00" WEST 15.04 FEET FROM THE NORTHWEST CORNER OF EAST MILLBROOK SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, THENCE SOUTH ALONG THE WEST LINE OF SAID MILLBROOK SUBDIVISION A DISTANCE OF 195.80 FEET TO THE NORTH LINE OF HONEYBROOK SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 341.92 FEET TO THE EAST LINE OF MILLBROOK ADDITION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 114.84 FEET TO THE NORTH LINE OF MILL CREEK; THENCE NORTH 39°36'45" EAST ALONG SAID NORTH LINE A DISTANCE OF 118.52 FEET TO THE SOUTH LINE OF SAID MILLBROOK ADDITION; THENCE NORTH 80°31'30" EAST ALONG SAID SOUTH LINE A DISTANCE OF 41.41 FEET TO THE SOUTHWEST CORNER OF SAID MILLBROOK ADDITION; THENCE NORTH 00°03'00" WEST ALONG THE EAST LINE OF SAID MILLBROOK ADDITION A DISTANCE OF 38.75 FEET TO THE SOUTH LINE EXTENDED OF SAID HONEYCUT CIRCLE SUBDIVISION; THENCE NORTH 78°30'00" EAST ALONG SAID SOUTH LINE EXTENDED A DISTANCE OF 226.22 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.888 ACRES, MORE OR LESS
7 LOTS
2 OPEN SPACES



STATE OF Utah
County of Salt Lake
On this 6th day of November, 2013, personally appeared before me Sandra Sorrensen, Sundick and Sharon Sorrensen, Siblings of the Elaine J. Sorrensen Family Trust in number, who duly acknowledged to me that he/she/they signed it freely and voluntarily and for the uses and purposes therein mentioned.
My Commission Expires: 6/11/14
Notary Public, Salt Lake County
Commission No. 573476

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT Raymond R. Plets, the undersigned owner(s) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE

CREEKSIDE AT HONEYCUT P.U.D.

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREBY Raymond R. Plets HAVE HEREUNTO SET his hand THIS 1st DAY OF Nov A.D., 2013.
Raymond R. Plets, Manager, Creekside at Honeycut Road, LLC
Sandra Sorrensen, Sundick and Sharon Sorrensen, Siblings of the Elaine J. Sorrensen Family Trust
Sharon Sorrensen, Siblings of the Elaine J. Sorrensen Family Trust

ACKNOWLEDGMENT
STATE OF UTAH } S.S.
County of Salt Lake

ON THE 1st DAY OF Nov A.D., 2013, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, Raymond R. Plets IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT he SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.
Raymond R. Plets, Manager, Creekside at Honeycut Road, LLC

MY COMMISSION EXPIRES: 6/11/14
Joseph R. Peterson
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY
Commission No. 523476

CREEKSIDE AT HONEYCUT P.U.D.

LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

RECORD OF SURVEY RSC NO.: <u>2013-10-0445</u> <u>Dale K. Bennett</u> DATE: <u>11/1/2013</u>	UNIFIED FIRE AUTHORITY APPROVAL <u>SPat</u> DATE: <u>10-21-13</u>	ADDRESSING APPROVAL <u>Dona Peterson</u> DATE: <u>10/21/2013</u>	FLOOD CONTROL AND ENGINEERING <u>Donna Peterson</u> DATE: <u>10/21/2013</u>
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BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com
DATE: 07/21/2011

CHECKED FOR ZONING COMPLIANCE
% SEE P.U.D. APPROVAL FILE # 28368
ZONE: R-1-10 LOT AREA: 46,800 SF
FRONT YARD: 10' REAR YARD: 15'
SIDE YARD: 5'
John R. Peterson
DATE: 10/30/2013

HEALTH DEPARTMENT
APPROVED THIS 30 DAY OF Oct A.D., 2013 BY THE
Christine Peterson
SALT LAKE VALLEY HEALTH DEPARTMENT

PLANNING COMMISSION
APPROVED THIS 31st DAY OF Oct A.D., 2013 BY THE
John M. Jensen
SALT LAKE COUNTY PLANNING COMMISSION

PLAN CHECK
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
John M. Jensen
PLN REVIEW SECTION MANAGER
DATE: 10-31-13

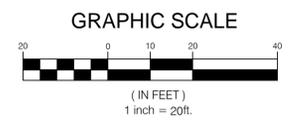
APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 6th DAY OF Nov A.D., 2013.
Monica J. Christensen
SALT LAKE COUNTY DISTRICT ATTORNEY

MAYOR
PRESENTED TO THE SALT LAKE COUNTY MAYOR THIS 7 DAY OF Nov A.D., 2013, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTEPTED.
Dickie Dunn
MAYOR OR DESIGNEE

SALT LAKE COUNTY RECORDER
RECORDED # 1157189
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF NATIONAL TITLE AGENCY LLC
DATE: 11/08/2013 TIME: 4:18 PM BOOK: 2013P PAGE: 238
FEE \$ 40.00
Kenneth R. Pelt
SALT LAKE COUNTY RECORDER

LINE	LENGTH	BEARING
L1	3.73	S 09°51'23" E
L2	10.31	S 89°28'23" E
L3	21.23	S 65°20'35" E
L4	7.68	N 73°43'55" E
L5	2.19	S 74°33'53" E
L6	11.90	N 07°38'10" W
L7	25.52	N 29°22'16" E
L8	47.69	N 84°36'55" E
L9	6.79	N 56°17'36" E
L10	3.27	N 56°17'36" E
L11	8.92	S 72°01'47" E
L12	25.12	WEST
L13	60.49	N 53°02'19" W
L14	14.85	N 28°59'11" E

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
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C9	63.11	643.08	05°37'21"	63.08	N 82°51'02" E
C10	48.69	643.08	04°20'18"	48.68	N 87°49'51" E
C11	43.29	3363.71	00°44'15"	43.29	S 66°32'59" W
C12	7.01	40.58	09°53'48"	7.00	N 66°10'15" E
C13	1.52	16.63	05°15'02"	1.52	S 77°23'35" E
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C18	162.92	655.08	14°14'58"	162.50	N 82°52'31" E
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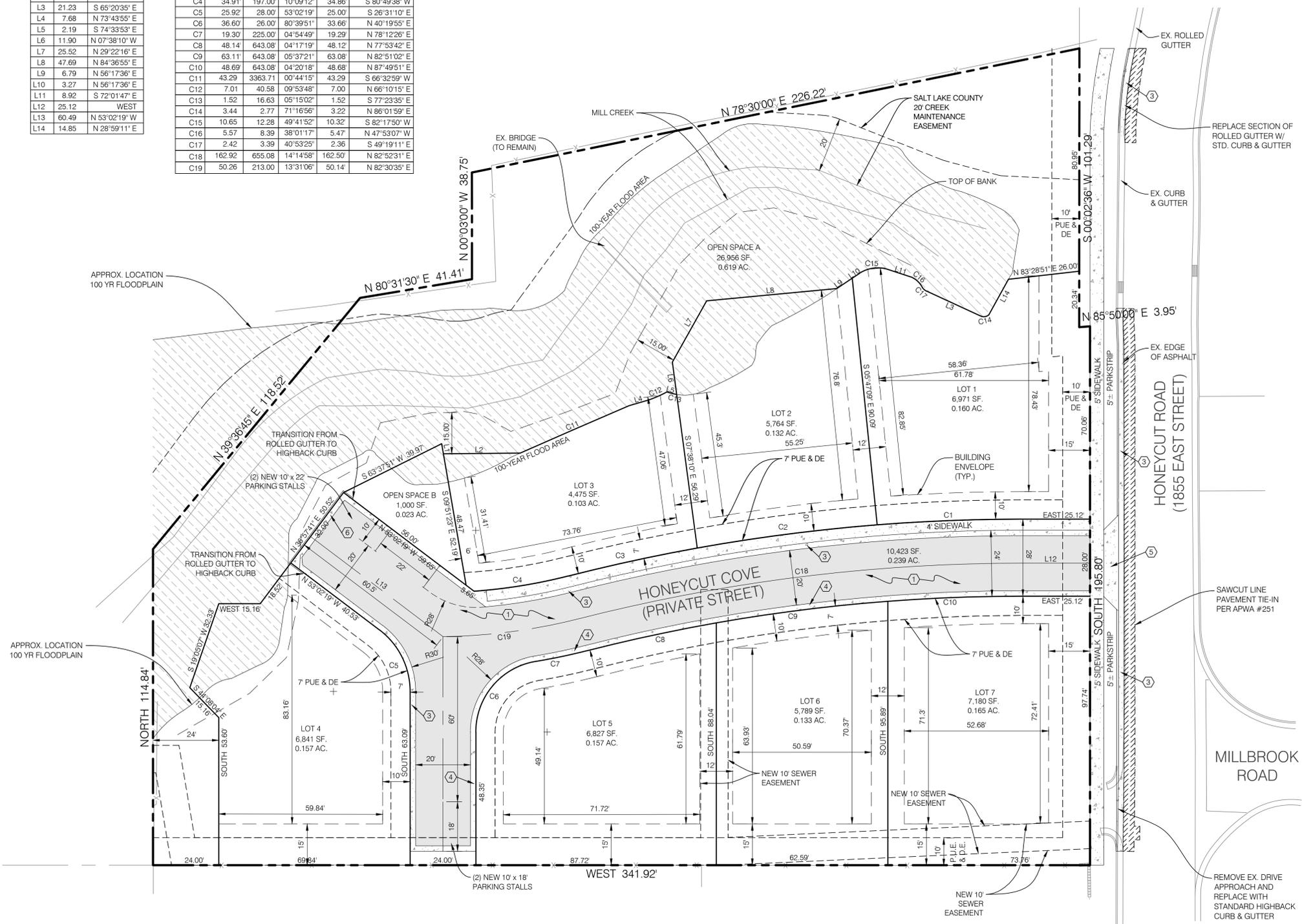
NO.	DESCRIPTION	DETAIL
1	STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE.	2/CDT.01
2	CONCRETE PAVEMENT WITH GRANULAR BASE	2/CDT.01
3	2' ROLLED GUTTER	5/CDT.01
4	2' PAVERS	
5	NEW DRIVEWAY APPROACH PER APWA #221	
6	2.5' CONC. HIGHBACK CURB & GUTTER PER APWA #205 TYPE A	4/CDT.03

PARTICULARS	S.F.	%
BUILDING	16,800	20.4
HARDSCAPE	12,865	15.6
LANDSCAPE	52,561	64.0
TOTAL	82,226	100

PARTICULARS	S.F.	%
BUILDING	16,800	20.4
ROADS & DRIVEWAYS	11,987	14.6
OPEN AREA	53,439	65.0
TOTAL	82,226	100

NOTE:
NO BUILDING FOUNDATION SHALL BE CONSTRUCTED IN THE 100 YEAR FLOOD AREA. ONLY DECKS MAY BE WITHIN THE 100 YEAR FLOOD AREA.

	BASE STANDARD	PROPOSED	PUD MODIFICATION
MIN. PUD PROJECT AREA	1 AC.	1.89 AC. / 82,226 SF	EXCEEDS STANDARD
R-1-10 MAXIMUM DENSITY	4 UNITS / ACRE	3.70 UNITS / ACRE	MEETS STANDARD
LOT DIMENSIONS			
MINIMUM AREA	10,000 SF	4,311 - 7,180 SF	NEEDS PUD APPROVAL
MINIMUM WIDTH	80' @ 30' SETBACK	VARIES: ~50-74'	NEEDS PUD APPROVAL
RECREATIONAL FACILITIES			
QUANTITY	2	2	MEETS STANDARD
TYPE	PLAYGROUND 1,000 SF W/ PLAY EQUIPMENT, PLUS 1 OTHER	PLAYGROUND 1,000 SF CREEK AREA 26,956 SF	MEETS STANDARD
OPEN SPACE			
TYPES OF OPEN SPACE	LANDSCAPE, NATURAL AREAS, REC. AREAS, YARDS, PATIOS	PLAYGROUND, CREEK AREA, YARDS OF PROPOSED HOMES	MEETS STANDARD
SQUARE FEET / ACRES	21,780 SF/0.5 AC. PER 1 ACRE DEVELOPMENT (41,113 SF FOR PROJECT)	53,439 SF	EXCEEDS STANDARD
PERCENT OF SITE	50%	65.0%	EXCEEDS STANDARD
MAX. BUILDING HEIGHT	30' TO RIDGELINE PER RCOZ	30'	MEETS STANDARD
MINIMUM BUILDING SETBACK			
EAST (HONEYCUT)	20-30' (FRONT OR SIDE)	15'	NEEDS PUD APPROVAL
NORTH	15'	VARIES: ~60-90'	EXCEEDS STANDARD
SOUTH	15'	15'	MEETS STANDARD



NO.	DATE	DESCRIPTION
8	1/23/13	REVISED PER DEVELOPER COMMENTS
9	01/09/14	REVISED EXISTING SS&M ELEVATION
10	03/25/14	REVISED ROAD PROFILE PER DEVELOPER
11	04/03/14	REVISED LOT LINES PER DEVELOPER
12	04/09/14	REVISED LOT LINES PER FLOOD CONTROL COMMENTS

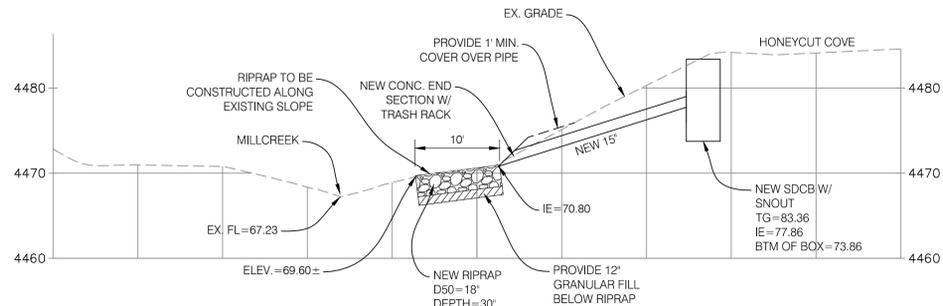


BENCHMARK ENGINEERING & LAND SURVEYING
 9130 SOUTH STATE STREET SUITE # 100
 SANDY, UTAH 84070 (801) 542-7192
 www.benchmarkcivil.com

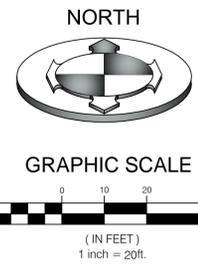
CREEKSIDE AT HONEYCUT P.U.D. AMENDED
 3548 S HONEYCUT ROAD
 SALT LAKE COUNTY, UTAH

PROJECT NO. 1303030
SITE PLAN
 CSP.01
 3 OF 16

CALL BEFORE YOU DIG.
 IT'S FREE & IT'S THE LAW.
 BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER
 1-800-662-4111
 www.bluestakes.org



CROSS SECTION
SCALE: 1" = 10'



GRADING AND DRAINAGE KEY NOTES REFERENCE		
NO.	DESCRIPTION	DETAIL
①	GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.	
②	15" RCP CLASS III STORM DRAIN LINE	
③	4' x 4' CATCH BASIN	3/CDT.02
④	SNOUT	1/CDT.02
⑤	CURB INLET	1/CDT.03
⑥	CONCRETE END SECTION W/ TRASH RACK	2&3/CDT.03

Storm Drainage Calculations

Rational Method $Q=CIA$

Where:
 Q = Peak Flow (ft^3/s)
 C = Rational Coefficient (0.9 for improvements, 0.2 for vegetation)
 I = Rainfall Intensity (in/hr)
 A = Tributary Area (acres)

The total area of the existing lot is 1.89 acres

Post Development Conditions

The project involves constructing 7 homes, driveways and a private road. The existing site drains to the northwest into Mill Creek. The proposed development will collect the stormwater from the road and much of the new homes in a curb & gutter system, as illustrated by Drainage Area #1. This curb & gutter flow will be collected by a catch basin at the west end of the private road. The stormwater will be treated by a Snout before flowing through a 15" RCP pipe and outfalling into Mill Creek. A concrete splash guard will be installed at the outlet to prevent erosion.

Drainage Area #1
 Building: 12,000 sf
 Hardscape: 12,865 sf
 Landscaping: 17,841 sf
 Total: 42,706 sf (0.980 ac)

C Value
 Area - C = 0.61

I Values (NOAA)
 $T_r = 15$ minutes
 $i_{30} = 4.18$

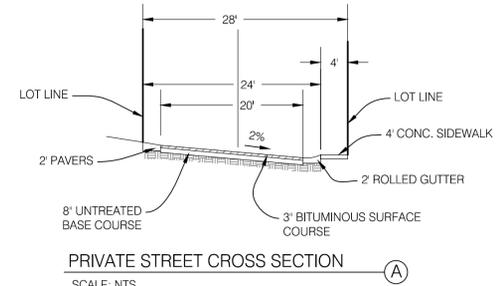
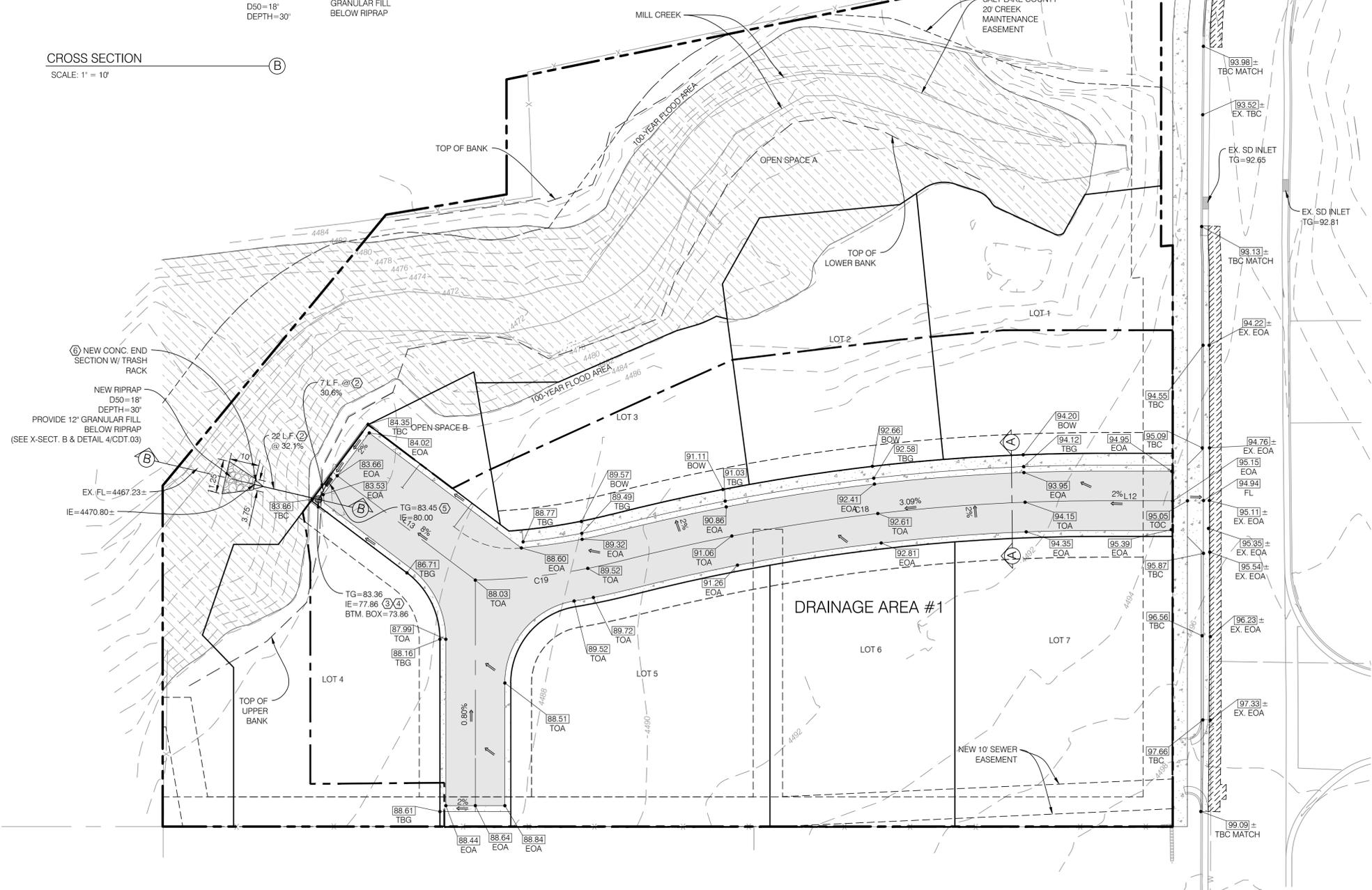
Flow
 $Q_{10} = (0.61)(4.18)(0.980) = 2.50 \text{ } ft^3/s$

Hydraulic Calculations (Manning's Equation):

Pipe capacity calculations for the new 15" diameter pipe:

$$Q = \frac{1.486}{n} A R_h^2 S^{0.485} \quad k = 1.486 \quad n = 0.013 \quad A = \pi \cdot (0.625 \text{ } ft)^2 = 1.23 \text{ } ft^2$$

$$R_h = \frac{\pi r^2}{2\pi r} = \frac{r}{2} = \frac{0.625 \text{ } ft}{2} = 0.313 \text{ } ft \quad S = 0.321 \text{ (min slope provided)}$$

$$Q = \frac{1.486}{0.013} \cdot 1.23 \cdot 0.313^2 \cdot 0.321^{0.485} = 36.72 \text{ } cfs$$


PRIVATE STREET CROSS SECTION
SCALE: NTS

SURVEY CONTROL NOTE:
 THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

- NOTES:**
1. THE DEVELOPER SHALL BE REQUIRED TO PERMANENTLY CONTAIN ALL GENERATED WATER ON HIS OWN PROPERTY OR ROUTED TO AN APPROVED SALT LAKE COUNTY STORM DRAINAGE SYSTEM.
 2. THE DEVELOPER SHALL GRADE THIS PROPERTY IN ACCORDANCE WITH THE APPROVED SITE GRADING AND LOT DRAINAGE PLAN SO AS NOT TO DISCHARGE ANY ADDITIONAL STORM WATER ONTO ADJACENT PROPERTIES.
 3. SALT LAKE COUNTY WILL NOT ASSUME ANY RESPONSIBILITY FOR THE MAINTENANCE OF THE PONDS OR PRIVATE STORM DRAIN SYSTEMS.

DESCRIPTION	NO.	DATE	REVISION
REVISED PER DEVELOPER COMMENTS	8	12/23/13	
REVISED EXISTING SS&M ELEVATION	9	01/09/14	
REVISED ROAD PROFILE PER DEVELOPER	10	03/25/14	
REVISED LOT LINES PER DEVELOPER	11	04/18/14	
REVISED LOT LINES PER FLOOD CONTROL COMMENTS	12	04/09/14	

SCALE: MEASURES 1/4" ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

BENCHMARK ENGINEERING & LAND SURVEYING
 9130 SOUTH STATE STREET SUITE #100
 SANDY, UTAH 84070 (801) 542-7192
 www.benchmarkcivil.com

BENCHMARK CIVIL

CREEKSIDE AT HONEYCUT P.U.D. AMENDED
 3548 S HONEYCUT ROAD
 SALT LAKE COUNTY, UTAH

PROJECT NO. 1303030

GRADING & DRAINAGE PLAN

CGD.01
5 OF 16

1-800-662-4111
www.bluestakes.org

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UTILITY NOTIFICATION CENTER

CREEKSIDE AT HONEYCUT P.U.D. AMENDED

AMENDING CREEKSIDE AT HONEYCUT P.U.D.
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

NORTH QUARTER CORNER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN. FOUND BRASS CAP MONUMENT. (RING AND LID)

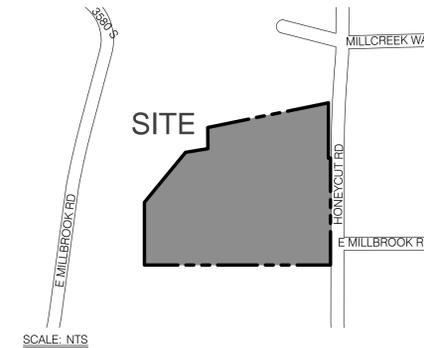
NORTHEAST CORNER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN. FOUND BRASS CAP MONUMENT. (RING AND LID)



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



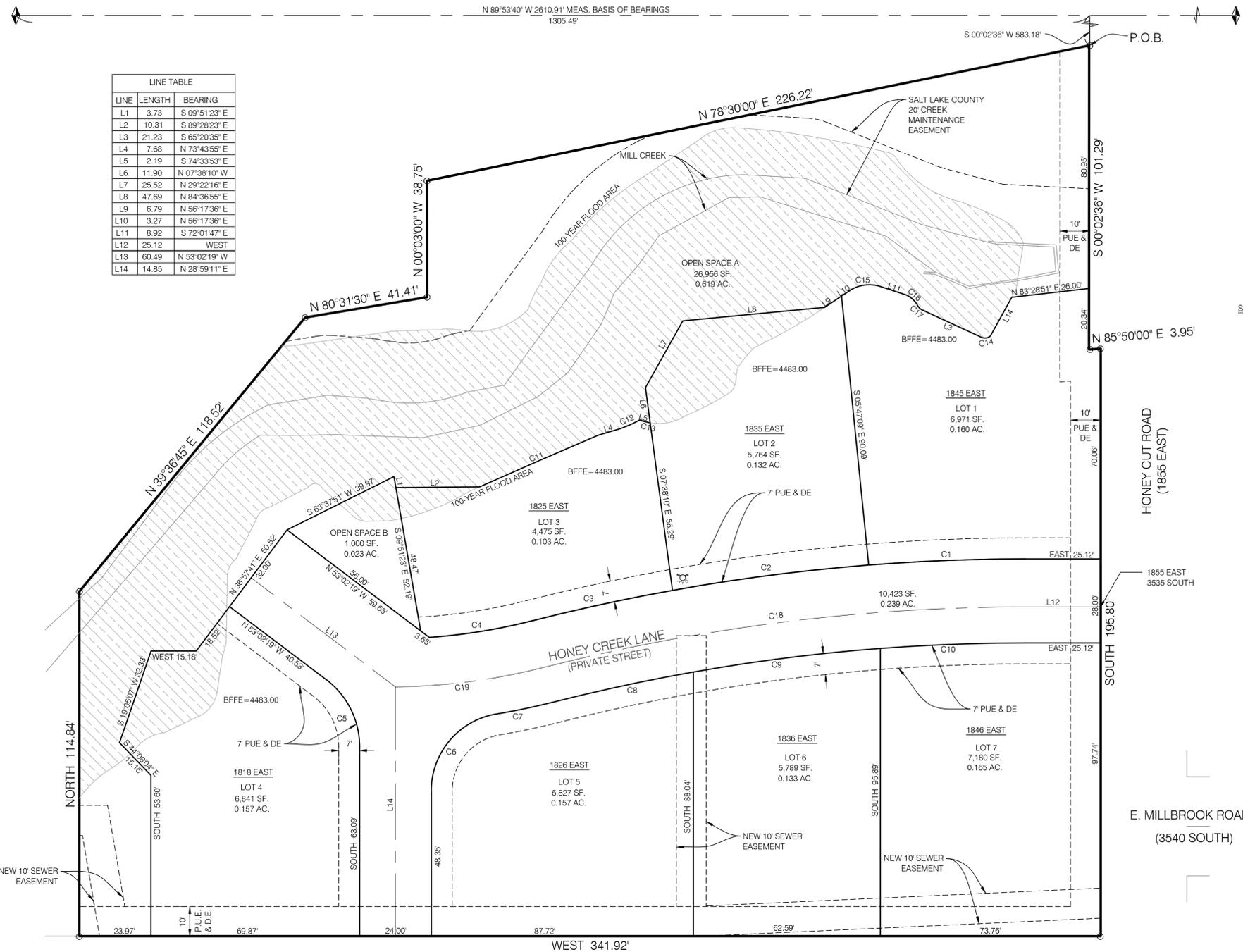
LEGEND

- SECTION CORNER (FOUND)
- SET 24" x 5/8" REBAR WITH PLASTIC CAP MARKED "BENCHMARK ENG."
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- EASEMENT
- LOT LINE
- PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT
- FIRE HYDRANT

NOTE: FIRE TURNAROUND IS TO BE KEPT OPEN AT ALL TIMES.

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	52.60	671.08	04°29'28"	52.59	S 87°45'16" W
C2	66.23	671.08	05°39'18"	66.21	S 82°40'53" W
C3	48.06	671.08	04°06'12"	48.05	S 77°48'08" W
C4	34.91	197.00	10°09'12"	34.86	S 80°49'38" W
C5	25.92	28.00	53°02'19"	25.00	S 26°31'10" E
C6	36.60	26.00	80°39'51"	33.66	N 40°19'55" E
C7	19.30	225.00	04°54'49"	19.29	N 78°12'26" E
C8	48.14	643.08	04°17'19"	48.12	N 77°53'42" E
C9	63.11	643.08	05°37'21"	63.08	N 82°51'02" E
C10	48.69	643.08	04°20'18"	48.68	N 87°49'51" E
C11	43.29	3363.71	00°44'15"	43.29	S 66°32'59" W
C12	7.01	40.58	09°53'48"	7.00	N 66°10'15" E
C13	1.52	16.63	05°15'02"	1.52	S 77°23'35" E
C14	3.44	2.77	71°16'56"	3.22	N 86°01'59" E
C15	10.65	12.28	49°41'52"	10.32	S 82°17'50" W
C16	5.57	8.39	38°01'17"	5.47	N 47°53'07" W
C17	2.42	3.39	40°53'25"	2.36	S 49°19'11" E
C18	162.92	655.08	14°14'58"	162.50	N 82°52'31" E
C19	50.26	213.00	13°31'06"	50.14	N 82°30'35" E

LINE	LENGTH	BEARING
L1	3.73	S 09°51'23" E
L2	10.31	S 89°28'23" E
L3	21.23	S 65°20'35" E
L4	7.68	N 73°43'55" E
L5	2.19	S 74°33'53" E
L6	11.90	N 07°38'10" W
L7	25.52	N 29°22'16" E
L8	47.69	N 84°36'55" E
L9	6.79	N 56°17'36" E
L10	3.27	N 56°17'36" E
L11	8.92	S 72°01'47" E
L12	25.12	WEST
L13	60.49	N 53°02'19" W
L14	14.85	N 28°59'11" E



SURVEYOR'S CERTIFICATE

I, DALE K. BENNETT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 103381 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW. A RECORD OF SURVEY PREPARED BY BENCHMARK ENGINEERING AND LAND SURVEYING, LLC, HAS BEEN FILED AS #S2013-10-0445 IN THE SALT LAKE COUNTY SURVEYORS' OFFICE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

CREEKSIDE AT HONEYCUT P.U.D. AMENDED

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS ON THE SOUTH LINE OF HONEYCUT CIRCLE SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT ALSO BEING SOUTH 89°53'34" EAST 1305.49 FEET ALONG THE SECTION LINE AND SOUTH 00°02'36" WEST 583.18 FEET FROM THE NORTH QUARTER CORNER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°02'36" WEST 101.29 FEET; THENCE NORTH 85°50'00" EAST 3.95 FEET TO A POINT WHICH LIES SOUTH 85°50'00" WEST 15.04 FEET FROM THE NORTHWEST CORNER OF EAST MILLBROOK SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH ALONG THE WEST LINE OF SAID MILLBROOK SUBDIVISION A DISTANCE OF 195.80 FEET TO THE NORTH LINE OF HONEYBROOK SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE WEST ALONG SAID NORTH LINE A DISTANCE OF 341.92 FEET TO THE EAST LINE OF MILLBROOK ADDITION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 114.84 FEET TO THE NORTH LINE OF MILL CREEK; THENCE NORTH 39°36'45" EAST ALONG SAID NORTH LINE A DISTANCE OF 118.52 FEET TO THE SOUTH LINE OF SAID MILLBROOK ADDITION; THENCE NORTH 80°31'30" EAST ALONG SAID SOUTH LINE A DISTANCE OF 41.41 FEET TO THE SOUTHEAST CORNER OF SAID MILLBROOK ADDITION; THENCE NORTH 00°03'00" WEST ALONG THE EAST LINE OF SAID MILLBROOK ADDITION A DISTANCE OF 38.75 FEET TO THE SOUTH LINE EXTENDED OF SAID HONEYCUT CIRCLE SUBDIVISION; THENCE NORTH 78°30'00" EAST ALONG SAID SOUTH LINE EXTENDED A DISTANCE OF 226.22 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1.888 ACRES, MORE OR LESS
 7 LOTS
 2 OPEN SPACES



FOR REVIEW ONLY

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE _____ UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE

CREEKSIDE AT HONEYCUT P.U.D. AMENDED

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, IN WITNESS WHEREBY _____ HAVE HEREUNTO SET THIS _____ DAY OF _____ A.D., 20____.

ACKNOWLEDGMENT

STATE OF UTAH }
 County of Salt Lake } S.S.

ON THE _____ DAY OF _____ A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNERS DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY

CREEKSIDE AT HONEYCUT P.U.D. AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 1

RECORD OF SURVEY

RSC NO.: S2013-10-0445

SIGNED _____ DATE _____

UNIFIED FIRE AUTHORITY APPROVAL

SIGNED _____ DATE _____

ADDRESSING APPROVAL

SIGNED _____ DATE _____

FLOOD CONTROL AND ENGINEERING

SIGNED _____ DATE _____

NOTE: NO BUILDING FOUNDATION SHALL BE CONSTRUCTED IN THE 100 YEAR FLOOD AREA, ONLY DECKS MAY BE WITHIN THE 100 YEAR FLOOD AREA.



BENCHMARK ENGINEERING & LAND SURVEYING
 9130 SOUTH STATE STREET SUITE # 100
 SANDY, UTAH 84070 (801) 542-7192
 www.benchmarkcivil.com
 DATE: 07/21/2011

CHECKED FOR ZONING COMPLIANCE

ZONE: _____ LOT AREA: _____
 FRONT YARD: _____
 REAR YARD: _____
 SIDE YARD: _____
 SIGNED _____ DATE _____

HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D., 20____.
 SALT LAKE VALLEY HEALTH DEPARTMENT

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D., 20____, BY THE SALT LAKE COUNTY PLANNING COMMISSION.
 SALT LAKE COUNTY PLANNING COMMISSION

PLAN CHECK

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
 PLAN REVIEW SECTION MANAGER _____ DATE _____

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____.
 SALT LAKE COUNTY DISTRICT ATTORNEY _____

MAYOR

PRESENTED TO THE SALT LAKE COUNTY MAYOR THIS _____ DAY OF _____ A.D., 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTEP.
 MAYOR OR DESIGNEE _____

SALT LAKE COUNTY RECORDER

RECORDED # _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
 DATE _____ TIME _____ BOOK _____ PAGE _____
 FEE \$ _____
 SALT LAKE COUNTY RECORDER _____



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

Form 2013_10_09_v3
 Land Use Hearing Officer

File #

Land Use & Development Application

- FCOZ RCOZ DWSP Watershed Over Pressure Magna Main
 Natural Hazards Other appeal

Zone: _____ Community Council: _____ Planner: _____
 Parent File # _____ Date: _____

Property Address: 3548 S. Honeycut Rd. Parcel #: _____

Name of Project: **Honeycut Subdivision** Property Acreage: _____

Please describe your request: **Appeal of July 16, 2014 Millcreek Township Planning Commission Decision**

<p><u>New Development:</u></p> <input type="checkbox"/> Use and / or Site Plan Approval <input type="checkbox"/> Subdivision # lots: _____ <input checked="" type="checkbox"/> PUD #lots: <u>7</u>	<p><u>Modify an Existing Development:</u></p> <input type="checkbox"/> Change Conditions of Approval <input type="checkbox"/> Change the Site Plan <input type="checkbox"/> Change the Use <input type="checkbox"/> Condo Conversion <input type="checkbox"/> Lot Consolidation <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Mobile Store <input type="checkbox"/> Signs	<p><u>Other:</u></p> <input checked="" type="checkbox"/> Land Use Hearing Officer Review <input type="checkbox"/> Exception Request <input type="checkbox"/> Non-Conforming <input type="checkbox"/> RCOZ Appeal (Option C) <input type="checkbox"/> Research or GRAMA Request <input type="checkbox"/> Re-zone <input type="checkbox"/> Vacate a Street
--	--	---

Is a key or gate code required to access the property? Yes No If yes, code: _____ (or provide key)

Driving Directions to Property: 3548 S. Honeycut Rd.

*note: all correspondence will be sent to the applicant's address:

Applicant(s): Richard Mingo
Address: 1809 E Millbrook Rd.
City, State, Zip: SLC, UT 84106
Phone Number(s): 801 884-6130 **e-mail:** richmingo@gmail.com

Property Owner(s): _____
Address: _____
City, State, Zip: _____
Phone Number(s): _____ **e-mail:** _____

Professional(s): Engineer Architect Other
Company: _____
Contact: _____
Address: _____
Phone Number(s): _____ **e-mail:** _____

To facilitate Salt Lake County's land use notice and review process, the undersigned hereby authorize the County to reproduce this *application and all documents attached to the application* for staff, officials, and the interested public:

**Richard
Mingo**

Digitally signed by Richard Mingo
DN: cn=Richard Mingo, o=Utah
Reclamation Mitigation and
Conservation Commission, ou,
email=rmingo@usbr.gov, c=US
Date: 2014.08.04 16:23:08 -06'00'

8/4/2014

Applicants Signature

Date



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

Form 2011_07_01_v3
 Affidavit

File #

AFFIDAVIT – Property Owner

STATE OF UTAH }
 }
 COUNTY OF SALT LAKE }

I (we) _____ being duly sworn, depose and say that

I (we) am (are) the owner(s) of the property(s) located at:

_____.

My (our) signature below attests that I (we) have reviewed the proposal by _____

requesting review and approval of _____

and that I (we) consent to the statements and information provided in the attached plans and exhibits and that all information presented is true and correct to the best of my (our) knowledge.

Property Owner _____

Property Owner _____

Subscribed and sworn to me this _____ day of _____, 20_____.

 (Notary)

Residing in Salt Lake County, Utah

My commission expires: _____

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Handout 2013_10_09
 Hearing Officer Supplemental

File #

Land Use Hearing Officer Supplemental Form

What is your request?

Variances: [19.92.040]

- Front Yard Setback from _____ to _____
- Side Yard Setback from _____ to _____
- Rear Yard Setback from _____ to _____
- Lot Area from _____ to _____
- Lot Width from _____ to _____
- Lot Coverage from _____ to _____
- Building Height from _____ to _____
- Other: _____

Special Exceptions: [19.92.060]

- Addition to or Enlargement of a Non-Complying Building or Structure or a Building or Structure Occupied by a Non-Conforming Use.
- Reconstruction of a Non-Conforming Building or Structure or a Building or Structure Occupied by a Non-Conforming Use.
- Relocation of a Non-Conforming Building or Structure or a Building or Structure Occupied by a Non-Conforming Use.
- Extension of a Use across Zone Boundary
- Appeal of a Staff Interpretation of the Zoning Ordinance
- Other: _____

Appeals: [19.92.050]

Explain the reason for your request:

Please refer to July 22, 2014
 letter to Land Use Hearing
 Officer, copy attached.

If you are requesting a Variance please explain how your request complies with each of the following criteria: (Attach additional sheets if necessary)

Criteria Met		VARIANCE CRITERIA
Yes	No	The applicant shall bear the burden of proving that all of the conditions justifying a variance have been met. [19.92.040.C]
		1. The Land Use Hearing Officer may grant a variance only if: [19.92.040.B.1]
		<p>a. Would literal enforcement of the zoning ordinance...cause an <i>unreasonable hardship</i> for the applicant that is not necessary to carry out the general purpose of the zoning ordinance? See Criteria for determining unreasonable hardship at the bottom of this form, also refer to 19.92.040.B.2.</p> <p>Please explain your position:</p>
		<p>b. Are there special circumstances attached to the property that do not generally apply to other properties in the same district?</p> <p>Please explain:</p>
		<p>c. Is granting the variance is essential to the enjoyment of a substantial property right possessed by other properties in the same district?</p> <p>Please explain:</p>
		<p>d. Granting this variance will not substantially affect the general plan and will not be contrary to the public interest.</p> <p>Please explain:</p>

Criteria Met		VARIANCE CRITERIA
Yes	No	The applicant shall bear the burden of proving that all of the conditions justifying a variance have been met. [19.92.040.C]
		e. In granting this variance the spirit of the zoning ordinance is observed and substantial justice is done. Please explain:

Criteria for Determining Unreasonable Hardship: 19.92.040.B.2

- a. In determining whether or not enforcement of the zoning ordinance would cause unreasonable hardship under subsection (B)(1), the land use hearing officer may not find an unreasonable hardship unless the alleged hardship:
 - i. Is located on or associated with the property for which the variance is sought; and
 - ii. Comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.
- b. In determining whether or not enforcement of the zoning ordinance would cause unreasonable hardship under subsection (B)(1), the land use hearing officer may not find an unreasonable hardship if the hardship is self-imposed or economic.

Criteria for Determining Special Circumstances: 19.92.04.B.3

In determining whether or not there are special circumstances attached to the property under subsection (B)(1), the land use hearing officer may find that special circumstances exist only if the special circumstances:

- a. Relate to the hardship complained of; and
- b. Deprive the property of privileges granted to other properties in the same district.



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Handout 2013_10_09_v3
 Hearing Officer Submittal

File #

Submittal Requirements for Land Use Hearing Officer Consideration

NOTE: THIS DOCUMENT IS A GENERIC CHECKLIST OF ALL POSSIBLE SUBMITTAL REQUIREMENTS. FOR A CHECKLIST WHICH IS CUSTOMIZED FOR YOUR PROJECT PLEASE CALL TO SCHEDULE A MEETING WITH THE PLANNING STAFF.

Unless otherwise specified, the items listed below must be submitted on a minimum 24" x 36" sheet along with a reduced copy on an 11" x 17" sheet AND an electronic copy in PDF format on disc:

- North arrow and scale (scale should be no smaller than 1" = 100' and no larger than 1"=10')
- Legend: showing all symbols, line types, hatching & abbreviations
- Name, address, phone number of the applicant and the person who prepared the plan
- Date of Drawing (and version number)
- The property address
- All existing and proposed property lines
- All existing and proposed public streets, private streets, drives, right-of-ways
- Label the width of any proposed or existing right-of-ways, easements, streets, or drives
- All existing curb, gutter, sidewalk, and edge of asphalt (screened or dashed line-work)
- All proposed curb, gutter, sidewalk, and edge of asphalt
- All existing structures within 50-feet of the property boundary (sheds, decks, buildings, etc.)
- All proposed structures and / or proposed additions to existing structures
- Label the square footage of all structures (existing and proposed)
- Annotate existing structures whether they are to remain or be removed
- Dimension all existing and proposed improvements / structures from property lines and other structures
- All existing easements (utility, storm water, railroad, etc.)
- All existing fire hydrants on or within five hundred feet of the property boundary
- All existing and proposed fences; indicate type and height
- Identify any areas that are within an Overlay Zone(s): (RCOZ, FCOZ, Well Protection etc.)

Additional Requirements for properties in the Residential Compatibility Overlay Zone (RCOZ)

- Show the RCOZ setback circle within the lot (draw the largest circle possible in the lot)
- Label the side-yard setback based upon 25% of the circle's diameter (see note 2 below)
- Show the lot coverage calculation of the home and all accessory structures
- Label the length of the roof-line and building façade (see note 3 below)
- Note which option the plan has been prepared for (A, B, or C)

Notes:

1. Plans should be prepared with the design requirements set forth in the Residential Compatibility Overlay Zone, Salt Lake County Ordinance 19.71. A detailed RCOZ design packet that may assist is available at Salt Lake County Planning & Development Services upon request.
2. No side-yard setback shall be less than 8'. Corner lots require a minimum side-yard setback of 20-feet from the property line adjacent to the street.

3. Show, at a minimum, an 18-inch break in the roof-line every 40 feet or a change in architectural elements every 40 feet.

Building Elevations - if the request involves a proposed building or addition to an existing building. (separate sheet)

- Show all facades of each proposed building to scale
- Show existing and proposed finished grade
- Show proposed exterior doors, windows, and stairs

Additional Requirements for properties in the Residential Compatibility Overlay Zone (RCOZ)

- Provide complete elevation drawings of each side of all proposed structures
- Show the building envelope (8' vertical line from property lines then a 45 degree angle)
- Show the lot coverage calculation of the home and all accessory structures
- Label the length of the roof-line and building façade (see note 3 below)
- Identify which option the plan has been prepared for (A, B, or C)

Notes:

1. Plans should be prepared with the design requirements set forth in the Residential Compatibility Overlay Zone, Salt Lake County Ordinance 19.71. A detailed RCOZ design packet that may assist is available at Salt Lake County Planning & Development Services upon request.
2. No side-yard setback shall be less than 8'. Corner lots require a minimum side-yard setback of 20-feet from the property line adjacent to the street.
3. Show, at a minimum, an 18-inch break in the roof-line every 40 feet or a change in architectural elements every 40 feet.

Show building height (provide RCOZ info if your building is in the overlay zone)

Dear Land Use Hearing Officer:

July 22, 2014

In accordance with Section 19.84.080 of the Salt Lake County Municipal Code, I am appealing the decision made on Wednesday, July 16 at the Millcreek Township Planning Commission Meeting for item 28909, the Honeycut PUD Subdivision and requesting that the decision be stayed. As an affected property owner living within 300 ft. of the proposed development, I attended the Millcreek Township Planning Commission meeting to object and provide comment on the proposed amendment to the subdivision. During the course of the meeting, legal counsel for one of the affected property owners and the developer, Rick Plewe, met outside the Council Chambers regarding the concerns of his client and those of the other property owners. Of primary concern to the affected property owners was the fact that the proposal was not sufficiently described in the engineering documents provided to the public for review and comment. The developer and legal counsel came to agreement that the developer would make more detailed drawings available for public review **and would request a continuance** that evening if the affected property owners withheld their objections to the amendment pending review of the additional information. Based on this agreement, the affected property owners left the meeting as agreed. However, when the item was brought forth in front of the Planning Commission the developer did not request for the agreed upon continuance and the affected property owners were not present to raise their objections.

As an affected property owner I believe I have been denied due process under the law because of a breach of an agreement made in good faith between the affected property owners and the developer.

I believe the amendment is not in compliance with Salt Lake County Municipal Code and therefore should be voided. In particular, Section 19.74.050 Floodways states, "**Encroachments, including fill, new construction, substantial improvements, placement of manufactured homes, and other developments, are prohibited unless certification by a registered professional engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.**" Certification by a registered professional engineer demonstrating that the encroachment would not result in any increase in flood levels has not been provided as required by the code. In addition, had this certification and demonstration been provided as required, Section 19.74.050(B) still requires very specific measures that must be implemented as required in Section 19.74.100. There was no discussion or commitment provided showing how the required flood-hazard reduction provisions would be achieved as specified by the code. Section 19.74.060 goes on to state that, "In cases of conflict between such zone classifications and the floodplain hazard regulations, **the most restrictive provisions shall govern.**"

It is clearly the intent of the County Code to provide the highest level of protection and oversight of construction within the floodplain. The decision by the Planning Commission ignores the spirit and intent as well as the letter of the municipal code that protects adjacent property owners from the risk of flooding resulting from ill-advised construction in the floodplain. Since the amendment does not meet the legal requirements of the County Code the decision should be stayed.

Sincerely,

Richard Mingo
1809 E. Millbrook Road
SLC, UT 84106

**Richard
Mingo**

Digitally signed by Richard Mingo
DN: cn=Richard Mingo, o=Utah Reclamation Mitigation and Conservation Commission, ou, email=rmingo@usbr.gov, c=US
Date: 2014.07.22 15:40:54 -06'00'

DA Mingo 000018

Neighborhood Comments by item:

28911

1. Gary Pimentale (owns duplexes to east) – concerned about what the property will become eventually.. initially had concerns that were expressed during the rezone process. History has shown that she does not conform with the existing zoning and doesn't think she will comply with conditions imposed. Already has sheep on site that aren't part. Wants to make sure that animals are kept on the appropriate parcel... concerned that asking forgiveness rather than permission, has been happening and fears it will continue to happen. Fears that the only way of dealing with issues or noncompliance is through complaints.

28926

1. Alleen Russell- Resident of Old Farm ... Has concerns that the area is a residential area, doesn't want big huge signs. Would like to make sure that the area doesn't become too commercialized and is concerned about setting precedence for other large signs in the area.
2. Robert Lunkin – resident of Old Farm ... worried about the amount of light that will constantly be projected from the sign that would be visible from his property.
3. Reese Howard... Lives in Old Farm ... Sister owns the unit but he stays there. Didn't share specific concerns only that he hopes to attend the meeting.

EMAIL ATTACHED

28939 - Email attached

28918

1. Received call from Mr. Campos , owns property that abuts the subject property to the north, entire north property line abuts his property. Aware addition was illegally done, not happy with supporting the continuation of something done illegally, especially since it is directly on the property line. Concerns about parking not being sufficient, no duplexes or multi-family units in the area, it is a single family neighborhood; this is inconstant with the area. Maintenance of the property has been poor, would be interested in working with the property owner for access to the back of his property in finding a way to clean it up/ provide more parking.

28909

1. Rochelle Warner 1804 e millbrook rd. ... Phone tag led to voicemail: Lives right behind Honeycut project. Feels like all the rules they were required to keep 5 years ago don't apply to this development just because it is a PUD. She wasn't allowed to build within the flood plain. Wants to make sure that the rules are applied fairly and equally. (should be at the meeting)
2. Email attached

Lyle Gibson

From: Crandall Leslie <crandallfamily@q.com>
Sent: Saturday, July 12, 2014 5:48 PM
To: Lyle Gibson
Subject: application#28909

Categories: Red Category

Mr Gibson,

I am writing today to communicate my objections to the proposed amendment.

My home is just south of the development and I believe that there has been too much impact on both the property and the neighborhood. Thus, additional encroachment on the green space, flood plane, and density level is not desirable.

The green space formerly present has been eroded beyond what the site plan designated as more trees were removed than originally planned for. Additional structures in the green space should not be allowed. Of particular concern is the continued encroachment into the flood plane and the lack of concern for potential flooding should patio/deck structures fail in a future flood. By allowing such generous building in the flood plane, beyond what prudence, good sense, or science, dictates you open the county to future liability should a damaging flood occur. The allowed PUD, universally objected by the neighborhood with the exception of the 2 neighbors who owned the property, has negatively affected the density of the Millcreek neighborhood. The road bed into the development has been raised 3-5 feet above grade creating a visually unpleasing superstructure which will only be worsened with the addition of seven 5000 square foot homes. I would ask you to minimize any further structures and mitigate the overly dense allowance that has been created.

I am concerned that after the public hearing process there is now an additional request for property line adjustments. Prior meetings showed that property lines were set. There has clearly been a lack of transparency on behalf of the developer to his actual intentions which is a shabby way to conduct business.

Adjacent homeowners have enough of a negative impact please, do not ask us to accept more. Enough is enough,

Leslie Crandall