



Planning & Development Services Division

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<http://www.utah.gov/pmn/index.html>

Mayor Meeting

Public Meeting Agenda

Friday, November 7, 2014 10:00 A.M.

**THE MEETING WILL BE HELD AT SALT LAKE COUNTY GOVERNMENT CENTER
2001 SOUTH STATE STREET, NORTH BUILDING, ROOM 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 Mayor's Meeting is to allow the Mayor's Office to hear applicant and public comment, as well as agency and staff recommendations, prior to making a decision on land use applications filed with Salt Lake County. The Mayor's Office also hears business license related issues.

PUBLIC HEARINGS

29005 – (Continued from 10/24/2014) Lonny Reed is requesting an exception to the installation of curb, gutter, and sidewalk along 945 East. This exception was previously granted under file 28706. **Location:** 3225 South 900 East **Community Council:** Millcreek **Zone:** R-M (Residential Multi Family) **Planner:** Spencer W. Brimley

ADJOURN



STAFF REPORT

| Executive Summary | | | | | | | | | |
|---------------------------------|---|-------------------------------|------------------------------|--|---|---|---|---|--|
| Hearing Body: | Salt Lake County Mayor's Meeting | | | | | | | | |
| Meeting Date and Time: | Friday, November 07, 2014 | 10:00 AM | File No: | 2 | 9 | 0 | 0 | 5 | |
| Applicant Name: | Lonny Reed | Request: | Exception Request | | | | | | |
| Description: | Exception from installation of curb, gutter, and sidewalk | | | | | | | | |
| Location: | 3225 S. 900 E. | | | | | | | | |
| Zone: | R-M Residential Multi-Family | Any Zoning Conditions? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | | | | | |
| Planning Commission Rec: | Approval | | | | | | | | |
| Staff Recommendation: | Denial | | | | | | | | |
| Planner: | Spencer W. Brimley | | | | | | | | |

1.0 BACKGROUND

1.1 Summary

In conjunction with application #28939, the applicant is requesting an exception to the installation of curb, gutter, and sidewalk along the eastern side of their proposed development (945 East). The existing lots to the north and south of this property do not have curb, gutter, or sidewalk along 945 East. To the north is a single family residence and to the south is a commercial site.

According to the applicant, with no storm drain services currently available in 945 E., collecting storm water runoff and point discharging it to the north and south negatively impacts both lots.

The Millcreek Planning Commission at its regularly scheduled meeting held 10/15//2014 recommended approval of the exception for curb, gutter, and sidewalk along 945 E.

1.2 Hearing Body Action

This item is on the agenda to for a final decision from the Mayor's Office. At that meeting the Mayor's office asked that we look into an extension of time agreement rather than a exception to the installation of the improvements. This item will be decided on at the meeting on 11/7/2014.

1.3 Neighborhood Response

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

2.0 ANALYSIS

2.1 Applicable Ordinances

County Ordinance 14.12 stipulates that all new development must meet current off-street improvements, including installation of curb, gutter and sidewalk. The applicant has applied for a tear down and rebuild of a new SFD on this property which triggered the requirements.

County Ordinance 14.12.025 (Highways, Sidewalks, and Public Places), states: "all public and private curb ramp, ramp and sidewalk development located within the unincorporated county subject to the jurisdiction of Salt Lake County shall meet the requirements of this chapter. Where specific elements of design and construction are not addressed in this chapter, curb ramp, ramp and sidewalk construction shall comply with the minimum guidelines for design set forth in the ADAAG, July 26, 1991, and any successor editions. The public works engineer shall utilize the ADAAG in setting appropriate design requirements."

County Ordinance 14.12.150 (Highways, Sidewalks, and Public Places), states: "In cases where unusual topographical, aesthetic, or other exceptional conditions or circumstances exist, variations or exceptions to the requirements of this chapter may be approved by the mayor after receiving recommendations from the planning commission and the public works engineer; provided, that the variations or exceptions are not detrimental to the public safety or welfare"

County Ordinance 19.76.210.A. Off-Site Improvements Required. The applicant for a building or conditional use permit for all dwellings, commercial or industrial uses, and all other business and public and quasi-public uses shall provide curb, gutter and sidewalk along the entire property line which abuts any public road or street in cases where it does not exist at county standards. Vehicular entrances to the property shall be provided as required in Section 14.12.110. Height, location, structural specifications, maximum and minimum cut radii and minimum roadway approach angles to the centerline of the street are subject to the approval of the agency concerned.

2.2 Other Agency Recommendations or Requirements

Traffic Engineer -

The installation of curb and gutter on 945 east along this property would direct drainage from the street into the parking lot to the south of the property. This property and the street already has difficulty draining and draining the street into the landscaped area as proposed by the applicant is a good solution until curb, gutter, and sidewalk can be installed on the entire street.

Planner -

According to the applicable ordinance, 14.12.150, an exception may be approved in a case of unusual topography, aesthetic, or other exceptional conditions.

- As noted by the applicant and verified by the Traffic Engineer, the conditions of the site and the adjacent properties would be worse off with the installation of the sidewalk on this property alone.
- While the properties to the north and south of the proposed development do not have curb, gutter, and sidewalk along 945 East, there is sidewalk along the west side of 945 East only 4 houses north of the development. It would be in harmony with the general plans goals for mobility and pedestrian safety to complete the sidewalk along 945 East over time. The improvement would need to be done as part of a larger project that connects into adjacent properties to avoid drainage issues.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends DENIAL of the proposed Exception Request .

3.2 Reasons for Recommendation

- 1) Staff recommends denial of the exception request and asks that the applicant sign and record an extension of time agreement for the future installation of these improvements.

3.3 Other Recommendations

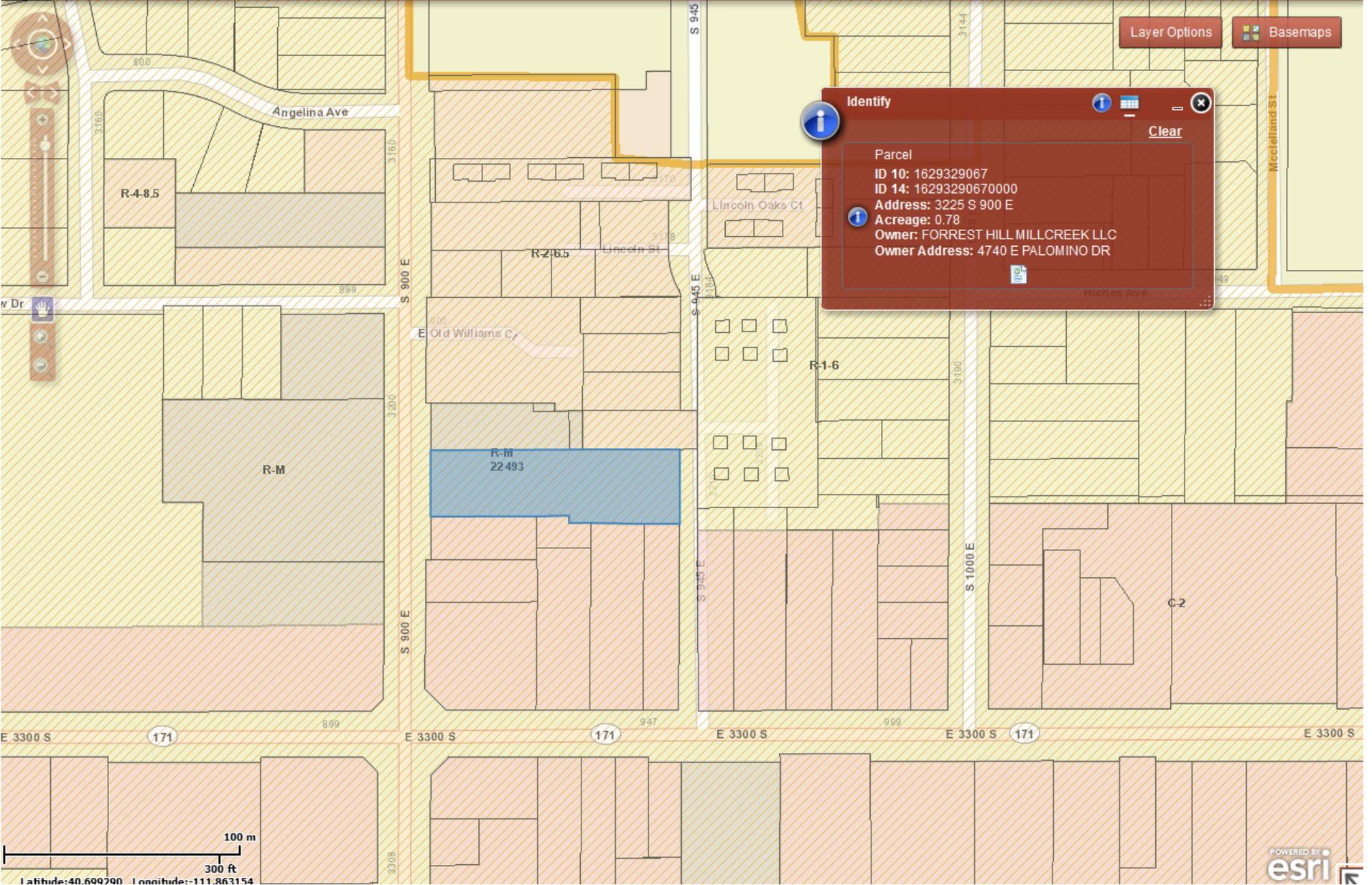


Layer Options

Basemaps

Identify Clear

Parcel
 ID 10: 1629329067
 ID 14: 16293290670000
 Address: 3225 S 900 E
 Acreage: 0.78
 Owner: FORREST HILL MILLCREEK LLC
 Owner Address: 4740 E PALOMINO DR



Latitude: 40.699290 Longitude: -111.863154





Layer Options

Basemaps



ALTA\ACSM LAND TITLE SURVEY

3211 s. 900 e. Salt Lake City, UT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29
TOWNSHIP 1 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN
ALSO BEING LOT 2, BLOCK 28, 10 ACRE PLAT "A" BIG FIELD SURVEY

SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE AGENCY, LLC
ADAM MAHER
ANTHONY DOUGLAS COMPANY, LLC

This is to certify that this map or plat on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 4, 8, 9, 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a Professional Land Surveyor registered in the State of Utah, the Relative Positional Accuracy of this survey does not exceed that which is specified within.

TRAVIS J. DALEY, PLS.

DATE

SURVEYORS NARRATIVE:

The Land Title Survey was requested by Adam Maher to aid in the purchase and development of this property. The Documentation obtained as part of this survey includes that certain Commitment for Title Insurance, order No. 071-4807099. Effective date, March 13, 2007 at 7:30 a.m., issued by First American Title Insurance Agency, LLC. The basis of bearing is as shown and referenced on this plat. The Southwest Corner of Lot 2, Block 28, 10 Acre Plat "A", Big Field Survey was established by using the found centerline monuments in 3300s, and 900s, and also in 3300s, and 1100s, and the Record of Survey prepared by Snideman & Associates, Inc. on file and record as S00-09-0551.

EXCEPTIONS:

- An easement for lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes and other gas distribution facilities throughout and across the following land and incidental purposes, recorded March 02, 1961 as Entry No. 1764559 in Book 1784 at Page 422 of Official Records.
- An easement for lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes and other gas distribution facilities through and across the following land and incidental purposes, recorded June 09, 1986 as Entry No. 2159364 in Book 2487 at Page 145 of Official Records.
- Subject to any right to access land adjoining said Parcel 2, owned by vestes herein and that is not included herein.
- A right of way over the East 24.01 feet, of said property as disclosed by various deeds of record including Warranty Deed recorded June 02, 2003 as Entry No. 8671603 in Book 8809 at Page 1828 of Official Records.

REFERENCES:

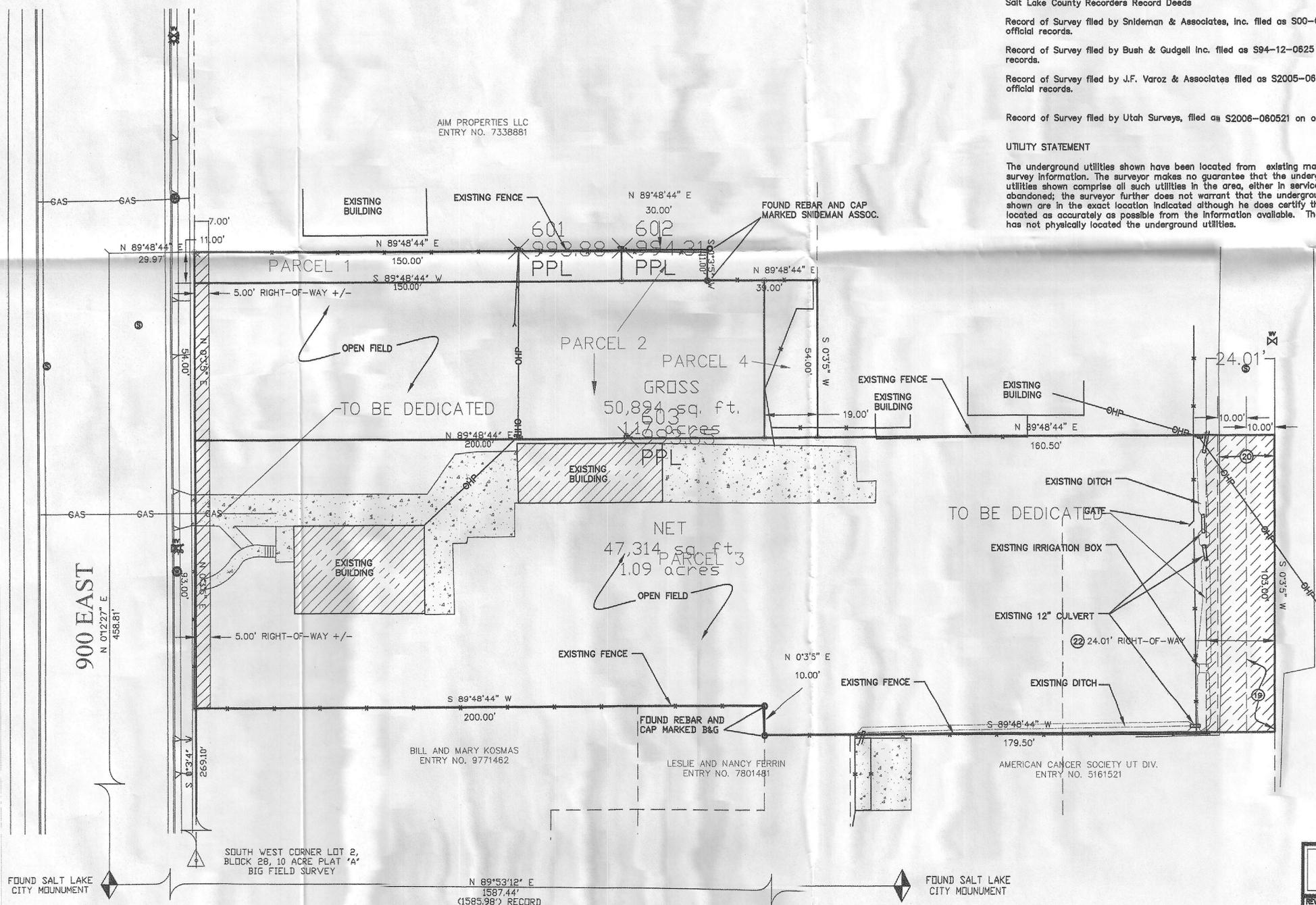
- Commitment for Title Insurance Order No. 071-4807099, effective date, March 13, 2007, at 7:30 a.m., issued by First American Title Insurance Agency, LLC
- Salt Lake County Survey Section Corner tile sheets
- Salt Lake County Survey Area Reference Plat, Blocks 27,28 10-Acre Plat "A"
- Salt Lake County Recorders Record Deeds
- Record of Survey filed by Snideman & Associates, inc. filed as S00-09-0551 on official records.
- Record of Survey filed by Bush & Gudgeon Inc. filed as S94-12-0625 on official records.
- Record of Survey filed by J.F. Varoz & Associates filed as S2005-06-0380 on official records.
- Record of Survey filed by Utah Surveys, filed as S2006-060521 on official records.

UTILITY STATEMENT

The underground utilities shown have been located from existing maps and field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned; the surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

RECORD LEGAL DESCRIPTION:

- Parcel 1:
Beginning 427.1 feet North and 150 feet east from the Southwest Corner of Lot 2, Block 28, Ten Acre Plat "A", Big Field Survey; and running thence East 30 feet; thence South 11 feet; thence West 30 feet; thence North 11 feet to the point of beginning.
- Parcel 2:
Beginning 362.1 Feet North from the Southwest Corner of Lot 2, Block 28, Ten Acre Plat "A", Big Field Survey; and running thence North 54 feet; thence East 200 feet; thence South 54 feet; thence West 200 feet to the point of beginning.
Also:
Beginning at a point 418.1 feet North of the Southwest Corner of Lot 2, Block 28, Ten Acre Plat "A", Big Field Survey and running thence North 11 feet; thence East 150 feet; thence South 11 feet; thence West 150 feet to the point of beginning.
- Parcel 3:
Commencing 269.1 feet North of the Southwest Corner of Lot 2, Block 28, Ten Acre Plat "A", Big Field Survey and running thence North 93 feet; thence east 379.5 feet; thence South 103.0 feet; thence West 179.5 feet; thence North 10 feet; thence West 200 feet to the place of beginning.
- Parcel 4:
Beginning 362.1 feet North and 200 feet East of the Southwest Corner of Lot 2, Block 28, Ten Acre Plat "A", Big Field Survey; and running thence North 54 feet; thence East 19 feet, more or less; thence south 54 feet; thence West 19 feet, more or less to the place of beginning.
- SURVEYED DESCRIPTION
- Parcel 1:
Beginning at the Southwest Corner of Lot 2, Block 28, Ten Acre Plat "A", Big Field Survey, and running thence North 0°03'05" East 427.10 feet to the true point of beginning; thence North 89°48'44" East 150 feet; thence North 89°48'44" East 30 feet; thence South 0°03'05" West 11 feet; thence South 89°48'44" West 30 feet; thence North 0°03'05" East 11 feet to the point of beginning.
- Parcel 2:
Beginning at the Southwest Corner of Lot 2, Block 28, Ten Acre Plat "A", Big Field Survey, and running thence North 0°03'05" East 362.10 feet to the true point of beginning; thence North 0°03'05" East 54.00 feet; thence North 89°48'44" East 200.00 feet; thence South 0°03'05" East 54.00 feet; thence South 89°48'44" West 200 feet to the point of beginning.
Also beginning at the Southwest Corner of Lot 2, Block 28, Ten Acre Plat "A", Big Field Survey, and running thence North 0°03'05" East 418.10 feet to the true point of beginning; thence North 0°03'05" East 11.00 feet; thence North 89°48'44" East 150.00 feet; thence South 0°03'05" West 11.00 feet; thence South 89°48'44" West 150.00 feet to the point of beginning.
- Parcel 3:
Beginning at the Southwest Corner of Lot 2, Block 28, Ten Acre Plat "A", Big Field Survey, and running thence North 0°03'05" East 269.10 feet to the true point of beginning; thence North 0°03'05" East 93 feet; thence North 89°48'44" East 379.50 feet; thence South 0°03'05" East 103.00 feet; thence South 89°48'44" West 179.50 feet; thence North 0°03'05" East 10.00 feet; thence South 89°48'44" West 200.00 feet to the point of beginning.
- Parcel 4:
Beginning at the Southwest Corner of Lot 2, Block 28, Ten Acre Plat "A", Big Field Survey, and running thence North 0°03'05" East 362.10; thence North 89°48'44" East 200.00 feet to the true point of beginning; thence North 0°03'05" East 54.00 feet; thence North 89°48'44" East 19.00 feet; thence South 0°03'05" West 54.00 feet; thence South 89°48'44" West 54.00 feet to the point of beginning.



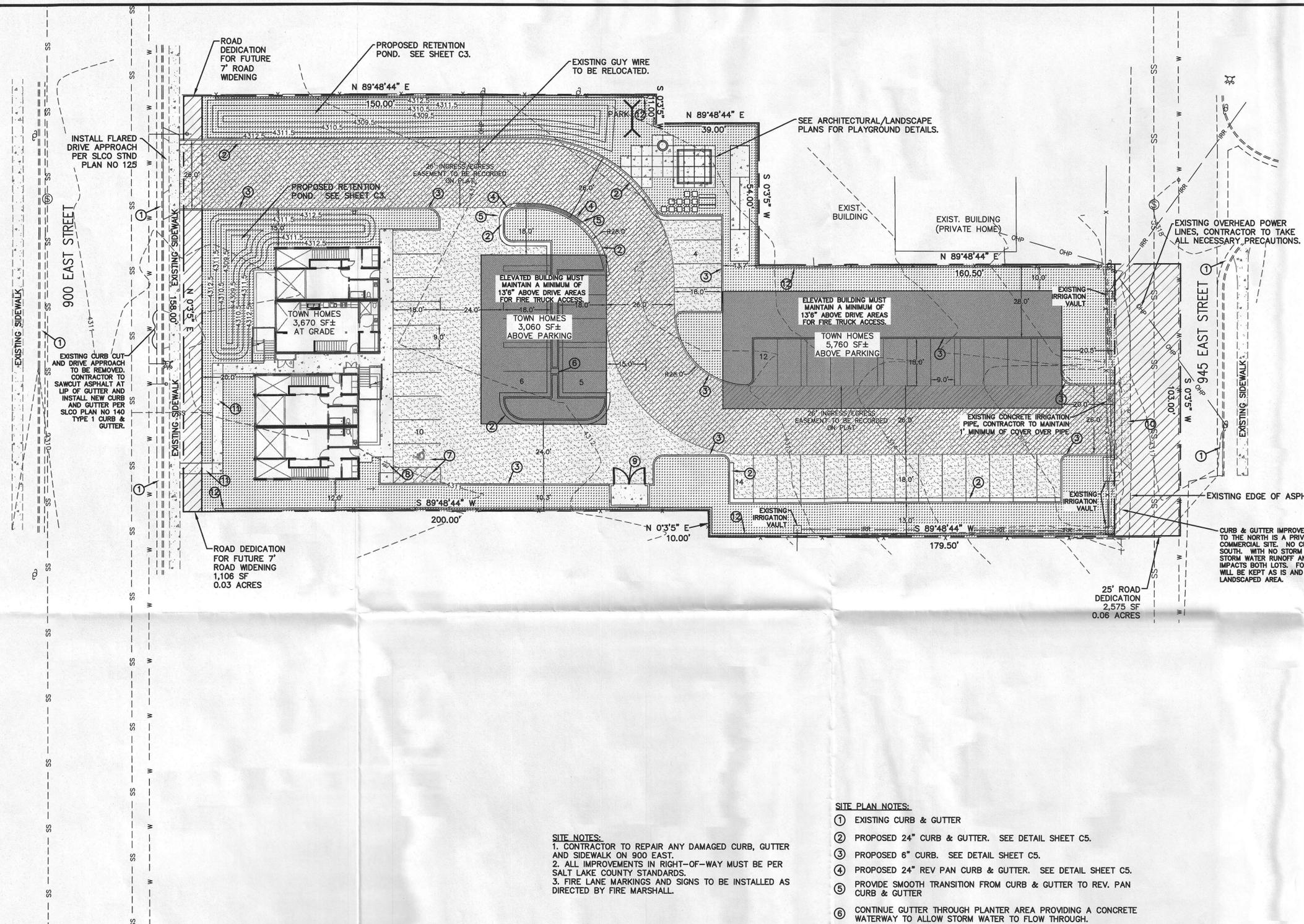
LEGEND

- SOUTHWEST CORNER OF BLOCK 28 (NOTHING SET)
- SALT LAKE CITY SURVEY MONUMENT
- SET REBAR AND CAP MARKED "LEGEND ENG"
- EXISTING FIRE HYDRANT
- EXISTING OVERHEAD LINE AND POLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER/IRRIGATION VALVE
- EXCEPTION NUMBER
- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND POWER LINE
- EXISTING UNDERGROUND COMMUNICATIONS LINE
- FOUND REBAR AND CAP

ALTA
8/3/2007

LEGEND ENGINEERING, LLC

 65 WEST 100 NORTH
 TOWN OF SALT LAKE CITY, UT 84143
 PHONE 408-484-4888
 FAX 408-484-4888
 WWW.LEGENDENGINEERING.COM



PROJECT SUMMARY:

| | |
|--------------------------|---------------------------|
| SITE AREA: | 47,213 SF (1.08 AC) |
| BLDG'S FOOTPRINT AREA: | 12,493 SF |
| CONCRETE/ASPHALT AREA: | 24,731 SF |
| LANDSCAPED AREA: | 17,201 SF |
| IMPERVIOUS COMMON AREAS: | 1,932 SF |
| ROOF TOP GARDENS: | 4,593 SF |
| TOTAL "OPEN SPACE" AREA: | 23,726 SF (50.3% OF SITE) |

| | |
|-----------------------|----|
| TOTAL TOWNHOME UNITS: | 24 |
| 2 BEDROOM UNITS: | 18 |
| 1 BEDROOM UNITS: | 6 |

USE PARKING COUNT OF (2) PER 2 UNIT BEDROOM AND (1.5) PER 1 UNIT BEDROOM

| | |
|---|-----------------|
| ⊙ (18) 2 BEDROOM UNITS / 2 EACH: REQUIRED: | 36 |
| ⊙ (6) 1 BEDROOM UNITS / 1.5 EACH: REQUIRED: | 9 |
| BASED ON COUNT, TOTAL REQUIRED: | 45 |
| TOTAL PARKING STALLS PROVIDED: | 51 (45+6 GUEST) |

*THIS SITE IS CLOSE TO 3300 SOUTH AND 900 EAST WHICH BOTH STREETS HAVE TRANSIT SERVICE AVAILABLE AND EACH PROVIDES CONNECTIONS TO MAJOR TRANSIT CORRIDORS AND/OR DESTINATIONS.

SITE NOTES:

- CONTRACTOR TO REPAIR ANY DAMAGED CURB, GUTTER AND SIDEWALK ON 900 EAST.
- ALL IMPROVEMENTS IN RIGHT-OF-WAY MUST BE PER SALT LAKE COUNTY STANDARDS.
- FIRE LANE MARKINGS AND SIGNS TO BE INSTALLED AS DIRECTED BY FIRE MARSHALL.

- SITE PLAN NOTES:**
- EXISTING CURB & GUTTER
 - PROPOSED 24" CURB & GUTTER. SEE DETAIL SHEET C5.
 - PROPOSED 6" CURB. SEE DETAIL SHEET C5.
 - PROPOSED 24" REV PAN CURB & GUTTER. SEE DETAIL SHEET C5.
 - PROVIDE SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER
 - CONTINUE GUTTER THROUGH PLANTER AREA PROVIDING A CONCRETE WATERWAY TO ALLOW STORM WATER TO FLOW THROUGH.
 - ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS.
 - ADA RAMP ARE TO BE INSTALLED PER SALT LAKE COUNTY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL SHEET C5.
 - PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
 - SAW CUT EXISTING EDGE OF ASPHALT TO PROVIDE A SMOOTH EDGE FOR PROPOSED ASPHALT TO MATCH TO.
 - INSTALL SIDEWALK PER SALT LAKE COUNTY STANDARDS AND SPECIFICATIONS.
 - PROPOSED FENCE, SEE ARCHITECTURAL DRAWINGS FOR FENCING/WALL DETAILS.

CURB & GUTTER IMPROVEMENTS TO 945 EAST TO BE DONE IN THE FUTURE. EXISTING LOT TO THE NORTH IS A PRIVATE RESIDENCE AND LOT TO THE SOUTH IS A FULLY IMPROVED COMMERCIAL SITE. NO CURB & GUTTER ALONG 945 EAST EXISTING TO THE NORTH OR SOUTH. WITH NO STORM DRAIN SERVICES CURRENTLY AVAILABLE IN 945 EAST, COLLECTING STORM WATER RUNOFF AND POINT DISCHARGING IT TO THE NORTH OR SOUTH NEGATIVELY IMPACTS BOTH LOTS. FOR THIS DEVELOPMENT THE STORM WATER RUNOFF FROM 945 EAST WILL BE KEPT AS IS AND ALLOWED TO SHEET FLOW TO THE WEST AND INTO THE LANDSCAPED AREA.

| | | | |
|-----|-----------|----|------|
| NO. | REVISIONS | BY | DATE |
| | | | |
| | | | |
| | | | |

DESIGNER: SDT
PROJECT ENGINEER: SDT

CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

MILLCREEK 9 PROJECT
3250 SOUTH 900 EAST, MILLCREEK UTAH
SITE PLAN



SHEET NO. C1

| | |
|------------|----------|
| PROJECT ID | DATE: |
| M1002-01 | 09/09/13 |
| FILE NAME: | SCALE: |
| PRJ-MC9 | 1"=20' |











