



Planning & Development Services Division

<http://pwpds.slco.org/agendas/index.html>

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

Mayor Meeting

Public Meeting Agenda

****REVISED****

Wednesday, December 3, 2014 1:00 P.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

29060 – Elyas Raigne representing Reliance Homes is requesting a Special Exception to the requirements to install sidewalk on the West side of Oshea Lane in the North Meadows 2 Subdivision. This request was filed in connection with Rezone File #29059. **Location:** 2698 South Fetzer Drive (7600 West). **Community Council:** Magna. **Planner:** David J. Gellner, AICP

29095 – Richard Sorenson is requesting an exception to the installation of curb, gutter, and sidewalk. **Location:** 3612 South Virginia Way. **Zone:** R-1-8 (Single Family). **Community Council:** East Millcreek. **Planner:** Spencer W. Brimley

29033 – Kyle Christensen – Requesting exceptions from roadway standards regarding the installation of Curb, Gutter and Sidewalk. **Location:** 10308 South Dimple Dell Road. **Zone:** R-1-15. **Planner:** Todd A. Draper

BUSINESS MEETING

- 1) Approval of Minutes from the October 24, 2014 and November 7, 2014 meetings
- 2) Other Business Items (as needed)

ADJOURN



STAFF REPORT

Executive Summary									
Hearing Body:	Salt Lake County Mayor's Meeting								
Meeting Date and Time:	Wednesday, December 03, 2014	01:00 PM	File No:	2	9	0	6	0	
Applicant Name:	Elyas Raigne - Reliance Homes	Request:	Exception Request						
Description:	Sidewalk								
Location:	2698 S. Fetzer Drive (approx. 7600 West)								
Zone:	R-1-10 Residential Single-Family	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>					
Planning Commission Rec:	Denial								
Community Council Rec:	Approval								
Staff Recommendation:	Denial								
Planner:	Spencer Hymas								

1.0 BACKGROUND

1.1 Summary

Elyas Raigne representing Reliance Homes is requesting a Special Exception to the requirements to install sidewalk on the West side of Oshea Lane in the North Meadows 2 Subdivision. This request was filed in connection with Rezone File #29059 on the same property.

1.2 Hearing Body Action

This item is on the Salt Lake County Mayor's Meeting Agenda. The Mayor may approve variations or exceptions to subdivision requirements 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.

1.3 Neighborhood Response

Notice of this application was sent out to neighbors within 300 feet of the property boundary. As of the date of this staff report, no comments from neighboring property owners have been received.

1.4 Community Council Response

The Magna Community Council discussed this sidewalk exception at their meeting of October 16, 2014. At that meeting, the CC voted to forward a positive recommendation to the Magna Township Planning Commission in relation to this request.

The Magna Town Council discussed this sidewalk exception at their meeting of November , 2014. At that meeting, the CC voted to forward a positive recommendation to the Magna Township Planning Commission in relation to this request.

1.5 Magna Township Planning Commission Recommendation

The Magna Township Planning Commission discussed this sidewalk exception at their regularly scheduled public meeting of November 13, 2014. The Commission voted to forward a recommendation to the Salt Lake County Mayor specifying a Delay Agreement in lieu of the Exception Request.

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

The Salt Lake County Traffic Engineer had the following recommendations for this application: I recommend approval of the exception to sidewalk only. The sidewalk will be installed by the developer of the property to the west when it is developed.

2.3 Other Issues

The property owner/applicant has described this as a "sidewalk to nowhere." The location of the sidewalk on the west side of Oshea Lane would seem to serve little purpose at this time. The property to the west and north are undeveloped, and not part of this subdivision. Any future development plans for

those properties are unclear. Oshea Lane (7600 West) terminates at the north boundary of this subdivision. This road is not a through street, so the sidewalk would not go beyond the north limit of the subdivision. Sidewalk does continue on Oshea Lane to the south, through the North Meadows Phase 1 subdivision.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends DENIAL of the proposed Exception Request.

3.2 Reasons for Recommendation

1)

3.3 Other Recommendations

4.0 PROJECT PHOTOS



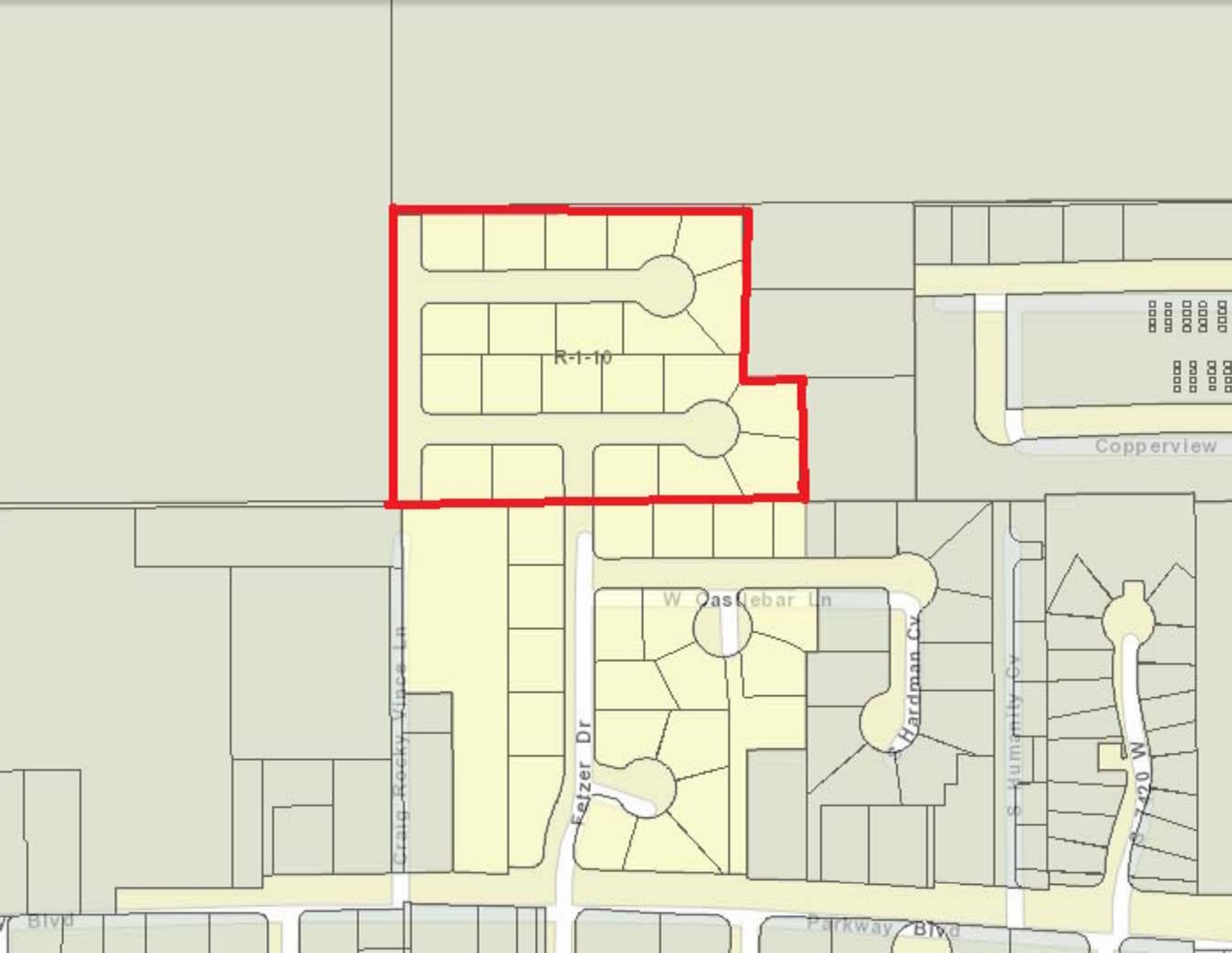
Image 1 : West side of Oshea Lane - aspect looking North.



Image 2 : End of Oshea Lane - looking north-west



Image 3 : West side of Oshea Lane as seen from the southern end of the road.



R-1-10

Copperview

W Caslebar Ln

Felzer Dr

Hardman Cv

S Humanity Cv

S 1420 W

Blvd

Parkway Blvd

Craig Rocky Vince Ln

#07



Salt Lake County Office of Township Services
2001 S. State Street #N3-600, Salt Lake City, UT 84190-4050
Phone 385-468-6700 • FAX: 385-468-6674
Visit our web site: slco.org/townships

File # 29060

Land Use & Development Application

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

Zone: R-1-10 Community Council: Magna Planner: _____
 Parent File # _____ Date: _____

Property Address: 2698 South Fetzer Dr. (7560w.) magna Parcel #: 14-21-41+42

Name of Project: North Meadows 2 Property Acreage: 7

Please describe your request: delete sidewalk on west side of OSTHEA Lane

<p><u>New Development:</u></p> <input type="checkbox"/> Conditional Use <input type="checkbox"/> Permitted Use <input checked="" type="checkbox"/> Subdivision # lots: <u>21</u> <input type="checkbox"/> PUD #lots: _____	<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"/> Condo Conversion <input type="checkbox"/> Lot Consolidation <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Mobile Store <input type="checkbox"/> Signs <input type="checkbox"/> Billboards	<p><u>Other:</u></p> <input checked="" type="checkbox"/> Exception Request <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> GRAMA (Records Request) <input type="checkbox"/> Land Use Hearing <input type="checkbox"/> Non-Conforming <input type="checkbox"/> RCOZ Appeal (Option C) <input type="checkbox"/> Research Request <input type="checkbox"/> Re-zone <input type="checkbox"/> Right-of-Way Improvement Permit <input type="checkbox"/> Vacate a Street
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Is a key or gate code required to access the property? Yes No If yes, code: _____ (or provide key)

Driving Directions to Property:
AT THE END OF Fetzer Drive (7560 West).
North
Enter off of 2820 South Street.

See 29059



Salt Lake County Office of Township Services
 2001 S. State Street #N3-600, Salt Lake City, UT 84190-4050
 Phone 385-468-6700 FAX: 385-468-6674
 Visit our web site: slco.org/townships

File # _____

Exception Request Supplemental Form

What is your request?

I am requesting exception from the following :

- Sidewalk
- Curb & Gutter
- Street Standards
- Fencing or Piping Ditches
- Other _____

Reason for the request: *The walk dead ends on Private property. Surrounded by Kennecott owned land. They lease the pasture out. If built it will encourage interaction with the live stock which may lead to injury or death.*
The walk does not go anywhere. A waste of time and money.

Recommendations:

	Approve	Deny	Date
Planner	<input type="checkbox"/>	<input type="checkbox"/>	_____
Traffic Engineer	<input type="checkbox"/>	<input type="checkbox"/>	_____
Planning Commission	<input type="checkbox"/>	<input type="checkbox"/>	_____
Mayor's Decision	<input type="checkbox"/>	<input type="checkbox"/>	_____
Planner's Signature _____			_____

RECEIVED
SEP 22 2004
SALT LAKE COUNTY
PLANNING

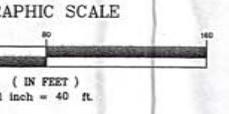
N00°07'20"E 5300.24' (RECORD A.R.P.)
MEASURED 5300.471' (MON. TO MON.)

N 1/4 CORNER SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN
FOUND BRASS CAP MONUMENT

LOCATED IN THE SOUTHEAST 1/4 OF SECT. 21, TOWNSHIP 1 SOUTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH

LEGEND

- CENTER LINE
- PROPERTY LINE
- SECTION LINE
- EXISTING FENCE LINE
- P.U. & E
- EXISTING SECTION CORNER
- EXISTING STREET MONUMENT
- FOUND REBAR AND CAP
- SET PROPERTY CORNER
- MONUMENT TO BE SET



Does not contain an Easement or Facility:
This plat solely for the purpose of
showing the location of public utility easements,
and does not constitute a conveyance of
any other rights, obligations or liabilities
of any kind. This approval does not constitute
approval or acknowledgment of any terms
of any agreement or contract, including those set in the Owners
of the Notes and does not constitute a
particular terms of natural gas service. For
more information contact Questar's Right-of-Way
at 1-800-368-6532.

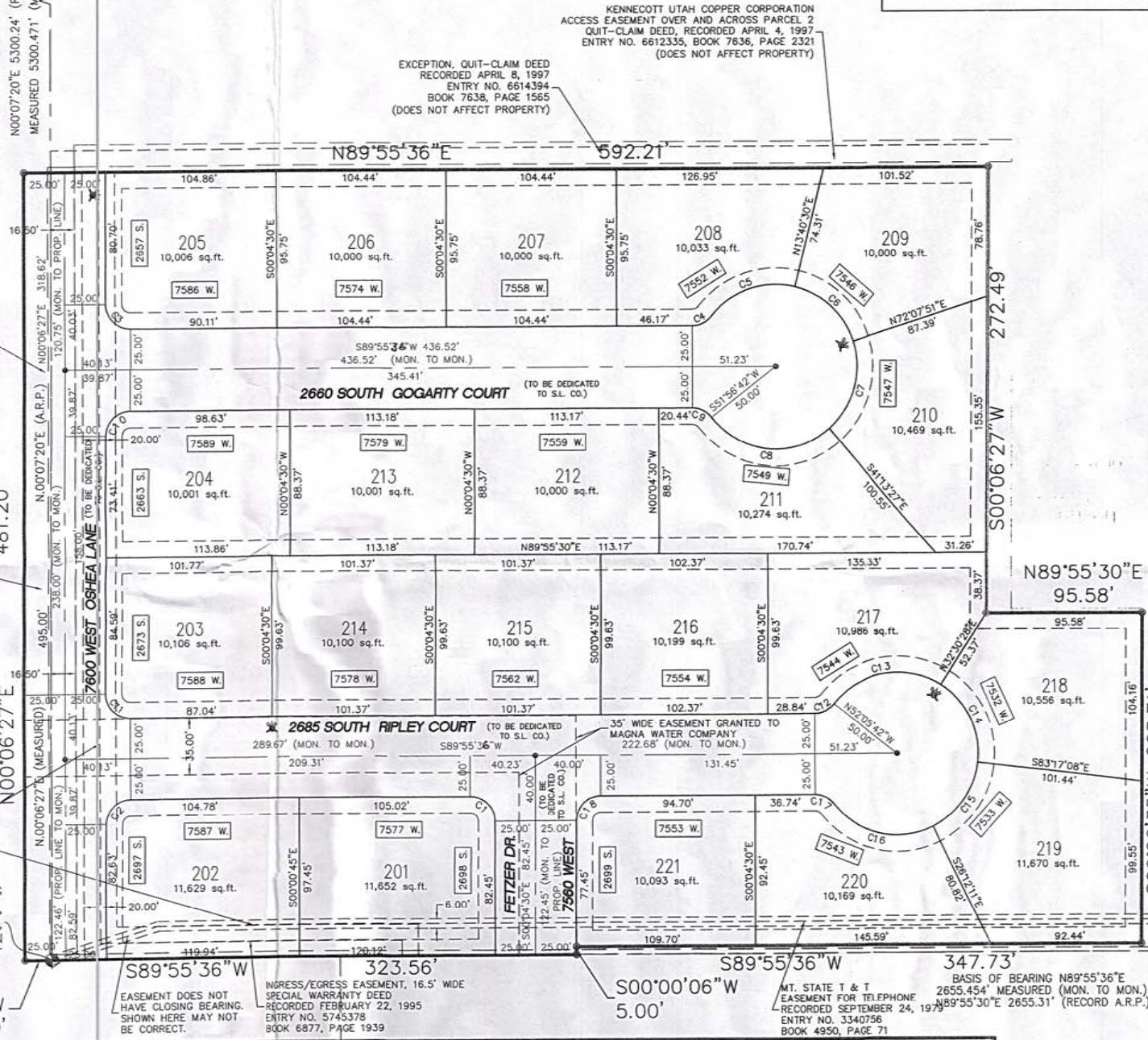
I have the right to install, maintain and operate
above and below ground and all other related
to the public utility easements identified on this
map and without the lots identified herein, including
access to such facilities and the right to require
any obstructions including structures, trees and
other items to be placed with the PUE. The utility may
lot owner to remove all structures of the lot
in use. At no time may any permanent structures
be placed on the PUE or any other obstruction which
in the use of the PUE without the prior written
consent of the utility with facilities in the PUE.

EASEMENT, MAGNA WATER CO.
ENTRY NO. 1785192
BOOK 1816, PAGE 497

INGRESS/EGRESS
EASEMENT, 16.5' WIDE
SPECIAL WARRANTY DEED
RECORDED FEBRUARY 22, 1995
ENTRY NO. 5745379
BOOK 6887, PAGE 1940

EASEMENT AND CONDITION
FOR HOMES AND S.L. COUNTY
STORM DRAIN EASEMENT
RECORDED JANUARY 3, 2000
ENTRY NO. 7546404
BOOK 8334, PAGE 196

POINT OF BEGINNING
SOUTH 1/4 CORNER SECTION 21,
TOWNSHIP 1 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
FOUND BRASS CAP MONUMENT



Foundation Elevations

Lot Number	Estimated Groundwater Elevation (ft)	Minimum Top of Floor Slab Elevation (ft)	Minimum Bottom of Footing Elevation (ft)	TBC Elevation at High Side of Lot
201	4239.0	4243.0	4241.83	4246.21
202	4239.0	4243.0	4241.83	4247.86
203	4239.0	4243.0	4241.83	4246.80
204	4238.5	4242.5	4241.33	4244.03
205	4238.5	4242.5	4241.33	4243.81
206	4238.5	4242.5	4241.33	4244.23
207	4239.0	4243.0	4241.83	4244.65
208	4239.0	4243.0	4241.83	4245.25
209	4239.0	4243.0	4241.83	4246.00
210	4239.0	4243.0	4241.83	4246.00
211	4239.0	4243.0	4241.83	4245.27
212	4239.0	4243.0	4241.83	4244.75
213	4239.0	4243.0	4241.83	4244.30
214	4239.0	4243.0	4241.83	4246.31
215	4239.0	4243.0	4241.83	4245.74
216	4239.0	4243.0	4241.83	4245.97
217	4239.0	4243.0	4241.83	4246.67
218	4239.0	4243.0	4241.83	4246.90
219	4239.0	4243.0	4241.83	4246.90
220	4239.0	4243.0	4241.83	4246.68
221	4239.0	4243.0	4241.83	4245.94

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	15.00'	23.56'	90°00'00"	N45°04'30"W	21.21'
C2	15.00'	23.51'	89°49'03"	S45°00'58"W	21.18'
C3	15.00'	23.61'	90°10'57"	S44°59'02"E	21.25'
C4	15.00'	13.62'	52°01'12"	N63°54'54"E	13.16'
C5	50.00'	57.40'	85°46'13"	S70°47'24"W	54.30'
C6	50.00'	59.01'	58°27'21"	N47°05'49"W	48.83'
C7	50.00'	58.16'	68°38'42"	N15°27'12"E	51.94'
C8	50.00'	81.31'	93°10'10"	S84°38'22"E	72.84'
C9	15.00'	13.62'	52°01'12"	N64°03'54"W	13.16'
C10	15.00'	23.51'	89°49'03"	S45°00'58"W	21.18'
C11	15.00'	23.61'	90°10'57"	S44°59'02"E	21.25'
C12	15.00'	13.62'	52°01'12"	N63°54'54"E	13.16'
C13	50.00'	73.83'	84°36'10"	S80°23'23"W	67.30'
C14	50.00'	56.03'	64°22'23"	N25°23'20"W	53.14'
C15	50.00'	49.81'	57°04'57"	N35°15'20"E	47.78'
C16	50.00'	68.20'	78°08'54"	S77°07'44"E	63.03'
C17	15.00'	13.62'	52°01'12"	N64°03'54"W	13.16'
C18	15.00'	23.56'	90°00'00"	S44°59'30"W	21.21'

DESCRIPTION

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S89°55'30"W 16.50 FEET TO THE SECTION LINE; THENCE N00°06'27"E 481.20 FEET; THENCE N89°55'36"E 592.21 FEET; THENCE S00°06'27"W 272.49 FEET; THENCE N89°55'30"E 95.58 FEET; THENCE S00°06'27"E 203.71 FEET TO THE NORTH BOUNDARY LINE OF NORTH MEADOWS; THENCE ALONG SAID NORTH BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: (1) S89°55'36"W 347.73 S00°00'06"W 5.00 FEET TO THE SECTION LINE; THENCE S89°55'36"W 323.56 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING. 21 LOTS LOCATED ON 6.960 ACRES 303.178 SQ. FT.

5/15/08
DATE

KENNETH W. WATSON, P.E., L.S.
REG. PROFESSIONAL ENGINEER (#152300)
REG. PROFESSIONAL LAND SURVEYOR (#158397)

OWNER'S DEDICATION

Know all men by these presents that WE, the undersigned owner of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

NORTH MEADOWS PHASE 2

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

In witness whereof, we have hereunto set our hands the 14 day of July, A.D., 2008

Dennis Bennett
Dennis Bennett, Development 2080

The undersigned Beneficiary of a Deed of Trust encumbering all or a portion of the property that is the subject of this map consents to the recording of this map and subordinates said deed of trust to the easements, dedications and reservations shown hereon.

RBC Bank (USA) previously known as RBC Centura Bank, a North Carolina banking corporation

By: *Traniece Peterson* Vice President

STATE OF **TEXAS** S.S.
COUNTY OF **HARRIS** S.S.

On the 14th day of July, A.D., 2008 personally appeared before me, as Vice President of RBC Centura Bank, a North Carolina banking corporation, and acknowledged to me that he/she executed the foregoing instrument in the capacity stated on behalf of said corporation.

Traniece Peterson
Traniece Peterson
Notary Public
Commission expires 9-17-2011
Place of Residence
Harris County

ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF _____ S.S.

On the 14th day of July, A.D., 2008 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, one in number, who duly acknowledged to me that he/she Dennis Bennett signed it freely and voluntarily and for the uses and purposes therein mentioned as a Member of Development 2080, LLC, a limited liability company.

MY COMMISSION EXPIRES 4-01-11

Dennis Bennett
NOTARY PUBLIC
TRACING IN **Salt Lake Co.**

PER: **COMPMENT 2080**
SOUTH REDWOOD ROAD
DRIVE, UTAH 84123
PHONE: (801)261-0160

CHECKED FOR ZONING COMPLIANCE

ZONE: R-1-10 LOT AREA: 10,000 S.A.F.T.
LOT WIDTH: 30 FT FRONT YARD: 30 FT
SIDE YARD: Interior - 10 FT REAR YARD: w/o garage - 15 FT
with garage - 30 FT
DATE: 7-15-2008 *Carol Wines*
SALT LAKE COUNTY PLANNING

UTILITIES, STREET & ADDRESS FRONTAGE COORDINATES APPROVED

5-15-08 [Signature]
DATE ENGINEERING REVIEW SPECIALIST

EASEMENT APPROVAL

Roby Vigil 4/23/08 *Tom [Signature]* 9/23/08
QUESTAR GAS CO. DATE

Ken Bear 4/23/08 *Traniece Peterson* 4/23/08
ROCKY MOUNTAIN POWER DATE COMCAST DATE

No.	Revision	By	Date
2	Util. Co. Blocks & Found. Elevs.	BMW	3/21/08
1	Addresses, stub road	BMW	5/10/06
Project Number Designed By <u>KWW</u> Drawn By <u>BMW</u> Checked By <u>KWW</u> Date <u>08/19/05</u> Application # <u>22988</u>			

NORTH MEADOWS PHASE 2
Page 1 of 2
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 2 WEST, S.L.B. & M., SALT LAKE COUNTY, UTAH
RECORDED # 1052104



Salt Lake County Office of Townships
 2001 S State Street #N3-600, Salt Lake City, UT 84190 – 4050
 Phone 385-468-6700 FAX: 385-468-6674
 Visit our web site: slco.org/townships

STAFF SUMMARY AND RECOMMENDATION

Public Body:	Salt Lake County Mayor/ Mayors Representative	File Number: 29095
Meeting Date:	12/03/2014	
Request:	Exception request to the installation of Curb, gutter and sidewalk	
Zone:	R-1-8 (Single Family Residential)	
Property Address:	3612 S. Virginia Way	
Applicant:	Richard P. Sorenson	
Planner:	Spencer W. Brimley	

Project Description:

In conjunction with application #28673 the applicant is seeking exception to standards that require the installation of curb, gutter and sidewalk along with the proposed 3-lot subdivision..

Site and Vicinity Description (see attached map):

Richard Sorensen is requesting approval of a 3-lot subdivision in an R-1-8 zone. Currently the site consists of 4 parcels that are under 1 owner. The parcels total at 1.8 acres all combined. The applicant is proposing to create a 3 parcel for this subdivision.

Ordinance requires installation of curb, gutter, and sidewalk along the property frontage. However, due to the topography and the right-of-way width the traffic engineer has recommended an exception to the requirement to install improvements.

Applicable Ordinance

18.24.090 states that for new subdivisions right of way improvements to be installed in compliance with current design standards.

18.08.020 states that an exception for these improvements in a new subdivision require a recommendation from the planning commission with the final approval given by the mayor's office.

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”.

Zoning Considerations:

Requirement	Standard	Proposed	Compliance Verified
Height	N/A	N/A	Yes
Front Yard Setback	25 feet	25 feet	Yes
Side Yard Setbacks	5 feet one side and 11 feet on the garage or driveway side or 8 feet on each side	5 feet one side and 11 feet on the garage or driveway side or 8 feet on each side	Yes
Rear Yard Setback	W/ Garage 15 feet, W/O Garage 30 feet	W/Garage 15 feet, W/O Garage 30 feet	Yes
Lot Width	65 feet	65 feet	Yes
Lot Area	0.5 Acres	0.5 Acres	Yes

Parking	N/A	N/A	Choose an item.
Compatibility with existing buildings in terms of size, scale and height.			Yes
Compliance with Landscaping Requirements.			Yes
Compliance with the General Plan.			Yes

Issues of Concern / Proposed Mitigation:

The O'Brien subdivision is still under review by the agencies. There are several technical issues that staff is addressing that will need to be completed before final plat approval can be given. The applicant is working through some technical issue related to the subdivision and will be able to complete the subdivision process when all ordinance and regulations have been met and each agency review satisfied. The proposal is a part of the required process. Without a recommendation to the Mayor for this application, the applicant cannot move forward with their subdivision approval process.

Neighborhood Response:

As of the date of this report, 10/31/2014, staff has not received any comments from the neighborhood.

Community Council Response:

This item is not taken to the Community Council as it does not require a recommendation from the CC in order to be heard by the Commission.

Reviewing Agencies Response:

The agencies/professionals listed below have been consulted regarding this request. In some cases the agency cannot complete a final review/approval until the Planning Commission has rendered a decision regarding the proposed use and site plan.

Compliance with current building, construction, engineering, fire, health and safety standards will be verified prior to final approval.

Staff Recommendation:

“Unless otherwise designated, a decision approving a conditional use application shall be a preliminary approval of the application.” [19.84.095] “...the [Development

Services] director...shall issue a final approval letter upon satisfaction of the planning commission's conditions of approval." [19.84.050]

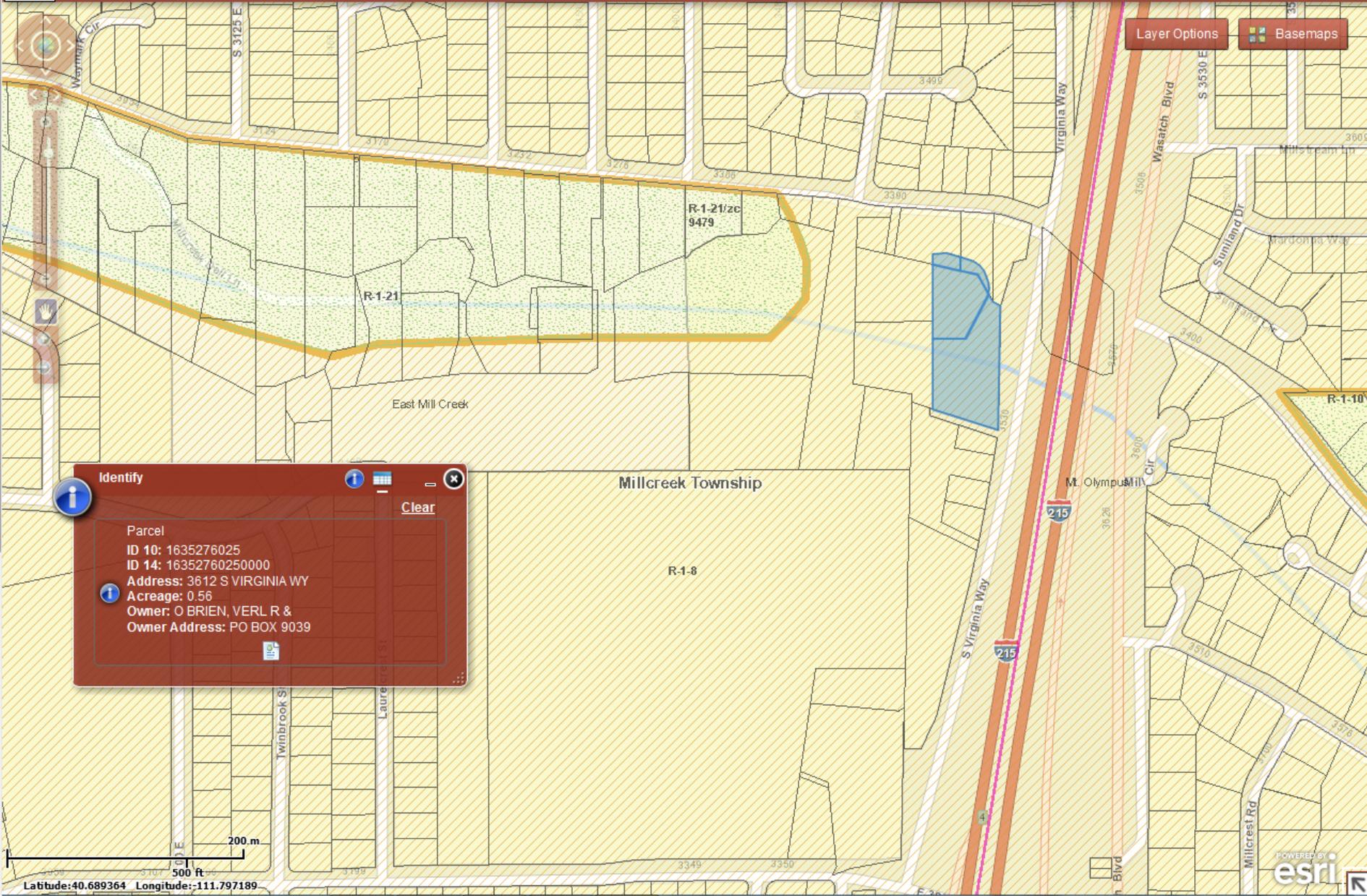
Staff has reviewed this request for compliance with the standards set forth in Section 19.84.060 of the Zoning Ordinance and recommends preliminary approval be granted subject to the following:

1. Staff is recommending that the request for exception to Curb, Gutter and sidewalk on the proposed development be **Denied** and ask that the applicant sign and record an extension of time agreement for the property. The planning commission upheld this recommendation and requested that the Applicant be required to fill out and record an extension of time of agreement, related to this project.

The Office of Township Services would like to see extension of time agreements used rather than approving an exception to the installation of necessary, future improvements. This item is on the Mayor's meeting agenda for final decision.



Layer Options Basemaps



Identify Clear

Parcel
 ID 10: 1635276025
 ID 14: 16352760250000
 Address: 3612 S VIRGINIA WY
 Acreage: 0.56
 Owner: O BRIEN, VERL R &
 Owner Address: PO BOX 9039

Latitude: 40.689364 Longitude: -111.797189





Layer Options Basemaps

Identity Clear

Parcel
ID 10: 1635276025
ID 14: 16352760250000
Address: 3612 S VIRGINIA WY
Acreage: 0.56
Owner: O BRIEN, VERL R &
Owner Address: PO BOX 9039



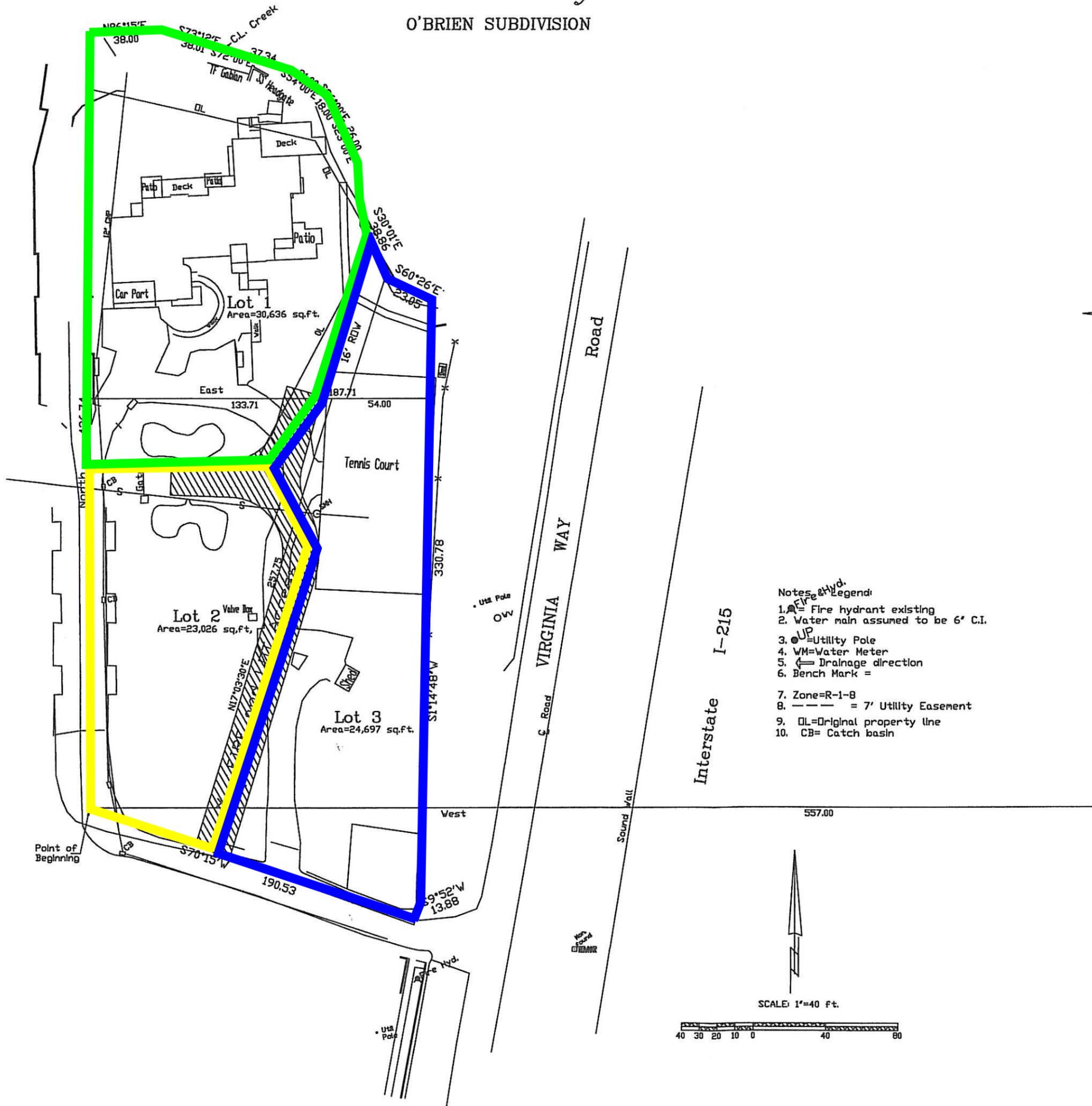






Preliminary Plat

O'BRIEN SUBDIVISION



- Notes & Legend:
- Fire hydrant existing
 - Water main assumed to be 6" C.I.
 - Utility Pole
 - Water Meter
 - Drainage direction
 - Bench Mark =
 - Zone=R-1-B
 - 7' Utility Easement
 - Original property line
 - Catch basin

Nelson to O'Brien
 Beginning at a point S0°31'14"W 1,085.76 feet and N47°04'50"W 321.22 feet and N71°08'22"W 135.08 feet and N86°00'V 109.68 feet and S0°31'14"W 145.96 feet from the Northeast corner of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence N77°06'V 79.37 feet along the South property line of the Nelson tract; thence North 29.18 feet to the centerline of Millcreek Stream; thence N86°15'E along the centerline of said stream 38.0 feet; thence S73°12'E 41.56 feet along said centerline to the Nelson East property line; thence S0°31'14"W 37.37 feet to the point of beginning.

Coon to O'Brien
 Beginning at the Southeast corner of Coons property description, said point being S0°31'14"W 1,085.76 feet and N47°04'50"W 321.22 feet and N71°08'22"W 135.08 feet and N86°00'V 20.15 feet and Easterly 0.64 feet and S0°31'14"W 223.93 feet from the Northeast corner of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence N30°00'V 04.92 feet; thence N77°06'V 47.99 feet; thence N0°31'14"E 38.06 feet to the centerline of Millcreek Stream; thence along said centerline of Millcreek Stream the following (7) courses: S72°00'E 38.0 feet; S54°00'E 21.0 feet; S36°00'E 18.0 feet; S23°00'E 26.0 feet; Southeasterly on a 62 foot radius curve to the right, chord bears S5°30'07"E 23.84 feet, a distance of 23.99 feet; S3°26'V 12.65 feet; and S30°00'E 27.00 feet to the point of beginning.

O'Brien 026
 Beginning at a point 1,342 feet South and 557 feet West from the Northeast corner of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 187.48 feet; thence East 90 feet; thence N27°57'36"E 141.38 feet; thence S77°06'E 128.0 feet; thence S30°01'E 86.81 feet; thence S60°26'E 23.8 feet; thence S1°14'48"W 330.78 feet; thence Southerly along a curve to the right, chord bears S9°13'V 13.88 feet, a distance of 13.88 feet; thence N70°15'W 191.53 feet to the point of beginning.

O'Brien 025
 Beginning at a point 1,153.76 feet South and 557 feet West from the Northeast corner of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence East 90 feet; thence N27°57'36"E 141.38 feet more or less to the center of Millcreek; thence N30°01'W 63 feet; thence N77°06'W 128 feet; thence South 208 feet to the point of beginning.

New Subdivision description:
 Beginning at a point South 1,342.0 feet and West 557.0 feet from the Northeast corner of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 426.74 feet; thence along the centerline of the creek the following 7 courses: N86°15'E 38.00 feet; S73°12'E 38.01 feet; S72°00'E 37.34 feet; S54°00'E 21.00 feet; S36°00'E 18.00 feet; S23°00'E 26.00 feet; Southeasterly on a 62 foot radius curve to the right, chord bears S5°30'07"E 23.84 feet, a distance of 23.99 feet; S3°26'W 7.12 feet; and running thence S30°01'E 38.86 feet; thence S60°26'E 23.05 feet; thence S1°14'48"W 330.78 feet; thence S9°52'W 13.88 feet; thence N70°15'W 190.53 feet to the point of beginning.

O'BRIEN SUBDIVISION

Preliminary Plat
 VERL O'BRIEN
 3612 SOUTH VIRGINIA WAY

RICHARD P. SORENSEN
 CIVIL ENGINEER & LAND SURVEYOR
 4880 HIGHLAND CIRCLE
 Salt Lake city, Utah 84117

DATE
 November
 2003

FILE
 8300

Preliminary Plat

O'BRIEN SUBDIVISION

NE Cor. Section 35,
T1S, R1E, SLB&M.



- Notes & Legend:
- = Fire hydrant existing
 - = Water main assumed to be 6" C.I.
 - = Utility Pole
 - WM = Water Meter
 - ← = Drainage direction
 - Bench Mark =
 - Zone=R-1-8
 - = 7' Utility Easement
 - OL = Original property line
 - CB = Catch basin

1,342.00
South

O'BRIEN SUBDIVISION

Preliminary and Drainage Plat
VERL O'BRIEN
3612 SOUTH VIRGINIA WAY

DATE
November
2003

RICHARD P. SORENSEN
CIVIL ENGINEER & LAND SURVEYOR
4880 HIGHLAND CIRCLE
Salt Lake city, Utah 84117

Phone 277-7705

FILE
8300

Rev. 10-15-2013



STAFF REPORT

Executive Summary									
Hearing Body:	Salt Lake County Mayor's Meeting								
Meeting Date and Time:	Wednesday, December 03, 2014	01:00 PM	File No:	2	9	0	3	3	
Applicant Name:	Kyle Christensen	Request:	Exception Request						
Description:	Exception from the Installation of Curb, Gutter and Sidewalk								
Location:	10308 S. Dimple Dell								
Zone:	R-1-21 Residential Single-Family	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>					
Planning Commission Rec:	Approval								
Community Council Rec:	Approval								
Staff Recommendation:	Approval								
Planner:	Todd A. Draper								

1.0 BACKGROUND

1.1 Summary

This request pertains to the Janke Estates PUD Subdivision which received preliminary approval of the preliminary plat from the Salt Lake County Planning Commission on May 14, 2014. The Granite Community Council forwarded a recommendation to the Salt Lake County Planning Commission at that meeting that the installation of curb, gutter and sidewalk not be required for this project. Subsequently the Planning Commission also made a recommendation during their meeting that the Mayor's Designee grant approval to such an exception, should such an application for exemption be made by the developer. This application is that application requesting exemption from the roadway standards.

1.2 Hearing Body Action

At the May 14, 2014 meeting of the Salt Lake County Planning Commission a motion was made by the commission to forward a recommendation to the Mayor's Designee that an exception from the requirement to install curb, gutter and sidewalk be approved.

1.3 Neighborhood Response

Neighbors at the Planning Commission meeting spoke about their desire for keeping the rural feel of Dimple Dell Road. They felt that the installation of additional curb, gutter and sidewalk would detract from the character they sought to preserve.

1.4 Community Council Response

At their meeting on May 7th the Granite Community Council recommended to the Salt Lake County Planning Commission that curb, gutter and sidewalk not be installed on Dimple Dell Road as part of the proposed PUD subdivision. (see attached letter).

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.

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

County Traffic Engineer:

Denial to exception to installation of curb, gutter, and sidewalk is recommended. The County shares jurisdiction of Dimple Dell Road with Sandy City. The County and Sandy City have agreed that sidewalk on Dimple Dell Road is needed to improve safety and that even for a short distance, such as with this development, installation of sidewalk will help to move pedestrians off the roadway.

2.3 Other Issues

Planning Review:

Dimple Dell road has mixed jurisdictional control between Sandy City and Salt Lake County. Both entities have recently been working collaboratively to come up with future plans for the roadway and its alignment. As the outcome of these meetings and the eventual engineering specifications are still in the process of being determined, requiring the current installation of improvements along Dimple Dell may be premature, ultimately increasing costs to Salt Lake County or Sandy City for their removal and/or

replacement at a later date. Dedication of the required street half-width however should occur at this time.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Exception Request .

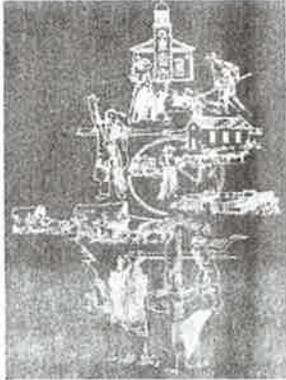
3.2 Reasons for Recommendation

- 1) Unusual topographical conditions do exist at this location along Dimple Dell Road
- 2) There are aesthetic elements related to the rural character of the neighborhood that would be impacted if the exception were not granted.
- 3) Granting of the exception would be in line with the desires of the local community.

3.3 Other Recommendations

None at this time.

1.



GRANITE COMMUNITY COUNCIL

May 8, 2014

Todd Draper
Planning & Development Services
Salt Lake County
2001 S. State
Salt Lake City, Utah 84190

Re: File #28891

Dear Todd:

The Granite Community Council appreciated the opportunity to review and comment on the Land Use Application, File No. 28891 at our meeting last night, regarding the Planned Unit Development (PUD) at 10308 S. Dimple Dell.

Several residents were in attendance at our Council meeting who expressed some concerns about aspects of the dwelling design, particularly the placement of one home with respect to the resident's home. We and the resident were happy to see that the Breen Homes representatives, Kyle Christensen and Jake Breen, were extremely willing to listen to such concerns and make changes to satisfy their and our concerns.

After considerable discussion, the Council recommended approval of the subject PUD with the following modifications, which will mitigate negative impacts: 1) turn the footprint of the dwelling at the northwest corner of the PUD sufficiently to avoid negative "bathroom views" between it and the Braun home to its north and provide vegetation and trees to reduce problems with views; 2) do not require that Breen improve Dimple Dell Road by installing curb, gutter, and sidewalk at the front of the PUD—the residents and the Council agree that we want to retain the *rural charm* of Dimple Dell and would like to keep the street design consistent with most other sections of the street; and 3) we recommend use of a turfgrass in the open space area at the west end of the PUD that has low water requirements, such as bella bluegrass, to limit the water needs while keeping the open space green.

Again, thank you for the opportunity to review and comment on this application and for providing your expertise and support at the meetings.

Sincerely,

Mary J. Young, Chair
Granite Community Council



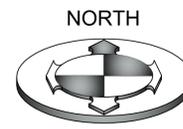
28891

Aerial Map



Mon Apr 7 2014 08:06:45 P.M.

APPLE HOLLOW COVE (10325 SOUTH STREET) APPLE HOLLOW COVE



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

CONSTRUCTION KEY NOTES REFERENCE		
NO.	DESCRIPTION	DETAIL
①	STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE.	3/CDT.01
②	CONCRETE PAVEMENT WITH GRANULAR BASE.	3/CDT.01
③	2.5' HIGHBACK CONCRETE GUTTER	2/CDT.01
④	CONCRETE SIDEWALK	
⑤	2.5' CONCRETE RELEASE CURB GUTTER	5/CDT.01
⑥	4' CONCRETE WATERWAY	6/CDT.01

AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	13,261	16.8
ROADS	14,039	17.7
OPEN SPACE (SPORTS FIELD AND PLAYGROUND)	51,808	65.5
TOTAL AREA	79,108	

NOTE:
PARKING WILL ONLY BE ALLOWED ON THE NORTH SIDE OF THE STREET

BOUNDARY DESCRIPTIONS:

RECORD DEED DESCRIPTION (ENTRY NO. 11169349) BEGINNING AT A POINT ON THE WEST LINE OF DIMPLE DELL ROAD, AS THE SAME IS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, ENTRY NO. 2127275, BOOK OF PLATS 'DD', PAGE NO. 56, SAID POINT BEING EAST ALONG THE SECTION LINE 2138.19 FEET AND SOUTH 2°49'20" EAST 899.36 FEET FROM THE NORTH-WEST CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 2°49'20" EAST ALONG THE WEST LINE OF SAID DIMPLE DELL ROAD (NOTE: SOUTH 2°49'20" EAST THIS DESCRIPTION EQUALS SOUTH 3°47' EAST ON DEDICATION PLAT OF DIMPLE DELL ROAD) 236.99 FEET; THENCE WEST 401.09 FEET; THENCE NORTH 12°56' EAST 242.87 FEET; THENCE EAST 355.06 FEET TO THE POINT OF BEGINNING.

NORTHWEST OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, FOUND BRASS CAP BURIED IN DIRT, UNDER FENCE.

(BASIS OF BEARINGS) S 01°37'30" W 2001.68' (MEAS.)

WEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, FOUND COPPER RIVET, IN TOP OF GRANITE STONE.

CENTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, FOUND BRASS CAP, (CAP DETACHED FROM MONUMENT BASE, PLACED ON TOP AND ROTATED TO SIT IN ORIGINAL POSITION)

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

NO.	DATE	DESCRIPTION
1	04/16/14	B/W/A/K
2	13/09/05	Site

PROJECT NO.	1309165
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BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

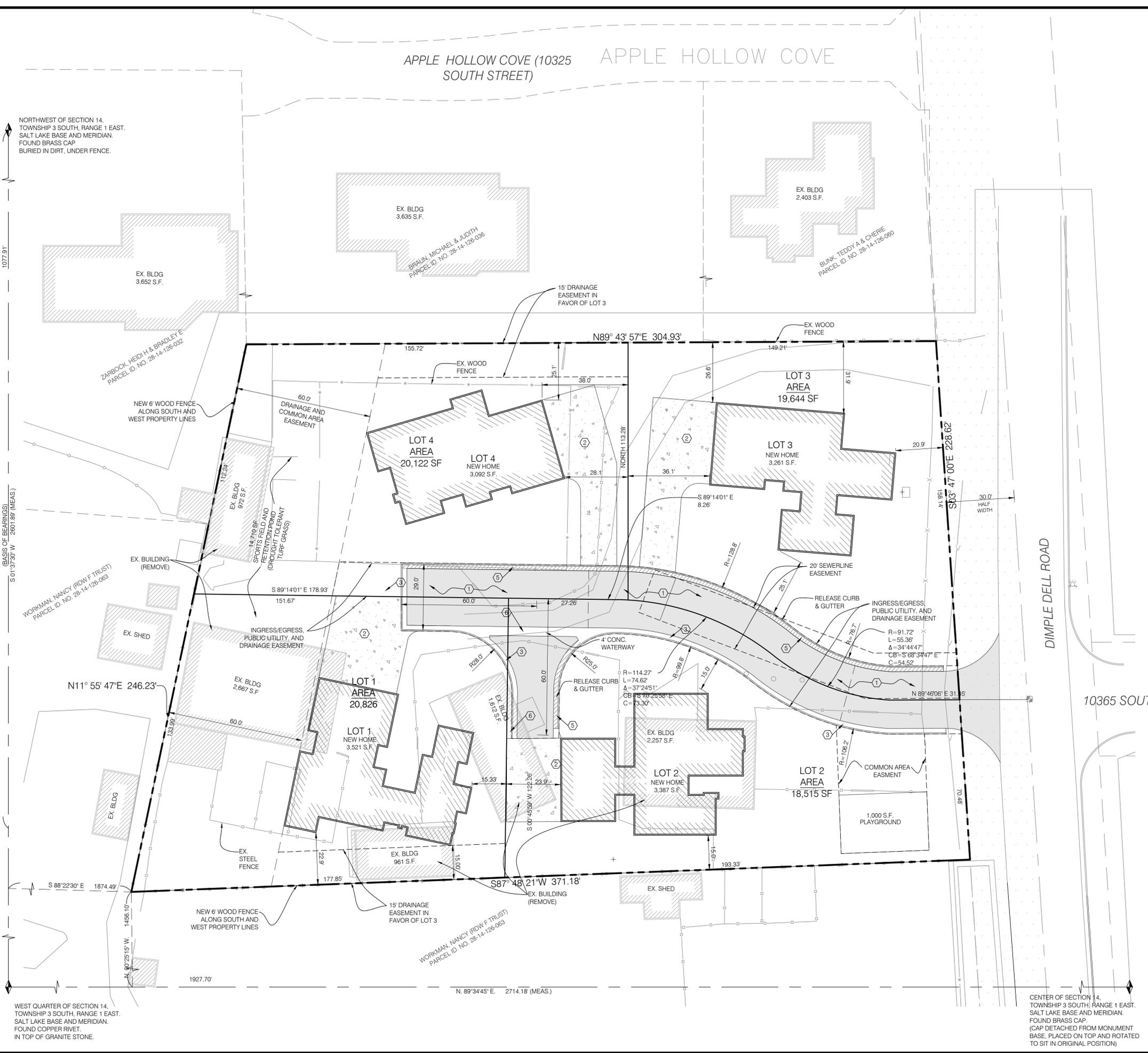


JANKE ESTATES PUD 4 LOTS
10308 SOUTH DIMPLE DELL ROAD
SANDY, UTAH 94092

PROJECT NO. 1309165

SITE PLAN

CSP.01
3 OF 8











MEETING MINUTE SUMMARY
Mayor's Review Meeting

Friday, October 24, 2014 10:00 a.m.

Approximate meeting length: 10 minutes
Number of public in attendance: 2
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Township Executive Patrick Leary

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

ATTENDANCE

Mayor's Office and Staff:

Mayor's Office	Public Mtg	Business Mtg	Absent
Township Executive Patrick Leary	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Spencer Brimley	x	x
Wendy Gurr	x	x
Max Johnson	x	x
Adam Miller (DA)	x	x

PUBLIC HEARINGS

Hearings began at – 10:02 a.m.

28997 – Brad Ashworth is requesting a plat amendment to combine two lots and vacate an easement for an addition to a single family dwelling. **Location:** 3221 East Mountain Cove **Zone:** R-1-10 (Single Family Residential) **Planner:** Spencer W. Brimley

Staff Spencer Brimley provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

No one from the public was present to speak.

PUBLIC PORTION OF MEETING CLOSED

Motion: to approve application #28997 as presented.

Motion by: Township Executive Patrick Leary

29005 – 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

Staff Spencer Brimley provided an analysis of the Staff Report.

Township Executive Patrick Leary and Staff Spencer Brimley had a brief discussion. Mr. Brimley advised Traffic Engineering said if they put in curb, gutter and sidewalk improvements it would cause some

drainage problems for the adjacent properties. Mr. Leary asked if we had spoken to traffic or engineering about the possibility of storm drainage along this road. Mr. Brimley hasn't spoken to them. Patrick wants to start using delay agreements and is the owner's responsibility and when we grant an exception we are saying you're off the hook, but the tax payers on the hook at the time we make those improvements. Mr. Leary asked to get back with developer to add a delay agreement in place and/or wanting him to make that decision now. Mr. Brimley said traffic will not release their approval unless this is approved or denied and how traffic would change their review in order to move forward. The developer wanted to submit last week, but they haven't submitted technical drawings to grading and hydrology. He is waiting for them to get those in, but traffic's approval is contingent on this exception going forward or not. Mr. Leary would like to go back to the developer and advise we prefer to use a delay agreement, wait for their response and reschedule this meeting. Mr. Leary confirmed this would be our second delay agreement that this is the tool we are going to be using more of and discuss with engineering and planning and not be making recommendations for sidewalk exceptions in the near future. Staff Max Johnson said we have the means to create a good delay agreement and a good system to identify where they are and make sure we don't lose track of them.

PUBLIC PORTION OF MEETING OPENED

No one from the public was present to speak.

PUBLIC PORTION OF MEETING CLOSED

Motion: to continue application #29005 to November 7, 2014.

Motion by: Township Executive Patrick Leary

BUSINESS MEETING

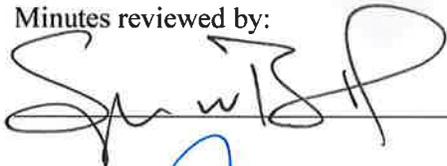
Meeting began at – 10:11 a.m.

- 1) Approval of Minutes from the September 19, 2014 meeting
Motion: to approve minutes from the September 19, 2014 meeting.
Motion by: Township Executive Patrick Leary
- 2) Other Business Items (as needed)
No other business to discuss

MEETING ADJOURNED

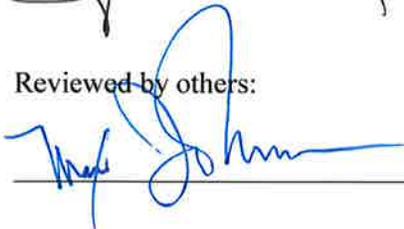
Time Adjourned – 10:12 a.m.

Minutes reviewed by:



10/30/14

Reviewed by others:



10-30-14



**MEETING MINUTE SUMMARY
Mayor's Review Meeting**

Friday, November 7, 2014 10:00 a.m.

Approximate meeting length: 8 minutes
Number of public in attendance: 1
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Township Executive Patrick Leary

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

ATTENDANCE

Mayor's Office and Staff:

Mayor's Office	Public Mtg	Business Mtg	Absent
Township Executive Patrick Leary	x		

Planning Staff / DA	Public Mtg	Business Mtg
Spencer Brimley	x	
Wendy Gurr	x	
Max Johnson	x	
Greg Schultz	x	
Adam Miller (DA)	x	

PUBLIC HEARINGS

Hearings began at – 10:08 a.m.

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

Township Executive Patrick Leary explained the position of a delay agreement until we know more about the future. Steve Stoddard has read the delay agreement and Counsel Adam Miller explained after 10 years, if the County hasn't called on the project he is in the clear and the exception would be granted. Staff Spencer Brimley said it would be minimal cost to the Applicant. Mr. Leary speculated it would be down the list and the County would be looking at local schools as a priority. The delay agreement preserves the current obligation and if it comes up there would be plenty of notice.

PUBLIC PORTION OF MEETING OPENED

No one from the public was present to speak.

PUBLIC PORTION OF MEETING CLOSED

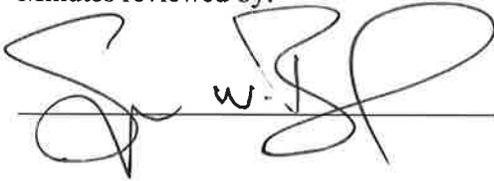
Motion: to approve application #29005 granting the delay agreement, execution and recording. The Applicant is in agreement of Staff recommendations.

Motion by: Township Executive Patrick Leary

MEETING ADJOURNED

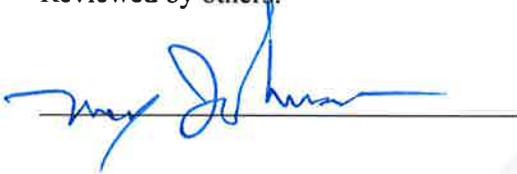
Time Adjourned – 10:16 a.m.

Minutes reviewed by:



12-1-14

Reviewed by others:



11-25-14