Planning & Development Services Division
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Millcreek Township Planning Commission

Public Meeting Agenda

****REVISED****

Wednesday, December 10, 2014 4:00 P.M.

THE MEETING WILL BE HELD AT SALT LAKE COUNTY GOVERNMENT CENTER
2001 SOUTH STATE STREET, SOUTH BUILDING, MAIN FLOOR, USU EXTENSION ROOM, ROOM S1010
ANY QUESTIONS, CALL (385) 468-6700

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

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

PUBLIC HEARINGS

28980 – **(Continued from 09/10/2014, 10/15/2014 and 11/12/2014)** Richard Beckstrand is requesting preliminary plat approval of a 2 lot subdivision. The applicant is proposing to divide the existing property at the subject location to create an additional lot. **Location**: 3809 East Thousand Oaks Circle. **Zone**: R-1-10 (Single Family Residential) **Planner**: Spencer W. Brimley

28984 – **(Continued from 09/10/2014 and 10/15/2014)** Raj Duggineni is requesting approval of a conditional use for a restaurant with a liquor license. **Location**: 3325 South 700 East. **Zone**: C-2 (Commercial) **Community Council**: Millcreek **Planner**: Spencer W. Brimley

29069 – Hooper Knowlton is requesting conditional use approval to improve 1.51 acres of land into a 118 unit - transit oriented development. **Location:** 4205 South Main Street. **Zone:** R-M. **Community Council:** Millcreek. **Planner:** Spencer W. Brimley

29080 – Troy Wolverton of Anderson, Wahlen and Associates requests approval of Conditional Use site plan amendments to the Smith's Food and Drug Center, including the addition of a drive up Pharmacy window. **Location:** 3215 South Valley Street. **Zone:** C-2. **Community Council:** Canyon Rim. **Planner:** Todd A. Draper

29081 – Barry Bickmore is requesting approval of a residential planned Unit development (8 units) to be known as the Canyon Hollow Twin Homes. **Location:** 3800 South 1300 East. **Zone:** R-M/zc. **Community Council:** Millcreek. **Planner:** Spencer W. Brimley

29041 – Jake Breen with Breen Homes is requesting preliminary plat approval for the Grand Cayman Extension 3-lot Subdivision, inclusive of a request for Conditional Use approval of a single-family residential development plan for the lots. **Location:** 818 East 4125 South. **Zone:** R-1-5. **Planner:** Todd A. Draper

29041 – Jake Breen with Breen Homes is requesting approval to amend the existing Clearview Acres Subdivision in order to create the Grand Cayman Extension 3-lot Subdivision. **Location:** 818 East 4125 South. **Zone:** R-1-5. **Planner:** Todd A. Draper

29043 – Andrew Quist is requesting preliminary plat approval for the Hale Stone 2-lot Subdivision. **Location:** 3940 South Hale Drive. **Zone:** R-1-21. **Planner:** Todd A. Draper

29043 – Andrew Quist is requesting approval to amend the existing Mount Olympus Park and Mount Olympus Park No. 2 Subdivisions in order to create the Hale Stone 2-lot Subdivision. **Location:** 3940 South Hale Drive. **Zone:** R-1-21. **Planner:** Todd A. Draper

29043 – Andrew Quist is requesting to vacate platted public utility easements within the Mount Olympus Park No. 2 Subdivision. **Location:** 3940 South Hale Drive. **Zone:** R-1-21. **Planner:** Todd A. Draper

BUSINESS MEETING

1) Approval of Minutes from the November 12, 2014 meetings
2) Ordinance Issues from today's meeting
3) Other Business Items (as needed)

ADJOURN

Salt Lake County Planning & Development Services

STAFF REPORT

Executive Summary									
Hearing Body:	Millcreek Township Planning Commission - Continued from 11/12/2014								
Meeting Date and Time:	Wednesday, December 10, 201	04:00 PM	**File No:**	2	8	9	8	0	
Applicant Name:	Richard Beckstrand	**Request:**	Subdivision						
Description:	2 lot standard subdivision								
Location:	3809 E. Thousand Oaks Dr.								
Zone:	R-1-10 Residential Single-Family	Any Zoning Conditions?	Yes ☐	No ☑					
Planning Commission Rec:	Not Yet Received								
Staff Recommendation:	Continue								
Planner:	Spencer W. Brimley								

1.0 BACKGROUND

1.1 Summary

Item 28980, is proposal for a two lot subdivision located at 3809 E Thousand Oaks Circle. This item was heard by the planning commission at their meeting on November 12, 2014.

At The Planning Commission meeting held on November 12, 2014. The planning commission asked for this item to be continued to their meeting on December 10, 2014. This item has undergone several revisions and received input that took place between meetings. Due to this fact it was determined by the Millcreek Township Planning Commission, that there would be no additional information considered for the upcoming Millcreek Township Planning Commission meeting to be held on December 10, 2014.

Since the meeting in November, staff has worked to answer the concerns of the community and questions from the Planning Commission related to the proposal. During the course of the staff analysis, the applicant requested that this item be continued to Planning Commission meeting to be held on February 11, 2015. Staff has obliged the applicants request and and made the recommendation to the Commission to have this item continued and be prepared with all applicable information for the meeting in February.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends the proposed <u>Subdivision</u> be <u>CONTINUED</u> to the meeting scheduled on Feb 11, 2015 .

3.2 Reasons for Recommendation

1) The applicant has requested that staff continue this item to the Planning Commission meeting to be held on February 11, 2015.

Salt Lake County Planning & Development Services

STAFF REPORT

Executive Summary									
Hearing Body:	Millcreek Township Planning Commission - Continued from 10/15/2014								
Meeting Date and Time:	Wednesday, December 10, 201	04:00 PM	**File No:**	2	8	9	8	4	
Applicant Name:	Raj Duggineni	**Request:**	Conditional Use						
Description:	New restaurant with liquor license								
Location:	3325 S. 700 E.								
Zone:	C-2 Community Commercial	Any Zoning Conditions?	Yes ☐	No ☑					
Planning Commission Rec:	Continue								
Community Council Rec:	Not yet received								
Staff Recommendation:	Denial								
Planner:	Spencer W. Brimley								

1.0 BACKGROUND

1.1 Summary

The applicant is requesting approval to build a new restaurant at the above location. The C-2 zone allows for a restaurant as a permitted use, but a restaurant with a liquor license becomes subject to conditional use review.

The applicant operates the Tandoor restaurant that is located just north of the subject location. This location would replace the existing location as a stand alone restaurant with outdoor dining area and a banquet hall upstairs for special events.

The property to the south is zoned R-M and has an office on site. To the east across from Scott Court are residences. Finally, on the corner is the 7-11gas station.

The site consists of 5 parcels that will require consolidation. 2 homes currently sit on the site which will required demolition.

The applicant is proposing to remove the 2 existing curb cuts along 700 east within the property and share the existing 7-11 access with an easement into their property. Another entrance would be from Scott Court to the east.

The proposed restaurant has a footprint of 3,200 sq. ft. and a total of 4,790 sq. ft. of gross floor area. The

outdoor dining area as shown is approximately 1,600 sq. ft. The building is proposed to be 2 stories tall and the applicant has provided imagery of the intended look of the restaurant both for landscaping and architecture in addition to the preliminary site plan.

Staff has indicated to the applicant that more specific details regarding building elevations and landscaping are an absolute for final approval. However for final approval the planning commission may determine that the information provided is detailed enough to either give preliminary approval or at least enough to request specific items to address concerns of the commission.

1.2 Hearing Body Action

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

1.3 Neighborhood Response

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

1.4 Community Council Response

This item was heard by the Millcreek Community Council during their meeting to be held 9/2/2014.

2.0 ANALYSIS

2.1 Applicable Ordinances

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

Criteria Met		Conditional Use Criteria and Evaluation
YES ☐	NO ☒	Standard `A': *The proposed site development plan shall comply with all applicable provisions of the Zoning Ordinance, such as parking, building setbacks, building height, etc.*
		As proposed the application does not have sufficient parking for the size of the restaurant proposed. The applicant has indicated a desire to consider a valet or alternate parking, but specific details have not been provided to staff for review. The planning commission may consider reductions in parking as stated in sections 19.80.070, .080, .090, and .100 Besides parking the proposal appears to comply or be able to comply with applicable provisions of the zoning ordinance so long as the proposed patio is at least 10 ft. from the southern property line.
YES ☒	NO ☐	Standard `B': *The proposed use and site development plan shall comply with all other applicable laws and ordinances.*
		The proposed site development appears to be able to comply with all other applicable laws and ordinance. During the technical review process compliance with these items will be ensured.
YES ☒	NO ☐	Standard `C': *The proposed use and site development plan shall not present a traffic hazard due to poor site design or to anticipated traffic increases on the nearby road system which exceed the amounts called for under the County Transportation Master Plan.*

		As long as the off-street parking numbers are handled, the proposal as reviewed by the traffic engineer does not create a traffic hazard. The traffic engineer has encouraged the applicant to consider the eastern property access to be moved to the north so that cars have a little less impact on the residents in the area.
YES ☒	NO ☐	Standard `D': *The proposed use and site development plan shall not pose a threat to the safety of persons who will work on, reside on, or visit the property nor pose a threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/ topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.*
		Reviews done to date do not indicate any issues or concerns to the safety of persons on or near the site with regards to fire safety and geologic conditions.
YES ☒	NO ☐	Standard `E': *The proposed use and site development plan shall not adversely impact properties in the vicinity of the site through lack of compatibility with nearby buildings in terms of size, scale, height, or noncompliance with community general plan standards.*
		In staff's opinion, the proposal is appropriate for the area in terms of scale, height, and compatibility with surrounding buildings.

2.2 Zoning Requirements

19.62.040 Conditional uses.

— Restaurant liquor license

19.62.080 Front yard.

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

19.62.090 Side yard.

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

19.62.100 Rear yard.

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

19.62.110 Building height.

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

19.62.120 Coverage restrictions.

In the C-2 zone, no building or group of buildings, with their accessory buildings, shall cover more than sixty percent of the area of the lot.

19.80.040 Number of spaces required. (parking)

21. Restaurants or private nonprofit clubs, one space for each two and one-half seats or three spaces per one hundred square feet of floor area, whichever is greater;

Planning and Development Services in practice has determined that the floor area count is based on the dining area only. This is common practice not specific to this application.

- dining area includes 911 sq. ft. + 1132 sq. ft. = 2043 sq. ft. or seating for 56 + 60= 116 capacity. Outdoor dining patio not included in this count, seating capacity or square footage for outdoor dining area would calculate into parking requirement. The same for balcony if used for seating? Dining area shown at 1,625 sq. ft.

- Parking required at 62 stalls based on square footage without patio or balcony
- Parking required at 47 stalls based on shown capacity
- 39 stalls provided

- applicant needs to demonstrate how proposed parking fits with 19.80.090 (Planning commission exceptions) or show a valet parking program option 19.80.070 to be approved by the planning commission.

- proposal does not appear inappropriate for site. Issues foreseen are: traffic/parking, appropriate landscaping to screen neighbors to south and east.

-Detailed Landscape Plan required for technical review, must show compliance with 19.77

2.3 Other Agency Recommendations or Requirements

Boundary C/G/S:

Lot consolidation will be required. (done under separate application)

Building Inspector:

1. Lot consolidation needs to be completed before the building permit for the new restaurant can be issued.

2. Demolition permits are required to remove the existing buildings.

3. Building permits are required for the construction of the new building. The new building is to comply with all current code requirements.

Technical review including the code review is not done during the zoning process, but will be done during the building permit process.

Salt Lake City Public Utilities:

-This property currently has a ¾ meter at 3317 and 3333. Needs clarification on whether or not lots will be consolidated. Require a site utility plan and the UFA's requirements also.

Salt Lake Valley Health Department:

- need water and sewer availability letters

Traffic:

- Make sure to work with UDOT. Permit with UDOT to replace existing curb cuts (installing high back curb)

- required to do curb, gutter and sidewalk,

- Drive access along Scott Court may need to move north, will be based on neighbor concerns.

Urban Hydrology: Madeline Francisco-Galang - 385-468-6622

(storm drain along 700 E. may be UDOT system, check with UDOT, if theirs need to find out about capacity).

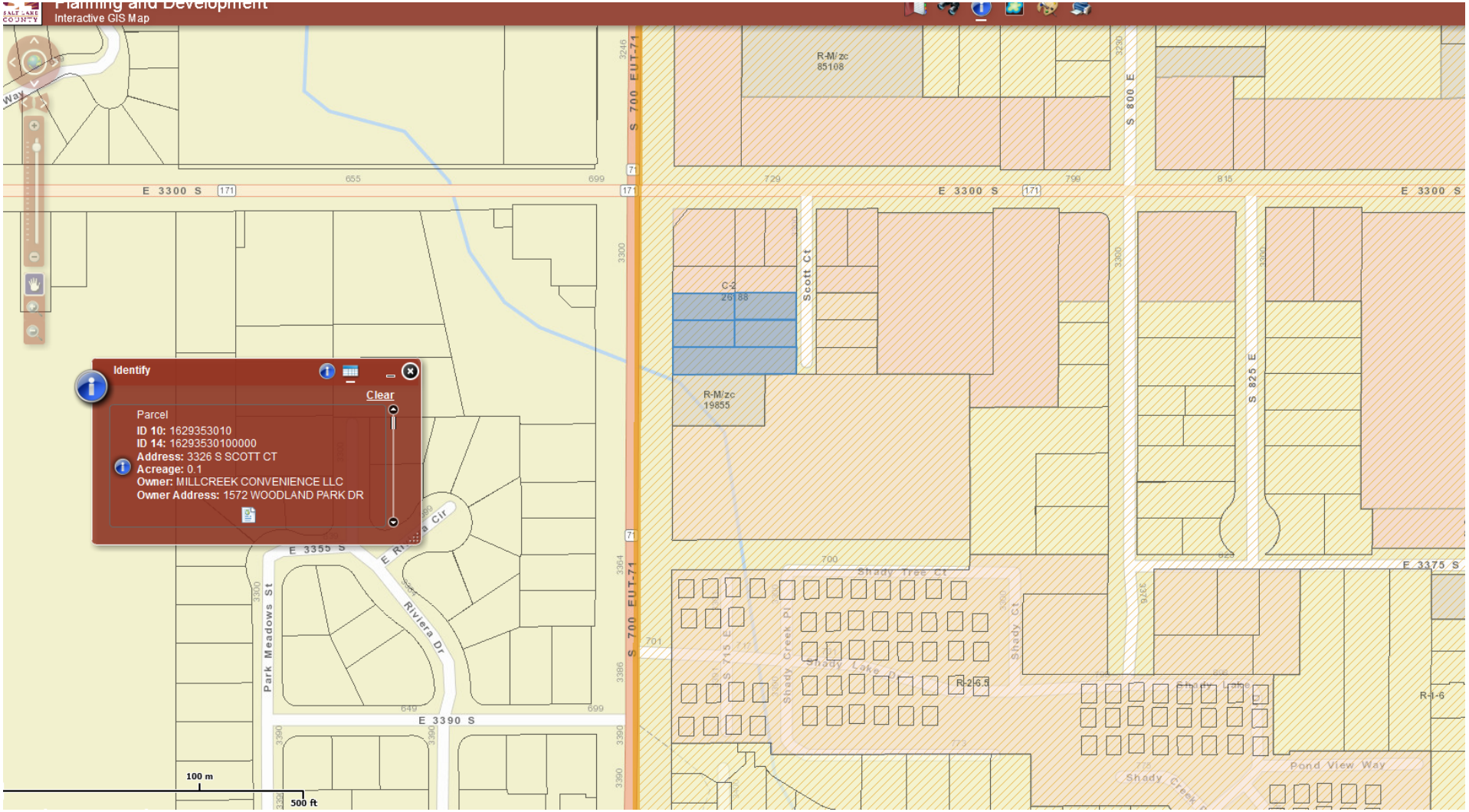
3.0 STAFF RECOMMENDATION

3.1 Staff recommends DENIAL of the proposed Conditional Use .

3.2 Reasons for Recommendation

1) Staff has recevied no communication after several attempts. The Planning commissions input, it may be appropriate to deny the application and allow the applicant to pursue the permitted use applciation process for the building and when that is complete return for approval a condititional use permit for the purpose of liquor sales.

3.3 Other Recommendations



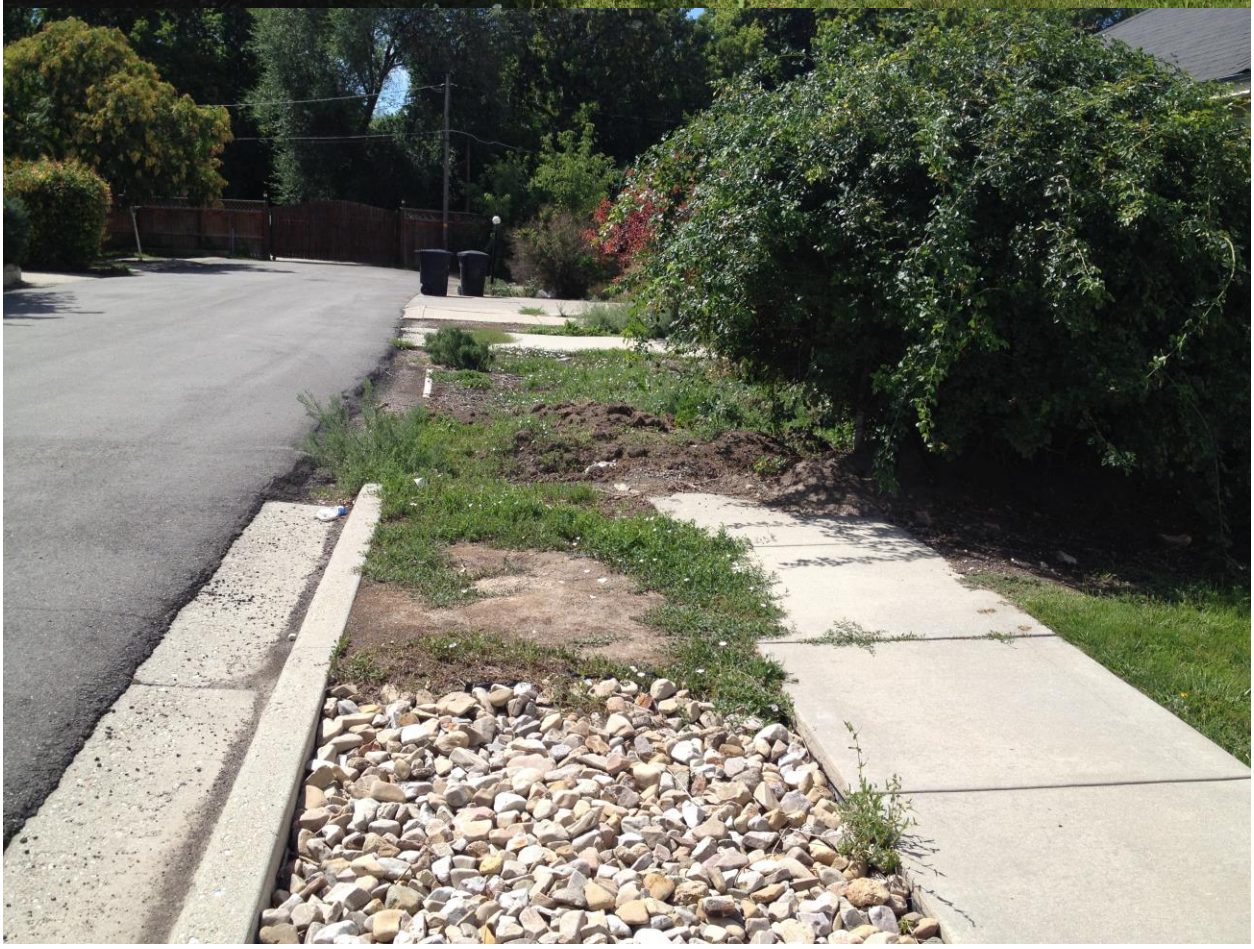
Zoning Map – currently separate parcels (C-2 zone)

Aerial of Site

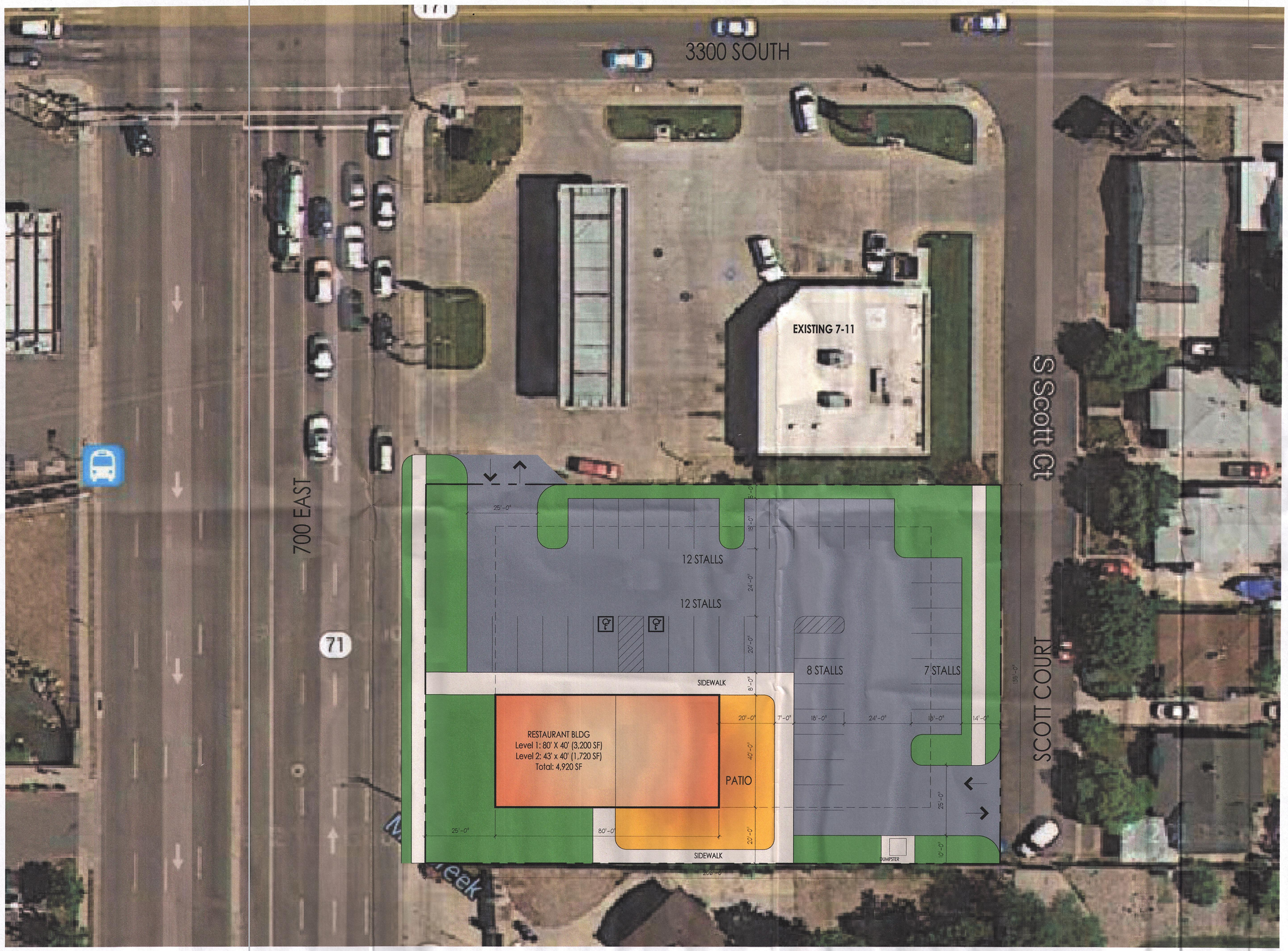
7
ELEVEN
REGULAR
0.84 ACRE PAD AVAILABLE
MOUNTAIN WEST
AVAILABLE
801-578-5549
Chris Monson, CCIM
Brett Palmer

LAW
OFFICES
Old World Legal Services
363-7726

LOW FARES TO
SAN FRANCISCO



ACRE PAD AVAILABLE
LABLE
5549



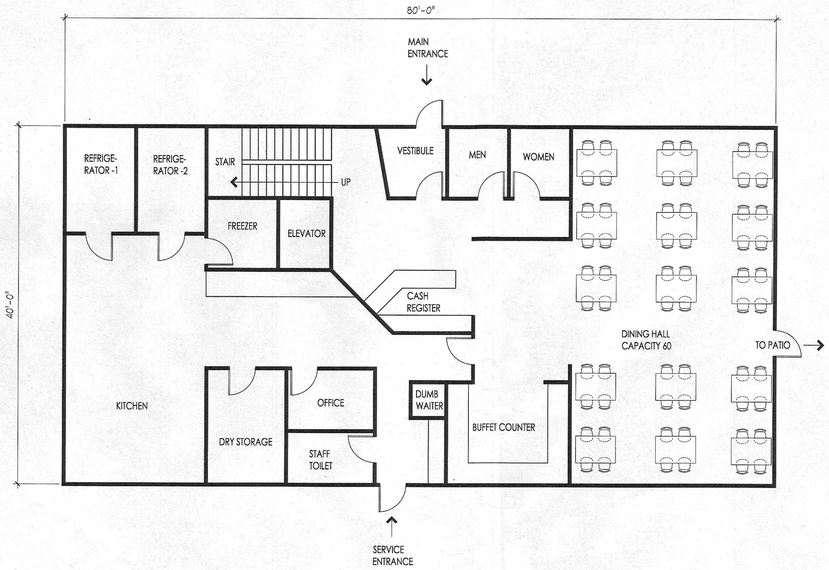
Total Lot Area: 27,810 SF
Required Landscaping @ 20% = 5,562 SF
Proposed Landscaping = 6,086 SF
Parking: 1 stall per 3 diner
Total stalls required: 116 diner/3 = 38.7
Parking Provided: 39 Stalls

Tandoor Restaurant - Site Plan

North

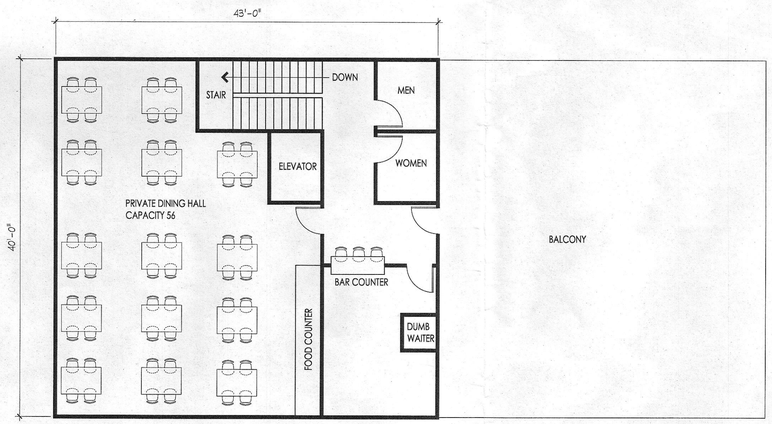
July 15, 2014

NJRA ARCHITECTS



LEVEL 1 - 3,200 sf

NORTH



LEVEL 2 - 1,720 sf

NORTH

Tandoor Restaurant - Floor Plans

North

July 15, 2014

NJRA ARCHITECTS

Architectural Style

Patio

Parking Lot Landscaping

Salt Lake County Planning & Development Services

STAFF REPORT

Executive Summary									
Hearing Body:	Millcreek Township Planning Commission -								
Meeting Date and Time:	Wednesday, December 10, 201	04:00 PM	**File No:**	2	9	0	6	9	
Applicant Name:	Hooper Knowlton	**Request:**	Conditional Use						
Description:	404 Apartment Project (3-Phase project)								
Location:	4205 S Main Street								
Zone:	R-M Residential Multi-Family	Any Zoning Conditions?	Yes ☐	No ☑					
Planning Commission Rec:	Not Yet Received								
Community Council Rec:	Approval								
Staff Recommendation:	Approval with Conditions								
Planner:	Spencer W. Brimley								

1.0 BACKGROUND

1.1 Summary

The Artesian Springs property is an assemblage of 5.21 acres uniquely situated in Salt Lake County, Utah. It is located at 4205 South Main Street. The applicant is requesting approval of their proposed 3 - phase, 404 unit apartment project. As a part of this request, the applicant is seeking a reduction in the parking requirements from 2 stalls per unit to 1.125 stalls per unit and a density of 78 units per acre.

The Artesian Springs site has good access to both Main Street, East Columbia Ave. State Street and Main Street are major north/south transportation corridors in and out of Salt Lake County and Murray. I-15 is easily accessed from 4500 South, which is 3 blocks to the south of the Artesian Springs Property.

Zoning

The developer has obtained zoning on the property that will accommodate their requested density. The applicant has received approval for 1.95 acres of the project. The additional acreage has been requested be the applicant and will be presented at the upcoming planning commission meeting in January. The current rezoned property and the requested zoning classification supports density requested for the overall density of the project. Specifically, the parking for the entire project will be 1.125 stalls per unit and have an overall density of 78 units per acre.

Artesian Springs

The applicant is proposing 78 units per acre for for an over all density for three phases of the project. The

project will be developed as an Affordable Low Income Housing Tax Credit multifamily residential project. Seventy percent (70%) of the dwelling units will be Affordable; thirty percent (30%) of the project will be Market Rate dwelling units. The project abuts Big Cottonwood Creek on the south property line. The project will provide a structured parking garage for residents to park. The structured parking will be "hidden" from view by the the buildings and will be initially accessed off of Main Street. When Phase 2 is constructed an additional access to the parking will be located off of Columbia Ave. Due to the proximity to transit the RM zone allows for a "no maximum density" for properties that qualify for rail transit mixed-use. Given the location of the property in relation to the Murray North TRAX stop, this property would meet the requirements of the ordinance for no maximum density. As this project will be done in three phases, staff has provided a breakdown of each phase related to the number of units.

Phase 1

Phase 1 of the project will consist of 118 units. Consisting of Studio, 1 bedroom, 2 bedroom and 3 bedroom. Parking for the phase is requested to be with in the ration of 1.125 stalls per unit. This will contain 4 levels of parking that will be screened from public view by the buildings in phase 1 and phase 2. This phase will hold all of the parking for the entire project. This phase will contains a roof top amenity package including roof gardens and other outdoor amenities. Additionally the pool for the development will constructed as a part of phase 1.

Phase 2

Phase 2 of the project will consist 151 total units. Consisting of Studio, 1 bedroom, 2 bedroom and 3 bedroom. This phase will possess its own amenities and provide for all necessary open space and amenity requirements. This phase will also have a courtyard amenity as well as a open space around the existing Murray Laundry tower. The tower will also be refurbished as a part of this phase.

Phase 3

Phase 3 will contain 135 units. Consisting of Studio, 1 bedroom, 2 bedroom and 3 bedroom. This phase of the project is located on the south east of the project and will contain is own amenity package as well. Phase 3 of the project will maintain open space and have a courtyard amenity for patrons of the development.

Amenities

- All phases will have a long list of amenities not always found in LIHTC projects. The intent is to provide an upscale look and feel to both the design and the amenities provided. The overall project will comply with the requirements for open space and amenities for a multifamily project. Each phase will have their own amenities, but the amenities will be usable by all occupants regardless of the phase in which they are built. Due to the size if this project it will need to be phased. However, at completion this will be one cohesive project.

Among the amenities provided in project area:

Community Room with full kitchen and seating for up to 16 people
Computer room
Exercise Room
Tot Lot
Covered parking that is hidden from street sight
Bike racks
High speed security doors and security fencing at the parking structure entrance
Washers and dryers in every unit
Swimming pool
Park Space inclusive of Murray Laundry Tower

Transit

An attractive feature of the site is its proximity to the North Murray TRAX Station. The Property is within 1/3 of a mile from the TRAX Station, within easy walking distance. The close proximity to the TRAX station will allow tenants to have easy access to their home while providing them with quick and affordable transportation to most major venues along the north/south TRAX corridor. Such as Intermountain Medical Center, Rio Tinto Stadium, and a 15-minute ride to downtown Salt Lake City for its major retail and entertainment centers.

The south side of the property is bordered by Big Cottonwood Creek. As part of the second phase of development, the tower will be restored and surrounded by a small park tying into the walking path along the creek. It is also planned to build two bridges across the creek connecting Artesian Springs with the Birkhill project to the south.

Parking

The project will provide a structured parking garage for residents and guests. This parking has been requested to be reduced from 2 stall per unit to 1.125, due to the proximate location to transit and other amenities in the community.

1.2 Hearing Body Action

This application is on the agenda for a preliminary approval of all three phases from the Millcreek Township Planning Commission for the conditional use permit. The applicant is requesting approval of a multi-phased 404 unit apartment project. The applicant has received approval for 1.95 acres of the project and recently applied for the zone change on the remaining 2.99 acres of the project that would classify the property from M-1 to R-M. The applicant is requesting preliminary approval from the planning commission to move forward on all phases of the project, pending approval of the zone change request. As a part of this request, the applicant is seeking a reduction in the parking requirements from 2 stalls per unit to 1.125 stall per unit.

1.3 Neighborhood Response

At the time of this report, 12/03/2014, staff has not received any response from the the neighbors in the area.

1.4 Community Council Response

Staff attended the Community Council Meeting on Tuesday December 2, 2014. This item was presented, and received a positive recommendation from the Community Council.

2.0 ANALYSIS

2.1 Applicable Ordinances

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

Criteria Met		Conditional Use Criteria and Evaluation
YES	NO	Standard `A': *The proposed site development plan shall comply with all applicable provisions of the Zoning Ordinance, such as parking, building setbacks, building height, etc.*
☒	☐	
		The proposal meets all applicable provisions of the zoning ordinance including minimum

		parking requirements, building setbacks, density, and building height.
YES ☒	NO ☐	Standard `B': *The proposed use and site development plan shall comply with all other applicable laws and ordinances.*
		It is anticipated that the proposed use and site plan will be able to comply with all applicable laws and ordinances.
YES ☒	NO ☐	Standard `C': *The proposed use and site development plan shall not present a traffic hazard due to poor site design or to anticipated traffic increases on the nearby road system which exceed the amounts called for under the County Transportation Master Plan.*
		It is anticipated the current design of Main Street as a north / south arterial corridor in Salt Lake County has sufficient traffic design capacity to adequately address the residential traffic that will be generated by Artesian Springs. Additionally, with the construction of Phase 2, the parking access off of Columbia Ave. will provide greater ingress and egress to Artesian Springs enclosed parking facility. Do to the proximity of the Murray North TRAX Station a number of Artesian Springs residents will use the TRAX light rail as their primary means of transportation. This TOD development will allow for reduced traffic both at Artesian Springs and on Main Street.
YES ☒	NO ☐	Standard `D': *The proposed use and site development plan shall not pose a threat to the safety of persons who will work on, reside on, or visit the property nor pose a threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/ topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.*
		It is not anticipated that the proposal will pose a threat to safety of persons on or near the vicinity. There are currently no issues related to the geological hazards.
YES ☒	NO ☐	Standard `E': *The proposed use and site development plan shall not adversely impact properties in the vicinity of the site through lack of compatibility with nearby buildings in terms of size, scale, height, or noncompliance with community general plan standards.*
		The proposed development will act as a catalyst for development of the Artesian Springs area and will not adversely impact the surrounding properties. The compatibility and scale of the proposed project is in keeping with the master plan for the area. The Millcreek area master plan seeks to promote high-density residential development to further economic revitalization of the area. With the addition of Artesian Springs Ph-1 and its overall master plan, the start of the redevelopment of the area north of Big Cottonwood Creek will begin. This will act as an anchor for further residential development to the north and to the west of the subject site. With the addition of the Artesian Springs Ph-1 and its overall master plan the residential base population in this area will create a basis for additional retail and commercial development to help accelerate the economic revitalization of the Artesian Springs area. The open space along Big Cottonwood Creek and the bridges from Artesian Springs to the Birkhill Apartment project will allow Artesian Springs residents access to the Murray City Parks Trail System, which connects to the greater Salt Lake County Trail System. The Artesian Springs master plan envisions the restoration of the Murray Laundry Tower, a 165 foot Art Deco concrete tower and sign. With the restoration of the Murray Laundry Tower a historical landmark will once again take its historical place in identifying the Artesian

	Springs area as a viable economic area within Salt Lake County and the Millcreek Township.

2.2 Zoning Requirements

19.44.030 Conditional uses.
Conditional uses in the R-M zone include:
— Apartments;

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

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

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

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

19.44.110 Density.

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

Rail transit mixed-use No maximum density

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

development;

19.80.090 - Planning commission exceptions.

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

2.3 Other Agency Recommendations or Requirements

Boundary C/G/S: Conditionally approved, pending technical review

Grading: Conditionally approved, pending technical review

Salt Lake Valley Health Department: Conditionally approved, pending technical review

Traffic: Conditionally approved, pending technical review

Urban Hydrology: Conditionally approved, pending technical review

Planner: Conditionally approved, pending technical review

3.0 STAFF RECOMMENDATION

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

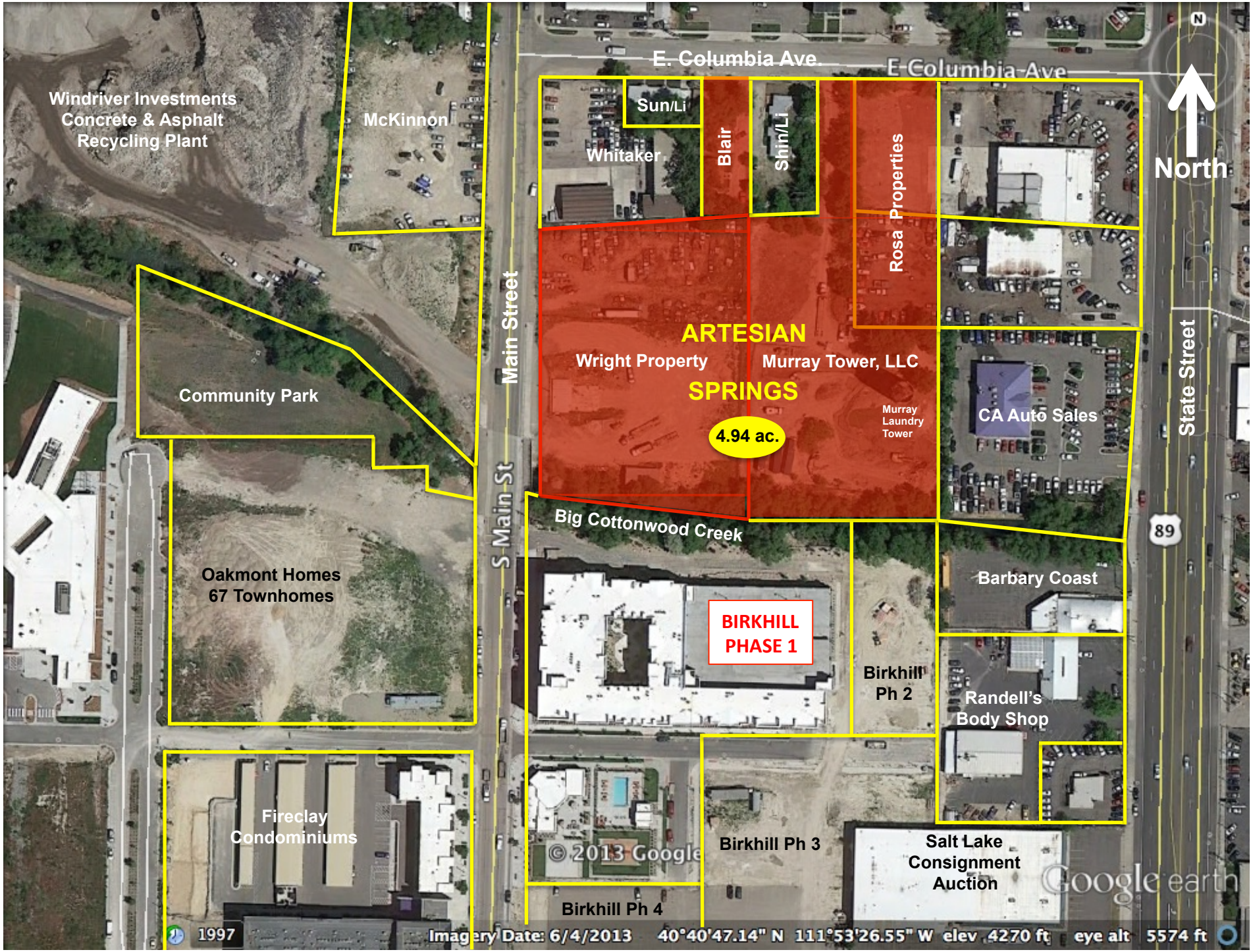
1) Lighting from the property shall be directional to avoid direct lighting onto adjacent properties.

3.2 Reasons for Recommendation

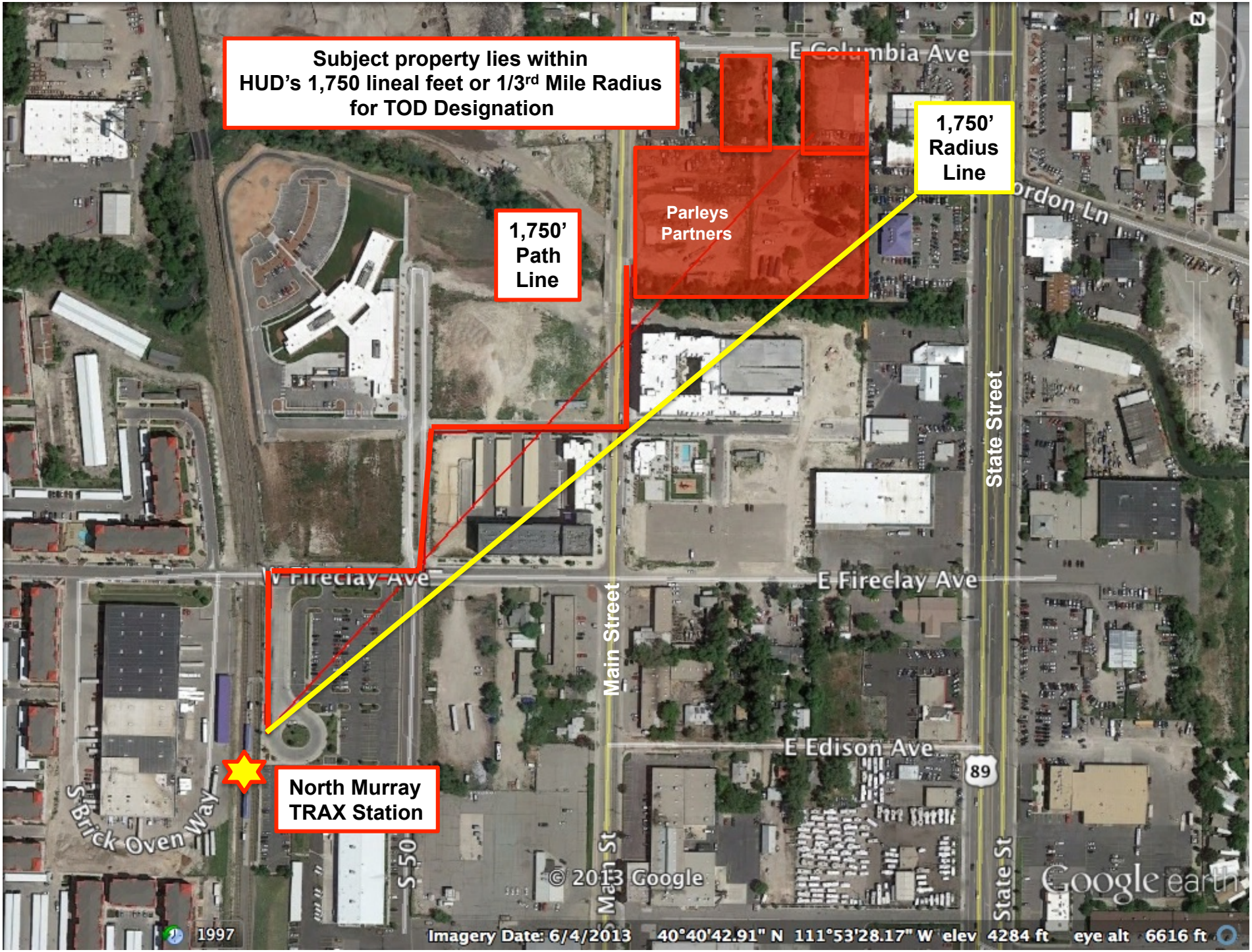
1) Where proposal meets density, parking, height, and setback requirements it is anticipated that with the proposed conditions that any reasonably anticipated detrimental effects from the development will be mitigated.

3.3 Other Recommendations

1) Applicant shall complete technical review with staff before final approval can be issued.

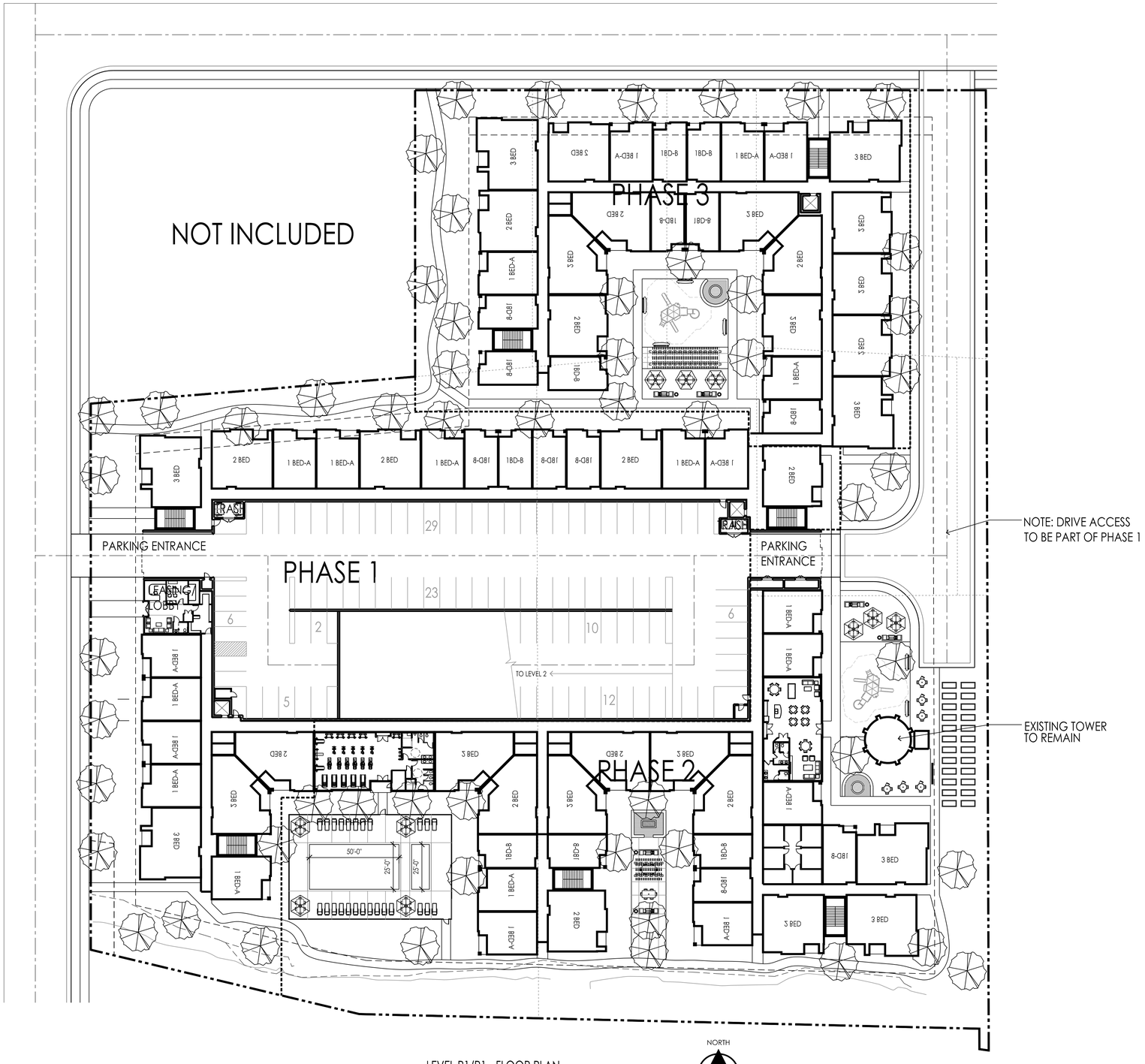

Windriver Investments
Concrete & Asphalt
Recycling Plant
McKinnon
E. Columbia Ave.
E Columbia Ave
Sun/Li
Whitaker
Blair
Shin/Li
Rosa Properties
North
ARTESIAN
SPRINGS
Wright Property
Murray Tower, LLC
4.94 ac.
Murray
Laundry
Tower
CA Auto Sales
State Street
Main Street
S Main St
Community Park
Big Cottonwood Creek
89
Oakmont Homes
67 Townhomes
BIRKHILL
PHASE 1
Barbary Coast
Birkhill
Ph 2
Randell's
Body Shop
Fireclay
Condominiums
© 2013 Google
Birkhill Ph 3
Salt Lake
Consignment
Auction
Google earth
Birkhill Ph 4
1997
Imagery Date: 6/4/2013 40°40'47.14" N 111°53'26.55" W elev 4270 ft eye alt 5574 ft

3900 South
I - 15
Main Street
State Street
SLCo Boundary
Property Location
4205 So. Main St.
CUP Application
TOD High Density
Murray North
TRAX Station
Murray City Boundary
4500 South
W 3900 S
E 3900 S
W Gordon Ave
W Central Ave
E 4050 S
E 4090 S
E 4115 S
E 4140 S
Woodlake Dr
Onenedge Dr
E Troy Way
Doreen St
W Fireclay Ave
E Fireclay Ave
E 4370 S
W 4500 S
E 4500 S
Veterans Memorial Hwy
S 420 W
S Century Dr
S 300 W
S 210 W
W Temple
S 200 E
S 4th E
S State St
Main St
© 2014 Google
Google earth
Imagery Date: 6/4/2013 40°40'50.74" N 111°53'31.16" W elev 4270 ft eye alt 10437 ft


Subject property lies within
HUD's 1,750 lineal feet or 1/3rd Mile Radius
for TOD Designation
1,750' Radius Line
1,750' Path Line
Parleys Partners
E Columbia Ave
ordon Ln
State Street
W Fireclay Ave
E Fireclay Ave
Main Street
E Edison Ave
89
North Murray TRAX Station
S Brick Oven Way
S 50
Main St
State St
© 2013 Google
Google earth
1997
Imagery Date: 6/4/2013 40°40'42.91" N 111°53'28.17" W elev 4284 ft eye alt 6616 ft

W Central Ave
E Central Ave
E Columbia Ave
NOT INCLUDED
ARTESIAN SPRINGS APARTMENT SITE
S Main St
S State St
89
400 E
W Gilbride Ave
E Gilbride Ave
© 2014 Google
W Fireclay Ave
E Fireclay Ave
Google earth

3900 South
I - 15
Main Street
State Street
SLCo Boundary
Property Location
4205 So. Main St.
Rezone Request
M – 1 to RM / TOD
Murray City Boundary
4500 South
W 3900
E 3900 S
W Gordon
W Central Ave
E 4050 S
Woodlake Dr
E 4090 S
E 4115 S
E 4140 S
Onenedge Dr
E Troy Way
Doreen St
W Fireclay Ave
E Fireclay Ave
E 4370 S
W 4500 S
E 4500 S
Veterans Memorial Hwy
S 420 W
S 210 W
W Temple
S 200 E
S 4th E
S Century Dr
S 300 W
S 50 W
Main St
S State St
© 2014 Google
Google earth
Imagery Date: 6/4/2013 40°40'50.74" N 111°53'31.16" W elev 4270 ft eye alt 10437 ft



LEVEL P1/R1 - FLOOR PLAN

SCALE: 1" = 30'-0"

NORTH

0' 10' 30' 50' 100'

PHASE 1 SUMMARY

UNIT TYPE	LEVEL	TOTAL	%
STUDIO	4	20	8.0%
1 BEDROOM	10	54	59.2%
2 BEDROOM	6	34	22.4%
3 BEDROOM	2	10	10.4%
TOTAL	22	118	100%
PARKING			# STALLS
P-1 (R-1)			93
P-2 (R-2)			122
P-3 (R-3)			122
P-4 (R-4)			106
TOTAL			443
AREA (ACRES)			2.31
UNITS PER ACRE			50.1
TOTAL RESIDENTIAL (SQ FT)			-
TOTAL PARKING (SQ FT)			-
TOTAL BUILDING (SQ FT)			-

PHASE 2 SUMMARY - THIS LEVEL

UNIT TYPE	LEVEL	TOTAL	%
STUDIO	5	29	19.2%
1 BEDROOM	6	42	27.8%
2 BEDROOM	8	63	41.7%
3 BEDROOM	2	17	11.3%
TOTAL	21	151	100%
PARKING			N/A
AREA (ACRES)			1.72
UNITS PER ACRE			87.8
TOTAL RESIDENTIAL (SQ FT)			-
TOTAL PARKING (SQ FT)			N/A
TOTAL BUILDING (SQ FT)			-

PHASE 3 SUMMARY - THIS LEVEL

UNIT TYPE	LEVEL	TOTAL	%
STUDIO	8	40	29.6%
1 BEDROOM	5	25	18.5%
2 BEDROOM	11	55	40.7%
3 BEDROOM	3	15	11.2%
TOTAL	27	135	100%
PARKING			N/A
AREA (ACRES)			1.18
UNITS PER ACRE			114.4
TOTAL RESIDENTIAL (SQ FT)			-
TOTAL PARKING (SQ FT)			N/A
TOTAL BUILDING (SQ FT)			-

BLENDED SUMMARY

UNIT TYPE	TOTAL	%
STUDIO	89	22%
1 BEDROOM	121	30%
2 BEDROOM	152	38%
3 BEDROOM	42	10%
TOTAL	404	100%
PARKING		# STALLS
P-1 (R-1)		93
P-2 (R-2)		122
P-3 (R-3)		122
P-4 (R-4)		106
TOTAL		443
AREA (ACRES)		5.2
UNITS PER ACRE		77.7
TOTAL RESIDENTIAL (SQ FT)		-
TOTAL PARKING (SQ FT)		-
TOTAL BUILDING (SQ FT)		-

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ARTESIAN SPRINGS APARTMENTS

COLUMBIA AVENUE & MAIN STREET
SOUTH SALT LAKE, UTAH

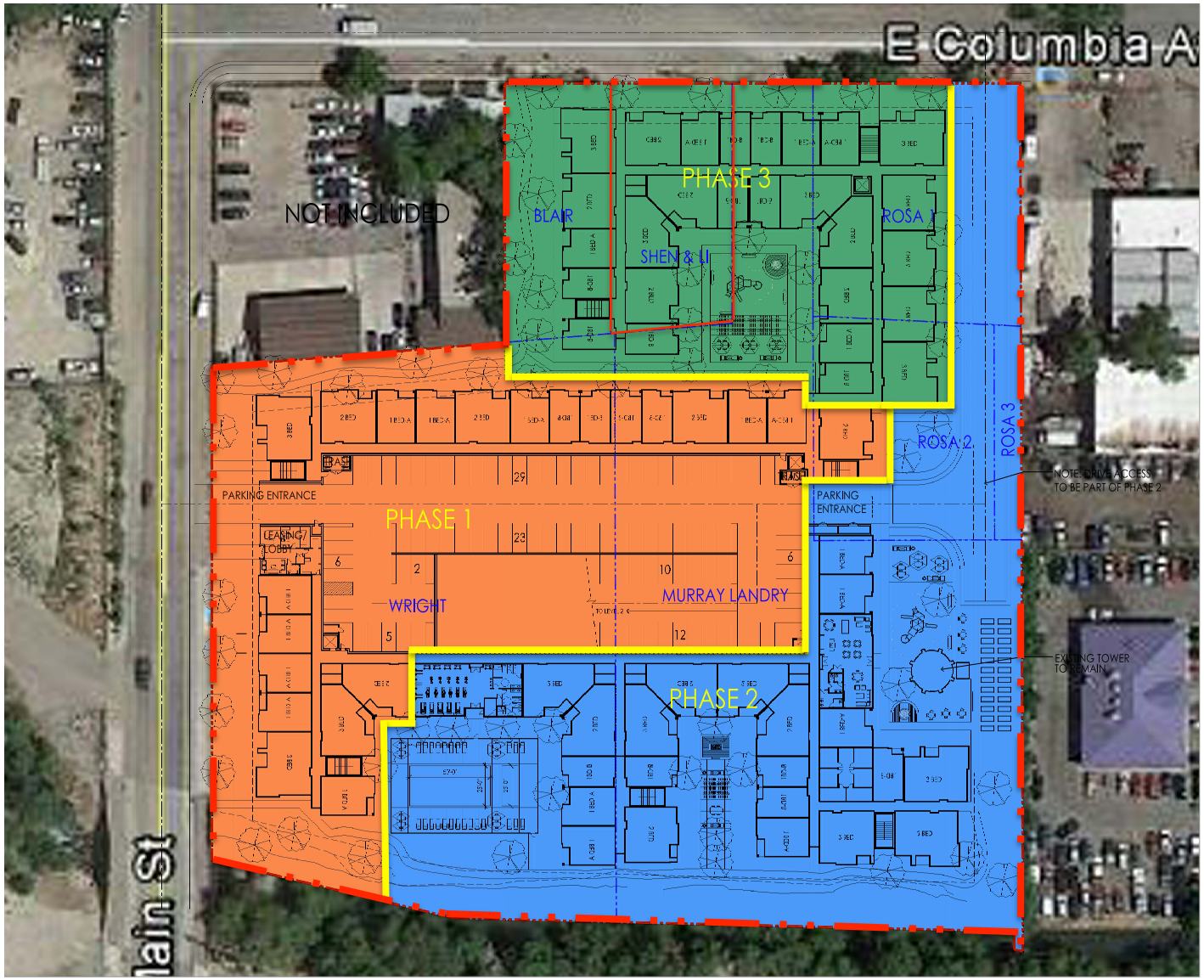
OWNER REVIEW - NOT FOR CONSTRUCTION

PROJECT NO. 14081
DATE: 17 NOV., 2014

REVISIONS:

SHEET TITLE:
LEVEL-P1/R1
FLOOR-PLAN

SHEET NUMBER:
A202
-



PHASING PLAN

SCALE: 1" = 30'-0"

NORTH

PHASE 1 SUMMARY

UNIT TYPE	LEVEL	TOTAL	%
STUDIO	4	20	8.0%
1 BEDROOM	10	54	59.2%
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TOTAL	22	118	100%
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P-1 (R-1)			93
P-2 (R-2)			122
P-3 (R-3)			122
P-4 (R-4)			106
TOTAL			443
AREA (ACRES)			2.31
UNITS PER ACRE			50.1
TOTAL RESIDENTIAL (SQ FT)			-
TOTAL PARKING (SQ FT)			-
TOTAL BUILDING (SQ FT)			-

PHASE 2 SUMMARY - THIS LEVEL

UNIT TYPE	LEVEL	TOTAL	%
STUDIO	5	29	19.2%
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TOTAL PARKING (SQ FT)			N/A
TOTAL BUILDING (SQ FT)			-

BLENDED SUMMARY

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P-3 (R-3)		122
P-4 (R-4)		106
TOTAL		443
AREA (ACRES)		5.2
UNITS PER ACRE		77.7
TOTAL RESIDENTIAL (SQ FT)		-
TOTAL PARKING (SQ FT)		-
TOTAL BUILDING (SQ FT)		-

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ARTESIAN SPRINGS APARTMENTS

COLUMBIA AVENUE & MAIN STREET
SOUTH SALT LAKE, UTAH

OWNER REVIEW - NOT FOR CONSTRUCTION

PROJECT NO. 14081
DATE: 17 NOV., 2014

REVISIONS:

SHEET TITLE:
PHASING PLAN

SHEET NUMBER:
A201
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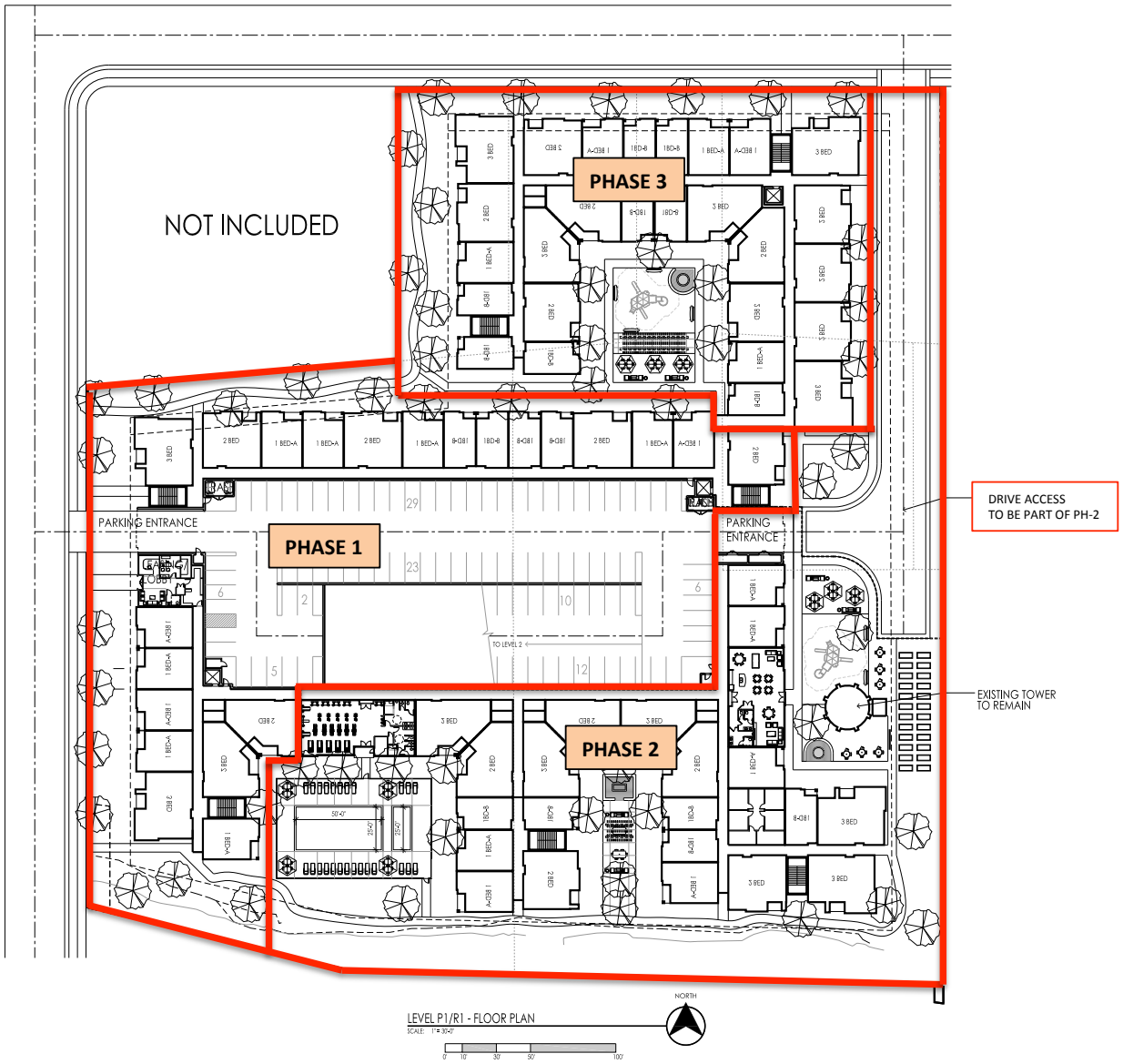

LEVEL P1/R1 - FLOOR PLAN
SCALE: 1" = 30'-0"

PHASE 1 SUMMARY

UNIT TYPE	LEVEL	TOTAL	%
STUDIO	4	20	8.0%
1 BEDROOM	10	54	59.2%
2 BEDROOM	6	34	22.4%
3 BEDROOM	2	10	10.4%
TOTAL	22	118	100%
PARKING			# STALLS
P-1 (R-1)			93
P-2 (R-2)			122
P-3 (R-3)			122
P-4 (R-4)			106
TOTAL			443
AREA (ACRES)			2.31
UNITS PER ACRE			50.1
TOTAL RESIDENTIAL (SQ FT)			-
TOTAL PARKING (SQ FT)			-
TOTAL BUILDING (SQ FT)			-

PHASE 2 SUMMARY - THIS LEVEL

UNIT TYPE	LEVEL	TOTAL	%
STUDIO	5	29	19.2%
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3 BEDROOM	2	17	11.3%
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TOTAL PARKING (SQ FT)			N/A
TOTAL BUILDING (SQ FT)			-

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3 BEDROOM	3	15	11.2%
TOTAL	27	135	100%
PARKING			N/A
AREA (ACRES)			1.18
UNITS PER ACRE			114.4
TOTAL RESIDENTIAL (SQ FT)			-
TOTAL PARKING (SQ FT)			N/A
TOTAL BUILDING (SQ FT)			-

BLENDED SUMMARY

UNIT TYPE	TOTAL	%
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2 BEDROOM	152	38%
3 BEDROOM	42	10%
TOTAL	404	100%
PARKING		# STALLS
P-1 (R-1)		93
P-2 (R-2)		122
P-3 (R-3)		122
P-4 (R-4)		106
TOTAL		443
AREA (ACRES)		5.2
UNITS PER ACRE		77.7
TOTAL RESIDENTIAL (SQ FT)		-
TOTAL PARKING (SQ FT)		-
TOTAL BUILDING (SQ FT)		-

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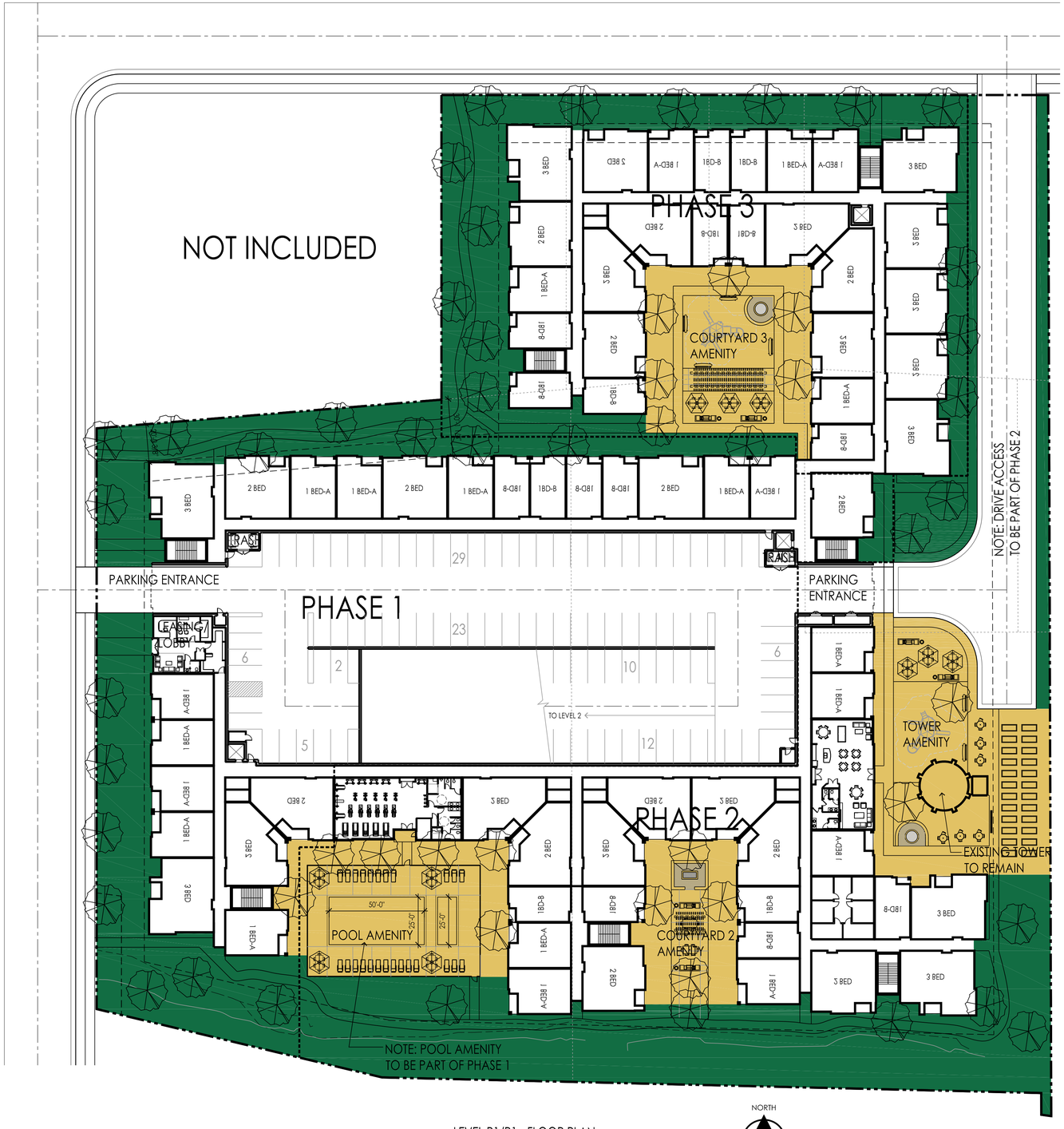
ARTESIAN SPRINGS APARTMENTS
COLUMBIA AVENUE & MAIN STREET
SOUTH SALT LAKE, UTAH

OWNER REVIEW - NOT FOR CONSTRUCTION

PROJECT NO. 14081
DATE: 14 NOV., 2014
REVISIONS:

SHEET TITLE:
LEVEL-P1/R1
FLOOR-PLAN

SHEET NUMBER:
A 202
-



LEVEL P1/R1 - FLOOR PLAN

SCALE: 1" = 30'-0"

0' 10' 30' 50' 100'

NORTH

LAND USE SUMMARY

PHASE 1 SUMMARY

AREAS PHASE 1	SQ. FT.	ACRES	%
OPEN SPACE	17,870	0.41	19.6%
AMENITY SPACE - POOL	8,395	0.19	9.2%
ACCESS DRIVE	710	.02	0.8%
BUILDING	64,097	1.47	70.4%
TOTAL	91,072	2.09	100%

PHASE 2 SUMMARY

AREAS PHASE 2	SQ. FT.	ACRES	%
OPEN SPACE	25,185	0.58	25.3%
AMENITY SPACE - CY 2	4,308	0.10	4.3%
AMENITY SPACE - TOWER	10,667	0.24	10.7%
AMENITY 5th LEVEL PLAZA	16,110	0.37	16.2%
ACCESS ROAD	11,549	0.27	11.6%
BUILDING	31,656	0.73	31.8%
TOTAL	99,475	2.28	100%

PHASE 3 SUMMARY

AREAS PHASE 3	SQ. FT.	ACRES	%
OPEN SPACE	13,989	0.32	27.2%
AMENITY SPACE - CY 3	7,766	0.18	15.1%
ACCESS ROAD	0	0	0.0%
BUILDING	29,612	0.68	57.6%
TOTAL	51,367	1.18	100%

BLENDED SUMMARY

AREAS COMBINED	SQ. FT.	ACRES	%
OPEN SPACE	57,044	2.39	25.3%
AMENITY SPACES	47,246	0.28	20.9%
ACCESS DRIVES	12,259	0.28	5.4%
BUILDING	109,255	2.51	48.4%
TOTAL	225,804	5.184	100%

5TH LEVEL PLAZA AMENITY SPACE WAS SUBTRACTED FROM THE OVERALL BUILDING SQUARE FOOTAGE AREA FOR THE PURPOSE OF THE OVERALL CALCULATION RATIOS.

BUILDING SUMMARY

PHASE 1 SUMMARY

UNIT TYPE	LEVEL	TOTAL	%
STUDIO	4	20	8.0%
1 BEDROOM	10	54	59.2%
2 BEDROOM	6	34	22.4%
3 BEDROOM	2	10	10.4%
TOTAL	22	118	100%
PARKING			# STALLS
P-1 (R-1)			93
P-2 (R-2)			122
P-3 (R-3)			122
P-4 (R-4)			106
TOTAL			443
AREA (ACRES)			2.31
UNITS PER ACRE			50.1
TOTAL RESIDENTIAL (SQ FT)			-
TOTAL PARKING (SQ FT)			-
TOTAL BUILDING (SQ FT)			-

PHASE 2 SUMMARY - THIS LEVEL

UNIT TYPE	LEVEL	TOTAL	%
STUDIO	5	29	19.2%
1 BEDROOM	6	42	27.8%
2 BEDROOM	8	63	41.7%
3 BEDROOM	2	17	11.3%
TOTAL	21	151	100%
PARKING			N/A
AREA (ACRES)			1.72
UNITS PER ACRE			87.8
TOTAL RESIDENTIAL (SQ FT)			-
TOTAL PARKING (SQ FT)			N/A
TOTAL BUILDING (SQ FT)			-

PHASE 3 SUMMARY - THIS LEVEL

UNIT TYPE	LEVEL	TOTAL	%
STUDIO	8	40	29.6%
1 BEDROOM	5	25	18.5%
2 BEDROOM	11	55	40.7%
3 BEDROOM	3	15	11.2%
TOTAL	27	135	100%
PARKING			N/A
AREA (ACRES)			1.18
UNITS PER ACRE			114.4
TOTAL RESIDENTIAL (SQ FT)			-
TOTAL PARKING (SQ FT)			N/A
TOTAL BUILDING (SQ FT)			-

BLENDED SUMMARY

UNIT TYPE	TOTAL	%
STUDIO	89	22%
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TOTAL	404	100%
PARKING		# STALLS
P-1 (R-1)		93
P-2 (R-2)		122
P-3 (R-3)		122
P-4 (R-4)		106
TOTAL		443
AREA (ACRES)		5.2
UNITS PER ACRE		77.7
TOTAL RESIDENTIAL (SQ FT)		-
TOTAL PARKING (SQ FT)		-
TOTAL BUILDING (SQ FT)		-

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ARTESIAN SPRINGS APARTMENTS

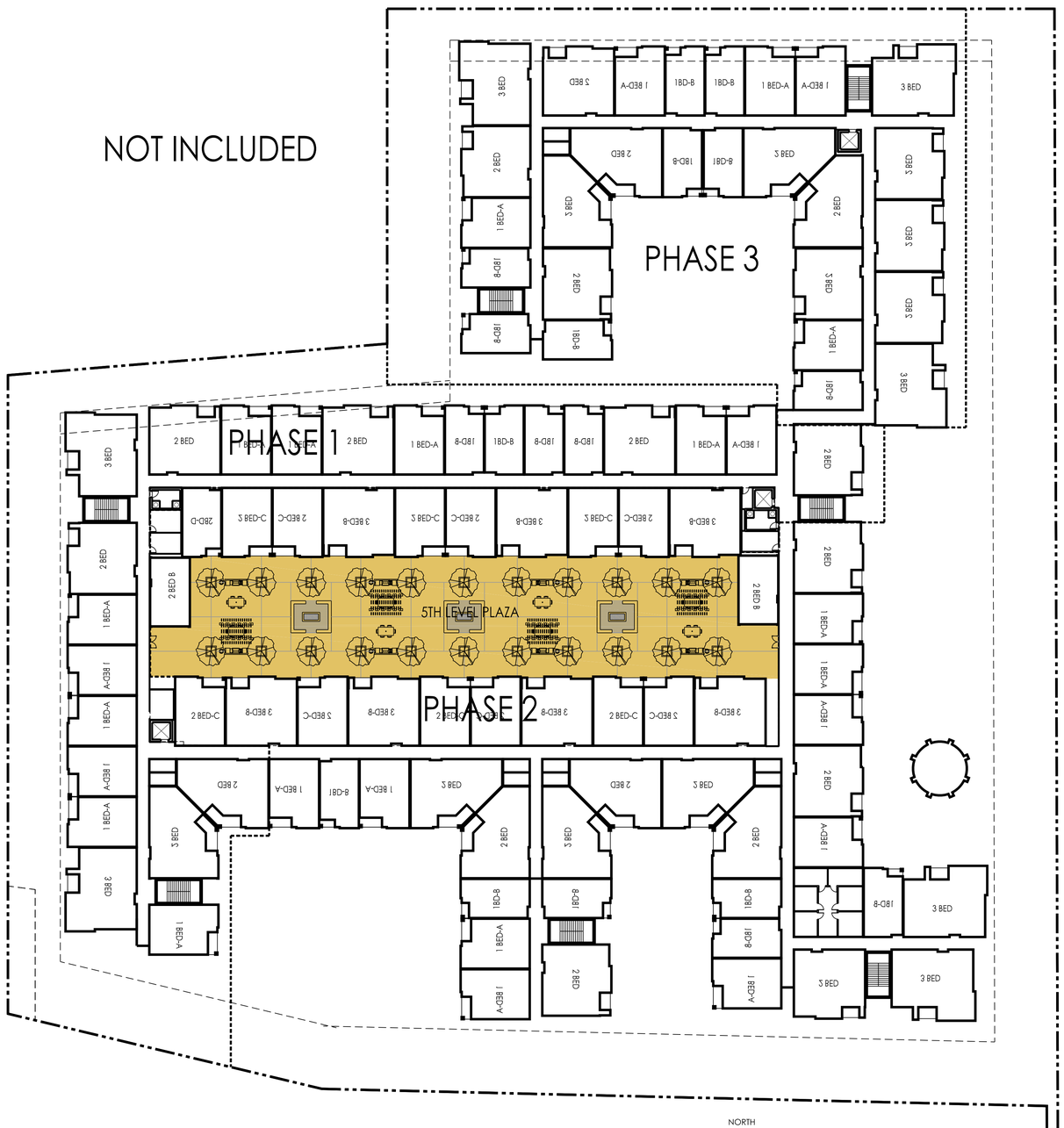
COLUMBIA AVENUE & MAIN STREET
SOUTH SALT LAKE, UTAH

OWNER REVIEW - NOT FOR CONSTRUCTION

PROJECT NO. 14081
DATE: 2 DEC., 2014
REVISIONS:

SHEET TITLE:
LEVEL-P1/R1
FLOOR-PLAN

SHEET NUMBER:
A 202
-



LEVEL R5 - FLOOR PLAN
SCALE: 1" = 30'-0"
0' 10' 30' 50' 100'
NORTH

LAND USE SUMMARY

PHASE 1 SUMMARY

AREAS PHASE 1	SQ. FT.	ACRES	%
OPEN SPACE	17,870	0.41	19.6%
AMENITY SPACE - POOL	8,395	0.19	9.2%
ACCESS DRIVE	710	.02	0.8%
BUILDING	64,097	1.47	70.4%
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PHASE 2 SUMMARY

AREAS PHASE 2	SQ. FT.	ACRES	%
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ACCESS ROAD	11,549	0.27	11.6%
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PHASE 3 SUMMARY

AREAS PHASE 3	SQ. FT.	ACRES	%
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ACCESS ROAD	0	0	0.0%
BUILDING	29,612	0.68	57.6%
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BLENDED SUMMARY

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BUILDING SUMMARY

PHASE 1 SUMMARY

UNIT TYPE	LEVEL	TOTAL	%
STUDIO	4	20	8.0%
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2 BEDROOM	7	34	22.4%
3 BEDROOM	2	10	10.4%
TOTAL	24	118	100%
PARKING			# STALLS
P-1 (R-1)			93
P-2 (R-2)			122
P-3 (R-3)			122
P-4 (R-4)			106
TOTAL			443
AREA (ACRES)			2.31
UNITS PER ACRE			50.1
TOTAL RESIDENTIAL (SQ FT)			-
TOTAL PARKING (SQ FT)			-
TOTAL BUILDING (SQ FT)			-

PHASE 2 SUMMARY - THIS LEVEL

UNIT TYPE	LEVEL	TOTAL	%
STUDIO	6	29	19.2%
1 BEDROOM	9	42	27.8%
2 BEDROOM	25	63	41.7%
3 BEDROOM	9	17	11.3%
TOTAL	49	151	100%
PARKING			N/A
AREA (ACRES)			1.72
UNITS PER ACRE			87.8
TOTAL RESIDENTIAL (SQ FT)			-
TOTAL PARKING (SQ FT)			N/A
TOTAL BUILDING (SQ FT)			-

PHASE 3 SUMMARY - THIS LEVEL

UNIT TYPE	LEVEL	TOTAL	%
STUDIO	8	40	29.6%
1 BEDROOM	5	25	18.5%
2 BEDROOM	11	55	40.7%
3 BEDROOM	3	15	11.2%
TOTAL	27	135	100%
PARKING			N/A
AREA (ACRES)			1.18
UNITS PER ACRE			114.4
TOTAL RESIDENTIAL (SQ FT)			-
TOTAL PARKING (SQ FT)			N/A
TOTAL BUILDING (SQ FT)			-

BLENDED SUMMARY

UNIT TYPE	TOTAL	%
STUDIO	89	22%
1 BEDROOM	121	30%
2 BEDROOM	152	38%
3 BEDROOM	42	10%
TOTAL	404	100%
PARKING		# STALLS
P-1 (R-1)		93
P-2 (R-2)		122
P-3 (R-3)		122
P-4 (R-4)		106
TOTAL		443
AREA (ACRES)		5.2
UNITS PER ACRE		77.7
TOTAL RESIDENTIAL (SQ FT)		-
TOTAL PARKING (SQ FT)		-
TOTAL BUILDING (SQ FT)		-

Think
Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

5151 South 900 East, Suite 200
Salt Lake City, UT 84117
Ph: 801.269.0055
Fax: 801.269.1425
www.thinkaec.com

PARLEYS PARTNERS

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ARTESIAN SPRINGS APARTMENTS
COLUMBIA AVENUE & MAIN STREET
SOUTH SALT LAKE, UTAH

OWNER REVIEW - NOT FOR CONSTRUCTION

PROJECT NO. 14081
DATE: 2 DEC., 2014
REVISIONS:

SHEET TITLE:
LEVEL-R5
FLOOR-PLAN

SHEET NUMBER:
A206
-

WEST PERSPECTIVE VIEW

Think Architecture

ARTESIAN SPRINGS APARTMENTS

COLUMBIA AVENUE AND MAIN STREET, SOUTH SALT LAKE CITY, UTAH

PARLEYS PARTNERS

12 Sept, 2014

WEST PERSPECTIVE CLOSE UP

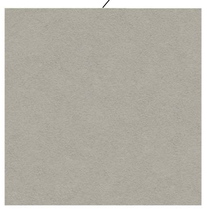
Think Architecture

ARTESIAN SPRINGS APARTMENTS

COLUMBIA AVENUE AND MAIN STREET, SOUTH SALT LAKE CITY, UTAH

8 Sept, 2014

COLOR/MATERIAL CONCEPTS



STUCCO COLOR
Material: Synthetic Stucco
Color: Sherwin Williams SW 7632
"Modern Gray"

Possible Manufacturer:
-Dryvit
-Seneca

1' X 4' METAL PANELS
Material: Aluminum
Color: Mill Finish

Possible Manufacturers:
-Firestone Una-Clad
-Centria
-Dri-design

FIBER CEMENT PANEL
Material: Fiber Cement Panel
4'x4' grid with aluminum reveals
Color: Sherwin Williams SW 6102
"Portabello"

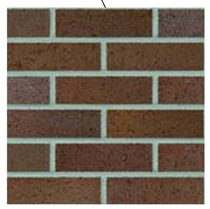
Possible Manufacturers:
-James Hardie
-Certainteed

FIBER CEMENT LAP SIDING
Material: Fiber Cement
8" Exposure
Color: Sherwin Williams SW 7047
"Porpoise"

Possible Manufacturers:
-James Hardie
-Certainteed

CUT STONE VENEER
Material: Manufactured Limestone
Color: Buff

Possible Manufacturer:
-Brailsford Precast Stone



BRICK VENEER
Material: Modular Brick
2-1/4"H x 7-5/8"W x 3-5/8"D
Color: Walnut (Interstate Brick)

Possible Manufacturer:
-Interstate Brick
-Buehner Block
-Beehive Brick

WEST ELEVATION

Think Architecture

ARTESIAN SPRINGS APARTMENTS

COLUMBIA AVENUE AND MAIN STREET, SOUTH SALT LAKE CITY, UTAH

PARLEYS PARTNERS

12 Sept, 2014

WEST ELEVATION
1/16" = 1'-0"
1
A201

NORTH ELEVATION
1/16" = 1'-0"
2
A201

Think
Architecture

ARTESIAN SPRINGS APARTMENTS

COLUMBIA AVENUE AND MAIN STREET, SOUTH SALT LAKE CITY, UTAH

PARLEYS PARTNERS

12 Sept, 2014

EAST ELEVATION

1/16" = 1'-0"

1
A202

SOUTH ELEVATION

1/16" = 1'-0"

2
A202

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ARTESIAN SPRINGS APARTMENTS

COLUMBIA AVENUE AND MAIN STREET, SOUTH SALT LAKE CITY, UTAH

PARLEYS PARTNERS

12 Sept, 2014

Salt Lake County Planning & Development Services

STAFF REPORT

Executive Summary									
Hearing Body:	Millcreek Township Planning Commission								
Meeting Date and Time:	Wednesday, December 10, 201	04:00 PM	**File No:**	2	9	0	8	0	
Applicant Name:	Troy Wolverton	**Request:**	Conditional Use						
Description:	Amended Site Plan								
Location:	3215 South Valley Street								
Zone:	C-2 Community Commercial	Any Zoning Conditions?	Yes ☐	No ☑					
Community Council Rec:	Approval with Conditions								
Staff Recommendation:	Continue								
Planner:	Todd A. Draper								

1.0 BACKGROUND

1.1 Summary

Troy Wolverton, on behalf of Anderson, Wahlen, and Associates and Smith's Food and Drug Centers is requesting conditional use approval of site plan amendments pertaining to the addition of a drive through pharmacy to the existing Smith's Marketplace grocery and retail center as well as other related site improvements.

1.3 Neighborhood Response

One phone call was received from the adjacent owner of the office building (also owns part of the land this proposal sits upon). They expressed concerns about the traffic flow patterns, joint maintenance and liability, and the need to re-negotiate some of the parking and cross access agreements in light of this proposal. Staff also notes that an affidavit from this property owner consenting to the submittal of this application has not been received.

Another phone call was received from a resident where they expressed concerns about any possibility of loosing landscape area from the rear of the property. Staff explained that this proposal did not affect that landscape area.

1.4 Community Council Response

The Canyon Rim Community Council at their November 18, 2014 meeting recommended that the Millcreek Township Planning Commission approve of the addition of the drive through pharmacy to the site with the condition that the amount (square footage) of landscaping that is being removed be replaced in an equal or greater amount on the site, specifically in the areas proposed on this plan and

that additional landscaping be added into the main parking area. They also requested that directional arrows be added to the pavement to direct vehicles around the north side of the parking lot and to enter the drive through lanes from the east. Also that signage be required to alert drivers to pedestrians crossing at the exit of the drive through and to remind them not to idle their car while in line. An official written response however has not been received from that Community Council.

2.0 ANALYSIS

2.1 Applicable Ordinances

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

Criteria Met		Conditional Use Criteria and Evaluation
YES ☐	NO ☒	Standard `A': *The proposed site development plan shall comply with all applicable provisions of the Zoning Ordinance, such as parking, building setbacks, building height, etc.*
		Discussion: The parking plan and traffic access plan has changed a number of times over the years without evidence of approval for those changes from the County. Currently many spaces are also encumbered by outside storage or have been made otherwise unusable for parking. More work and research by staff is needed to determine if the current plan will satisfy the parking requirements. Those spaces that are encumbered will either need to be restored for use as parking stalls, or be removed from the parking plan and count. Compliance with this criterion can not be determined at this time.
YES ☐	NO ☒	Standard `B': *The proposed use and site development plan shall comply with all other applicable laws and ordinances.*
		Discussion: While the plan for the drive through does appear to meet the standards found in applicable laws and ordinances, there are still outstanding questions regarding the parking count and the reductions in parking that would occur with the installation of the drive through. Additionally electronic copies of the exterior elevation drawings and interior floor plans were not submitted as requested, and were therefore not able to be reviewed by County Staff and other reviewers during the initial review process. As such compliance with this criterion can not be fully determined at this time.
YES ☐	NO ☒	Standard `C': *The proposed use and site development plan shall not present a traffic hazard due to poor site design or to anticipated traffic increases on the nearby road system which exceed the amounts called for under the County Transportation Master Plan.*
		Discussion: Discussion at the Community Council pointed out that there were issues related to traffic hazards and safety within the complex. Namely the large amount of pedestrian traffic that crosses near the exit from the proposed drive through. With the imposition of appropriate mitigation measures, such as the signage and directional arrows proposed by the Community Council, or others that may be proposed by the applicant or the Planning Commission, staff believes that this criterion could be satisfied in the future. This Criterion is not satisfied at this time.

YES ☒	NO ☐	Standard `D': *The proposed use and site development plan shall not pose a threat to the safety of persons who will work on, reside on, or visit the property nor pose a threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/ topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.*
		Discussion: These issues are reviewed and dealt with during the subsequent technical review process with staff. No issues were identified during the initial reviews. Final approval can not be granted until these conditions are met.
YES ☐	NO ☒	Standard `E': *The proposed use and site development plan shall not adversely impact properties in the vicinity of the site through lack of compatibility with nearby buildings in terms of size, scale, height, or noncompliance with community general plan standards.*
		Discussion: This proposal is anticipated to be compatible with the other commercial enterprises in the complex and on the site. As the requested elevation drawings were not submitted with the full submittal, nor reviewed a full response to this criterion can not made at this time.

2.2 Zoning Requirements

19.62.20 - Commercial developments over one acre.

Commercial developments in the C-2 zone over one acre must follow the conditional use permit procedure pursuant to Sections 19.84.020 through 19.84.130 of this title.

19.80.020 - Off-street parking required.

A. At the time any building or structure is erected, enlarged, increased in capacity, or any use is established, off-street parking shall be provided in accordance with the requirements in this chapter.

B. Plans Required to Obtain Building Permit. All applications for a building permit shall be accompanied by a site plan showing a parking layout that complies with the provisions of this chapter that shows ingress and egress, loading areas, internal automobile and pedestrian circulation, and landscaping. The plan shall be reviewed and approved by the planning and development services division consistent with the provisions of this chapter. Parking requirements may be calculated separately for each business or land use in a building.

19.80.040 - Number of spaces required.

A. Except where variations and exceptions are allowed under Sections 19.80.070 through 19.80.100 of this chapter, a number of parking spaces equal to the sum of the required number of parking spaces for all uses on a property, including multiple uses within the same building, shall be provided. Except in cases where a site-specific traffic study demonstrates a need for additional parking, no parking area for more than twenty stalls shall exceed the number of stalls required below unless the additional parking is installed as "provisional parking" under

Section 19.80.110 of this chapter. The number of off-street parking spaces required shall be as follows:

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

21. Restaurants or private nonprofit clubs, one space for each two and one-half seats or three spaces per one hundred square feet of floor area, whichever is greater;

22. Retail stores, shops, etc., except as provided in this subsection, one space for each two hundred fifty square feet of gross floor area;

34. Outdoor display and sales, including garden centers, nurseries, lumber yards, building materials sales yards; one space for each one thousand square feet of display and sales area.

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

D. Bicycle Parking. To encourage the use of bicycles for personal transportation as an alternative to motor vehicles, requirements are established herein to provide bicycle parking at regional, community, neighborhood, and other transportation and travel destinations.

1. Bicycle parking facilities shall be provided for any new commercial, office, manufacturing, industrial, multi-family residential, recreational, public and/or quasi-public use for which automobile parking is required; or for modification or change of any use listed above that results in the need for additional automobile parking facilities, as follows:

a. The number of bicycle parking spaces required shall be equal to five percent of the vehicular parking spaces required for such use, with a minimum requirement of two spaces, and a maximum requirement of twelve.

b. Bicycle parking spaces shall be:

i. Located on the same lot as the principal use;

ii. Located and designed to prevent damage to bicycles by cars;

iii. Located so as not to interfere with pedestrian movements;

iv. Located in a highly visible, well-lighted area that is located near entrance(s) to the building;

v. Located to provide safe access from the spaces to the public right-of-way or bicycle lane;

vi. Designed to accommodate a range of bicycle shapes and sizes, and to allow the frame and wheel(s) of each bicycle to be supported and secured against theft without interfering with adjacent bicycles;

vii. Anchored to resist removal by vandalism and resistant to rust or corrosion.

2. Bicycle parking spaces which meet the above requirements may be located within the building.

3. The proposed bicycle parking spaces shall be clearly shown on the site plan indicating location and type.

19.80.080 - Shared parking.

A. Notwithstanding any other parking requirements provided in this chapter, when different land uses occupy the same or adjacent lot(s) in the R-M, C-1, C-2, C-3, C-V. M-1, M-2, MD-1, MD-3, or the O-R-D zones, the total number of off-street parking spaces required for each use (see Section 19.80.040 of this

chapter) may be combined and shared upon approval as provided herein. A proposal for sharing of off-street parking shall be presented to the planning and development services division director for site plan review and approval. Conditional use applications which require planning commission approval, and for which shared parking is being proposed as part of the application, must have planning commission approval for the shared parking.

19.80.090 - Planning commission exceptions.

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

2.3 Other Agency Recommendations or Requirements

Boundary Review - Review Waived

Geology Review - Approved

Grading Review - Conditionally Approved
Obtain a grading permit to complete the work

Health Department Review - Review Not Approved
Sewer and water availability letters are requested.

Traffic Review - Review Incomplete

Unified Fire Authority - Review Incomplete

Urban Hydrology Review - Conditionally Approved
1. Provide 3 full sized stamped plans and a digital copy of the civil plans.
2. Will need to bond for improvements and sign an Urban Hydrology agreement.

2.4 Other Issues

Planning Review - Review not Approved
Planning Staff has reviewed the materials submitted for full review and has determined that key elements are missing which imped the ability to grant approval to the application as proposed. Chiefly among this is consent from the other property owner involved in the project to proceed with submittal of the application.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends the proposed Conditional Use be CONTINUED up to the meeting scheduled on Feb 11, 2015 .

3.2 Reasons for Recommendation

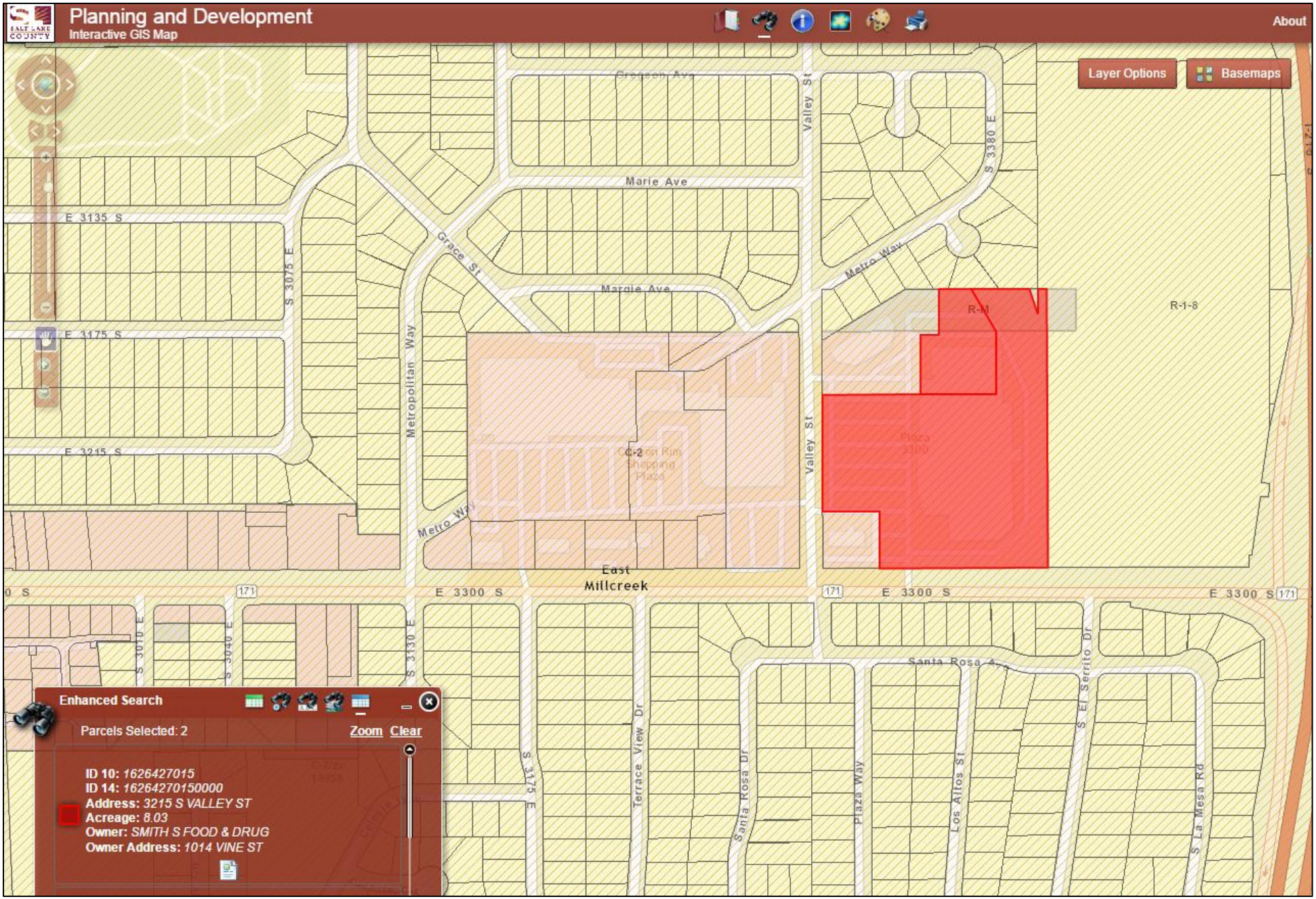
1) The application materials submitted as part of the "full application" are incomplete.

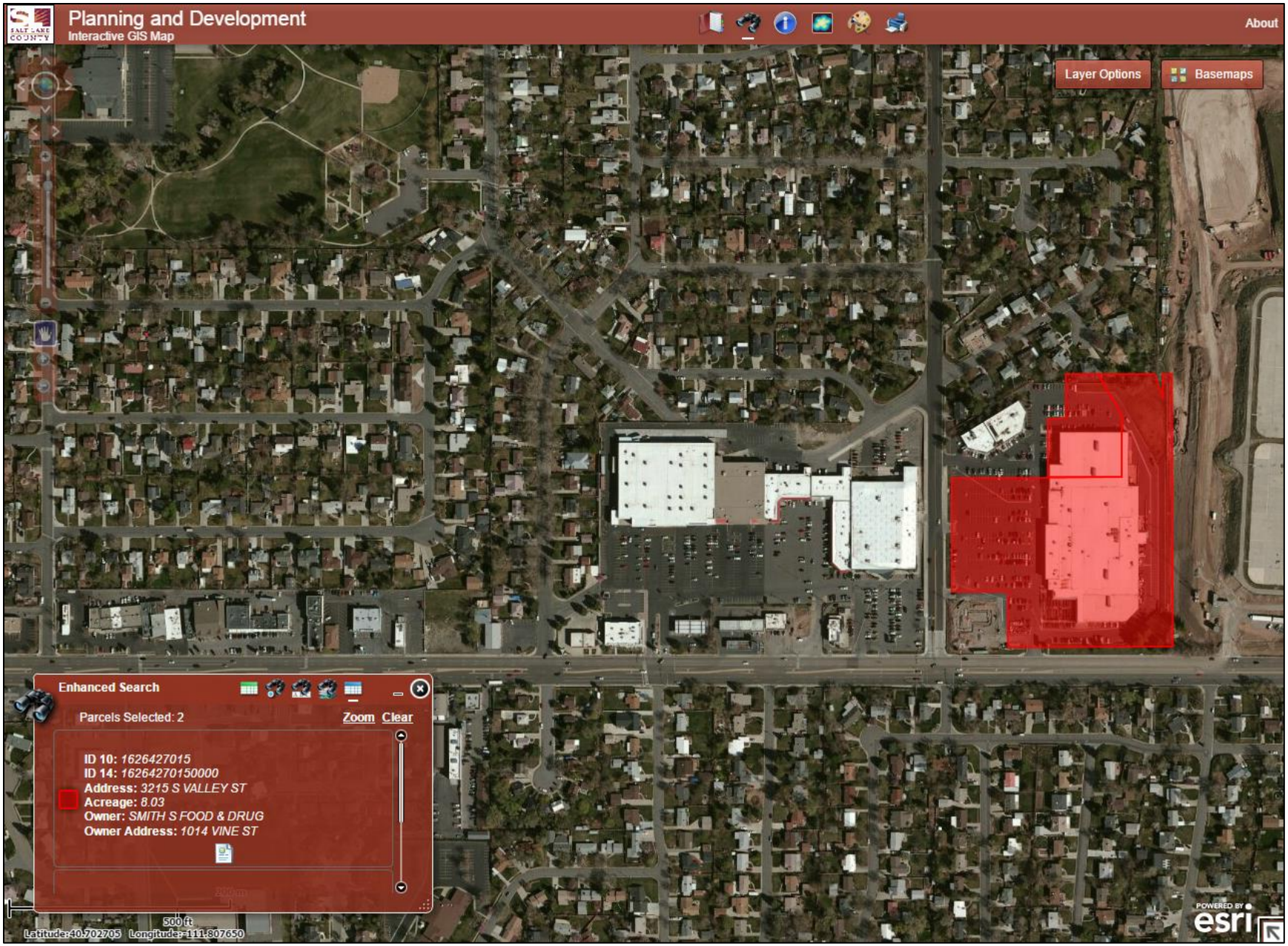
2) Authorization from all property owners has not been received

3) It appears that a number of unauthorized changes have been made to the site plan over the years. Staff is still working to research which changes will also need to be incorporated into this request in order to remedy any zoning violations.

3.3 Other Recommendations

None at this time.


Planning and Development
Interactive GIS Map
About
Layer Options
Basemaps
Gregson Ave
Valley St
S 3380 E
Marie Ave
E 3135 S
Grace St
Metro Way
Margie Ave
S 3075 E
E 3175 S
Metropolitan Way
R-M
R-1-8
E 3215 S
C-2
Valley St
Metro Way
East Millcreek
E 3300 S
171
S 3010 E
S 3040 E
S 3130 E
Santa Rosa Ave
S El Serrito Dr
S 3175 E
Terrace View Dr
Santa Rosa Dr
Plaza Way
Los Altos St
S La Mesa Rd
Enhanced Search
Parcels Selected: 2
Zoom
Clear
ID 10: 1626427015
ID 14: 16264270150000
Address: 3215 S VALLEY ST
Acreage: 8.03
Owner: SMITH S FOOD & DRUG
Owner Address: 1014 VINE ST


Planning and Development
Interactive GIS Map
About
Layer Options
Basemaps
Enhanced Search
Parcels Selected: 2
Zoom
Clear
ID 10: 1626427015
ID 14: 16264270150000
Address: 3215 S VALLEY ST
Acreage: 8.03
Owner: SMITH S FOOD & DRUG
Owner Address: 1014 VINE ST
500 ft
Latitude: 40.702705 Longitude: -111.807650
POWERED BY
esri

Smith's #475 - Pharmacy Drive-Thru

3215 South Valley Street
Salt Lake City, Utah

Scale: 1" = 20'

20' 0 20' 40'

Vicinity Map
Not to Scale

Abbreviations

BOL	Bollard	PP	Power Pole
BRW	Finish Grade – Bottom of Retaining Wall	PVC	Polyvinyl Chloride
CATV	Cable Television Box	RCP	Reinforced Concrete Pipe
CB	Catch Basin	RD	Roof Drain
CMP	Corrugated Metal Pipe	SB	Signal Box
COB	Cleanout Box	SD	Storm Drain
COTG	Cleanout to Grade	SDMH	Storm Drain Manhole
EA	Edge of Asphalt	SMH	Sanitary Sewer Manhole
EB	Electrical Box	SP	Signal Pole
ECAB	Electrical Cabinet	SS	Sanitary Sewer
EMH	Electrical Manhole	SVZ	Sight Visibility Zone
FH	Fire Hydrant	SW	Secondary Water
FL	Flowline	TA	Top of Asphalt
g	Ground	TB	Telephone Box
GB	Grade Break	TBC	Top Back of Curb
GM	Gas Meter	TG	Top of Grate
HB	Hose Bib	TMH	Telephone Manhole
I	Irrigation Line	TP	Top of Concrete
ICB	Irrigation Control Box	TRW	Finish Grade – Top of Retaining Wall
Lip	Lip of Gutter	TW	Top of Walk
LP	Light Pole	WL	Waterline
MH	Manhole	WP	Working Point
Mon	Monument	WV	Water Valve
PM	Power Meter		

Legend

Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Domes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	FH
Proposed Manhole		Existing Water Valve	WV
Proposed Transformer	T	Existing Overhead Power Line	
Proposed Meter Box		Existing Water	– –W– –
Proposed Water Meter		Existing Secondary Water	– –SW—
Proposed Combo Box		Existing Sewer	– –S– –
Proposed Fire Hydrant		Existing Storm Drain	– –SD– –
Proposed Water Valve		Existing Gas	– –G– –
Proposed Water Line	—W—	Existing Power	– –P– –
Proposed Sanitary Sewer	—S—	Existing Telephone	– –T– –
Proposed Storm Drain	—SD—	Existing Fence	– –X– –
Proposed Conduit Line	—C—	Flowline	
Proposed Power Line	—P—	Centerline	—℄—
Proposed Gas Line	—G—	Existing Contour	78
Proposed Secondary Water Line	—SW—	Existing Spot	(78.00TA)
Proposed Roof Drain	—RD—	Existing Light Pole	
Proposed Fence	—X—	Existing Street Light	
Ridge line	– – –R– – –	Existing Building	
Grade Break	– – –GB– –	Existing Telephone Box	TB
Proposed Contour	78	Existing Power Meter	PM
Direction of Drainage		Existing Electrical Box	EB
Proposed Spot	78.00TA	Existing Electrical Cabinet	ECAB
ADA Accessible Route		Existing Gas Meter	GM
Property Line		Existing Water Meter	WM
Sawcut Line		Existing Irrig. Control Box	ICB
Proposed Light Pole		Existing Bollard	BOL
Proposed Street Light		Existing Hose Bib	HB
Proposed Building		Working Point	
Existing Power Pole		Existing Deciduous Tree	
Existing Power Pole w/ Guy		Existing Coniferous Tree	
Existing Utility Marker		Detail Number	XX
Existing Post		Sheet Number	XX

Civil Sheet Index

CV Cover Sheet
C1.0 Overall Site Plan
C1.1 Demolition / Site Plan
C2.1 Grading / Utility Plan
C3.1 Details
L1.1 Landscape & Irrigation Plan
L2.1 Landscape / Irrigation Notes & Details

Benchmark

Finish Floor of the Existing Smith's Marketplace.

Elevation = 4850.00
(Assumed)

Smith's
FOOD & DRUG STORES
1550 South Redwood Road
Salt Lake City, Utah 84104
Telephone (801) 974-1400

475

3215 South Valley Street
Salt Lake City, Utah

REV | DATE | DESCRIPTION

Designed by: TW
Drafted by: AM
Client Name:
Smith's Food and Drug

smc475-CV_Pharmacy

ANDERSON WAHLEN & ASSOCIATES
Great Basin Engineering South
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 – AWAengineering.net

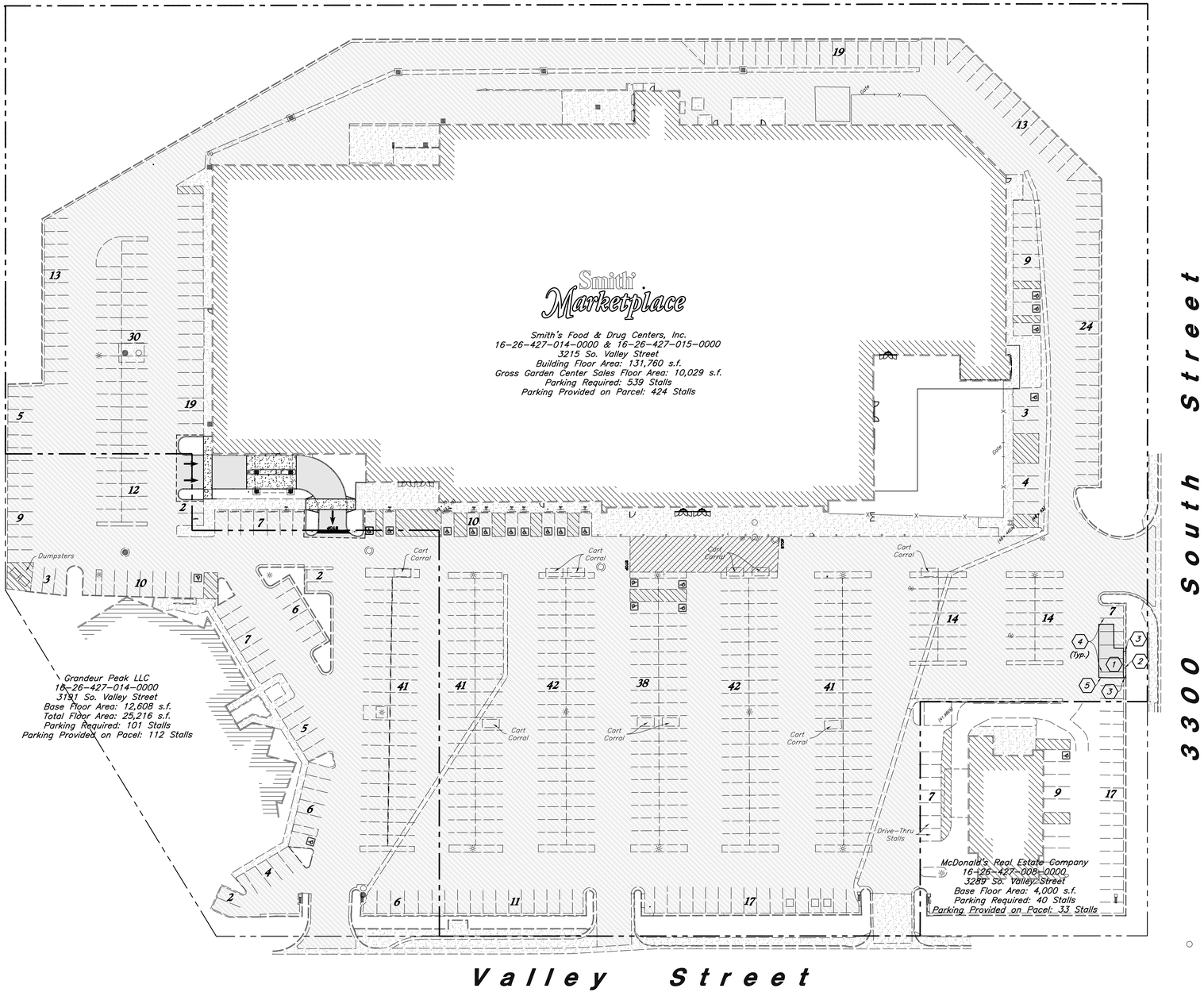
Cover Sheet

Smith's #475 - Pharmacy Drive-Thru
3215 South Valley Street
Salt Lake City, Utah

LICENSED PROFESSIONAL ENGINEER
NO. 343860
Troy Wolverton
10-21-2014
STATE OF UTAH

4 Sep, 2014

SHEET NO.
CV



Scale: 1" = 40'

40' 0 40' 80'

Landscaping Analysis:

Existing Smith's Landscape Area: 62,806 s.f.
Proposed Smith's Landscape Area: 62,295 s.f.

Parking Analysis:

Overall Building/
Garden Center Areas: 172,126 s.f.
Overall Parking Required: 680 Stalls
Overall Parking Provided: 570 Stalls

Construction Note:

1. Owners Special Inspection shall inspect & specify methods to compact existing material under ATM concrete demolition. Contractor shall remove & replace base material or scarify & compact per specification following inspection.

Site Construction Notes

1. Const. Standard Asphalt Paving (1 / C3.1)
2. Const. 24" Curb & Gutter (8 / C3.1)
3. Connect & Match Existing Improvements
4. Const. 4" Yellow Paint Stripe (Typ.)
5. Sawcut; Provide Smooth Clean Edge

Salt Lake County Code of Ordinances:

Section 19.80.040 (A)

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

21. Restaurants or private nonprofit clubs, one space for each two and one half seats or three spaces per one hundred square feet of floor area, whichever is greater;

22. Retail stores, shops, etc., except as provided in this subsection, one space for each two hundred fifty square feet of gross floor area;

34. Outdoor display and sales including garden centers, nurseries, lumber yards, building materials sales yards; one space for each one thousand square feet of display and sales area;

Section 19.80.040 (C)

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

Smith's
FOOD & DRUG STORES
1550 South Redwood Road
Salt Lake City, Utah 84104
Telephone (801) 974-1400

475

3215 South Valley Street
Salt Lake City, Utah

REV	DATE	DESCRIPTION

Designed by: TW
Drafted by: AM
Client Name: Smith's Food and Drug
smc475-OV-SP_Pharmacy

ANDERSON WAHLEN & ASSOCIATES
Great Basin Engineering South
2010 North Redwood Road, Salt Lake City, UT 84116
801 521-8529 - AWEngineering.net

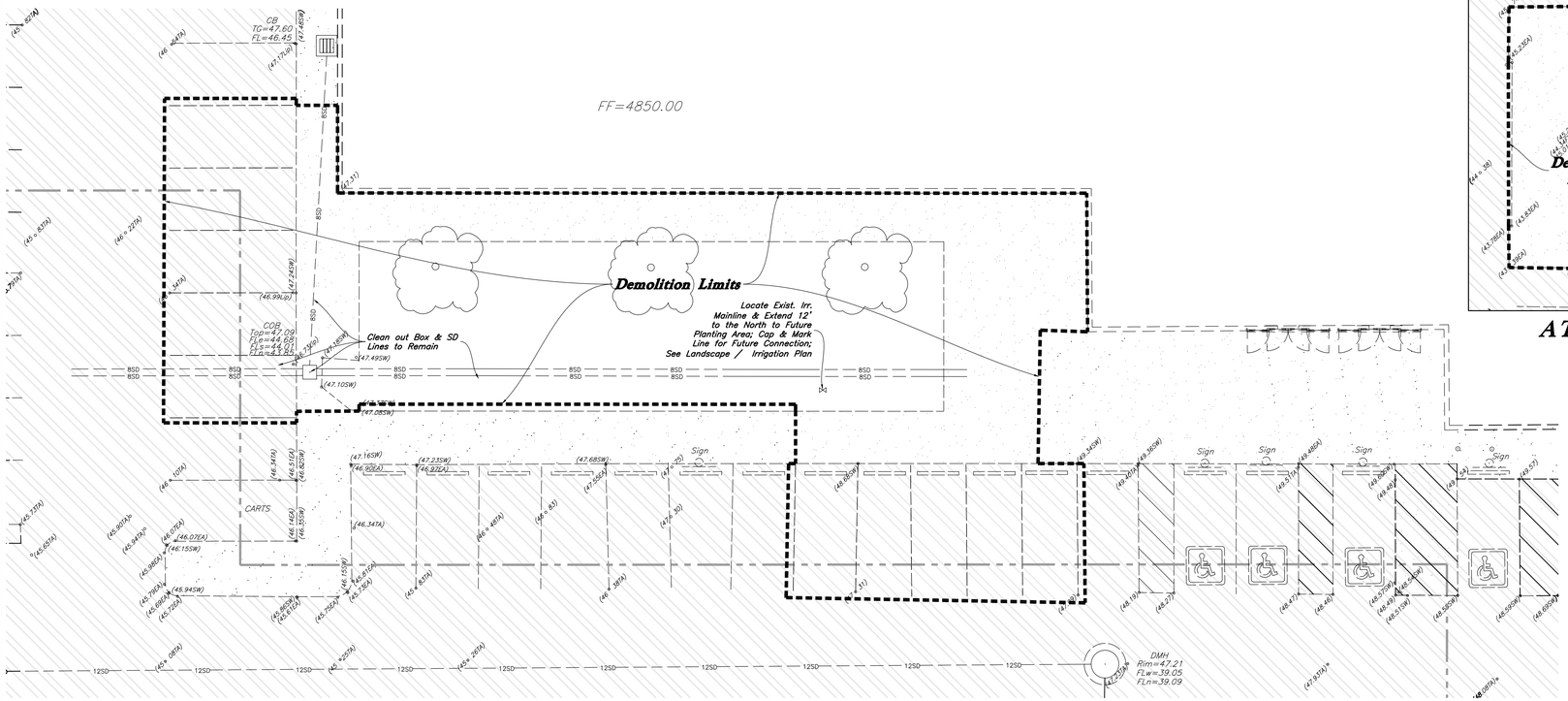
Overall Site Plan

Smith's #475 - Pharmacy Drive-Thru
3215 South Valley Street
Salt Lake City, Utah

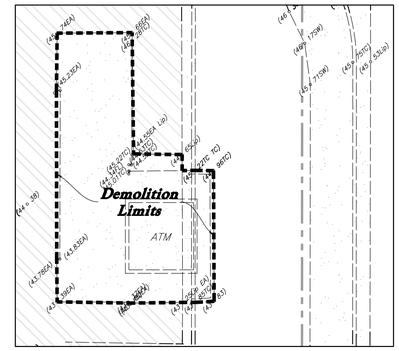
LICENSED PROFESSIONAL ENGINEER
NO. 343860
Todd Wolverton
10-21-2014
STATE OF UTAH

4 Sep, 2014

SHEET NO.
C1.0



Demolition Plan



ATM Demolition Plan

Scale: 1" = 10'

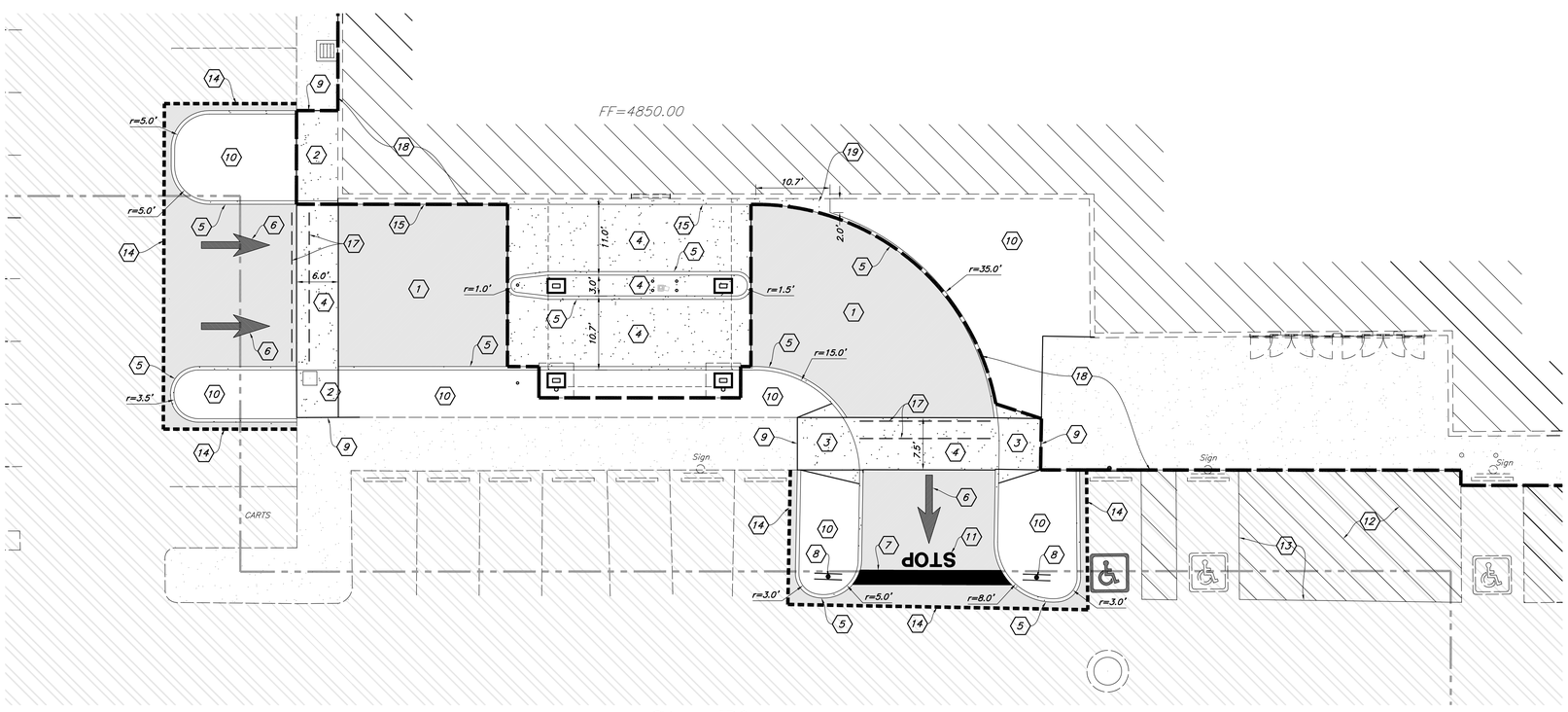
10' 0 10' 20'

General Demolition Notes:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped According to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site Except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

CAUTION :

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.



Site Plan

Site Construction Notes

1. Const. Standard Asphalt Paving (1 / C3.1)
2. Const. Conc. Sidewalk (3 / C3.1)
3. Const. ADA Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (5 / C3.1)
4. Const. Conc. Paving (2 / C3.1) (4 / C3.1)
5. Const. 6" Curb Wall
6. Const. Directional Arrows per MUTCD
7. Const. 24" White Stop Bar
8. Const. Stop Sign per MUTCD R1-1 with Opposing "Do Not Enter" Sign per MUTCD R5-1
9. Connect & Match Existing Improvements
10. Landscaping (See Landscape Plans)
11. Paint White "STOP" per MUTCD
12. Const. ADA Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Editions)
13. Const. 4" Yellow Paint Stripe (Typ.)
14. Sawcut; Provide Smooth Clean Edge
15. Const. 10" Curb Wall (See Arch. Plans)
16. Const. ADA Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Editions) (7 / C3.1)
17. Const. Irrigation Sleeves (See Irrigation Plan)
18. Site/Building Construction Limits (Typ.)
19. Place Concrete Between Wall & Curb Wall Flush to Top of Curb Wall.

ADA Note:

Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If Grades on plans do not meet this requirement notify Consultant immediately.

The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA (ICC/ANSI A117.1-Latest Edition) and/or FHAA.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. 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 Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

General Site Notes:

1. Stalls designated as Accessible will require a painted Accessible symbol and sign. (See Details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. All dimensions are to back of curb unless otherwise noted.
5. Const. curb transition at all points where curb abuts sidewalk, see detail.

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Smith's
FOOD & DRUG STORES
1550 South Redwood Road
Salt Lake City, Utah 84104
Telephone (801) 974-1400

475

3215 South Valley Street
Salt Lake City, Utah

REV	DATE	DESCRIPTION

Designed by: TW
Drafted by: AM
Client Name: Smith's Food and Drug
smc475-SP_Pharmacy

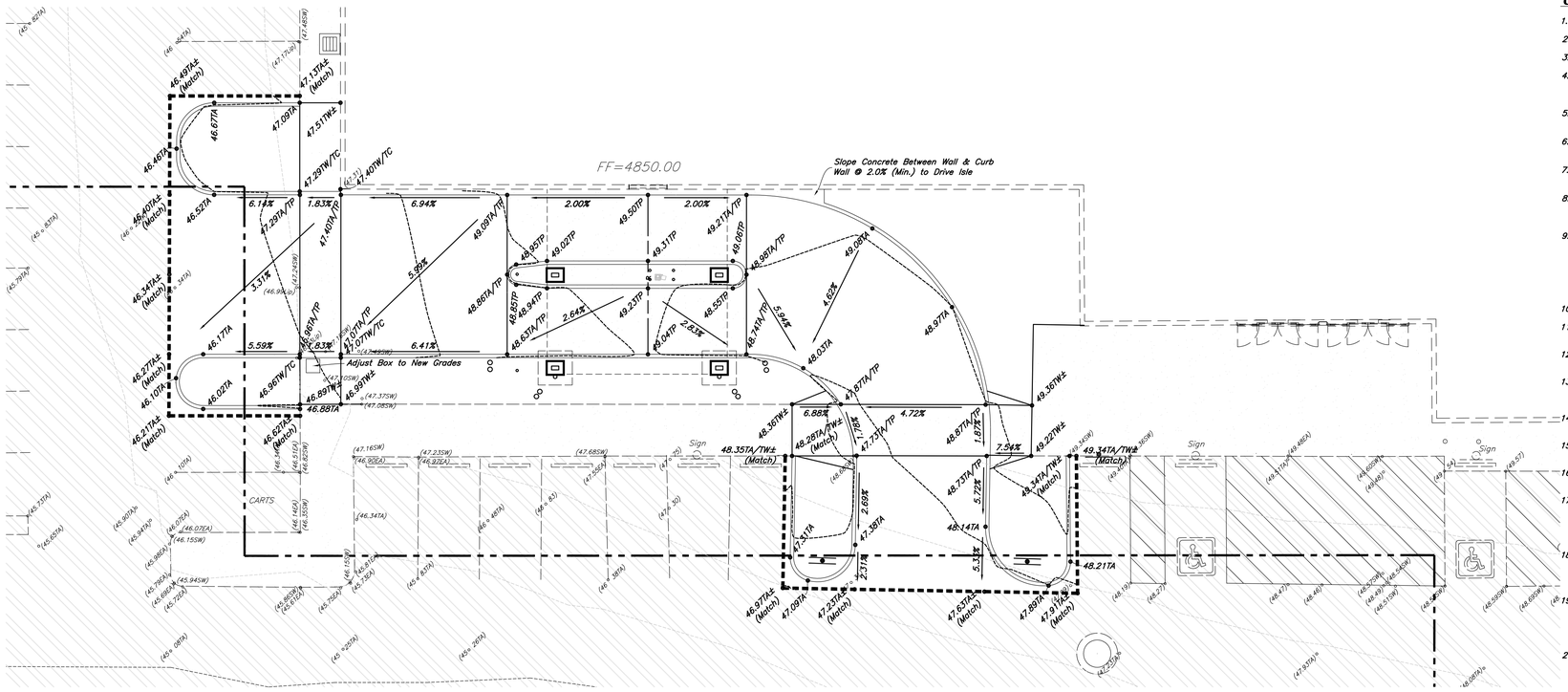
ANDERSON WAHLEN & ASSOCIATES
Great Basin Engineering South
2010 North Redwood Road, Salt Lake City, UT 84116
801 521-8529 - AWAengineering.net

Demolition / Site Plan
Smith's #475 - Pharmacy Drive-Thru
3215 South Valley Street
Salt Lake City, Utah

LICENSED PROFESSIONAL ENGINEER NO. 343860 Troy Wolverton 09-21-2014 STATE OF UTAH

4 Sep, 2014

SHEET NO. C1.1



Grading Plan

General Grading Notes:

1. All grading shall be in accordance with the project geotechnical report.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the Owner's Special Inspection.
5. Areas to receive fill shall be properly prepared and approved by the Owner's Special Inspection prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by the Owner's Special Inspection.
8. The Owner's Special Inspection shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from the Owner's Special Inspection shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
18. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
19. Contractor will be responsible to phase the construction development so that storm water improvements and storm water facilities including detention or retention improvement facilities are constructed and functional prior to an offsite storm water release and take necessary construction precautions so that no offsite flooding will occur.
20. Importing fill material from an off-site location without prior written approval from the Owner's Project Manager is strictly prohibited. Identification of offsite borrow locations and material must be coordinated and documented with the SWPPP. The Owner's Special Inspection shall verify the suitability of all off-site material. This includes an analysis to insure that no environmental contamination is present. If any material is brought on site without prior written approval of the Owner's Project Manager, the Contractor will bear all costs associated with removing the material, testing for contamination, monitoring the clean-up operation, disposal in an approved landfill, and certifying that the Owner's site is environmentally clean. If requested, the Owner's Project Manager or the Owner's Special Inspection must be granted unfettered access to any and all borrow sites.

Scale: 1" = 10'

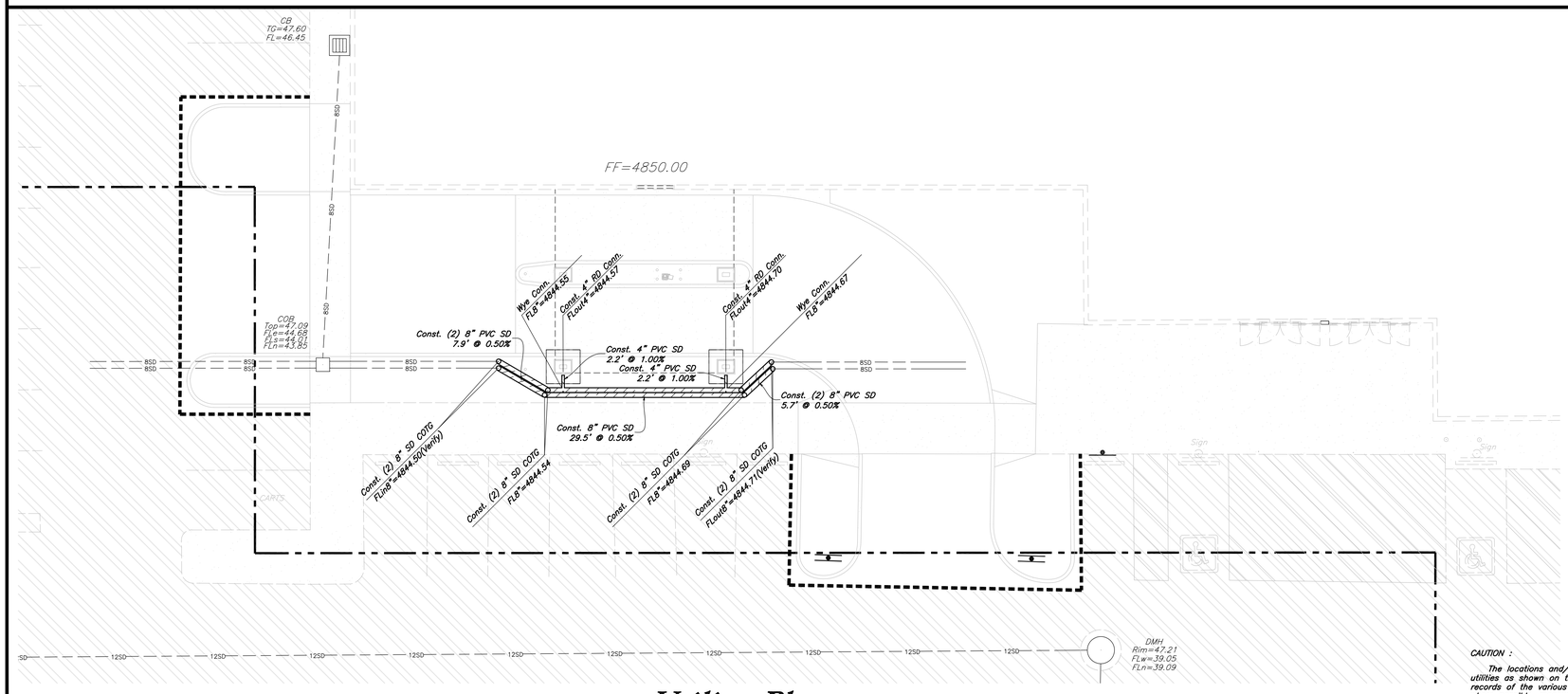
10' 0 10' 20'

Curb Wall Construction Notes:

1. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.

ADA Note:
Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If Grades on plans do not meet this requirement notify Consultant immediately.
The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA (ICC/ANSI A117.1–Latest Edition) and/or FHAA.

PVC Pipe Protection During Construction:
PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.



Utility Plan

General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION :
The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

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smc475-GR_Pharmacy

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Grading / Utility Plan
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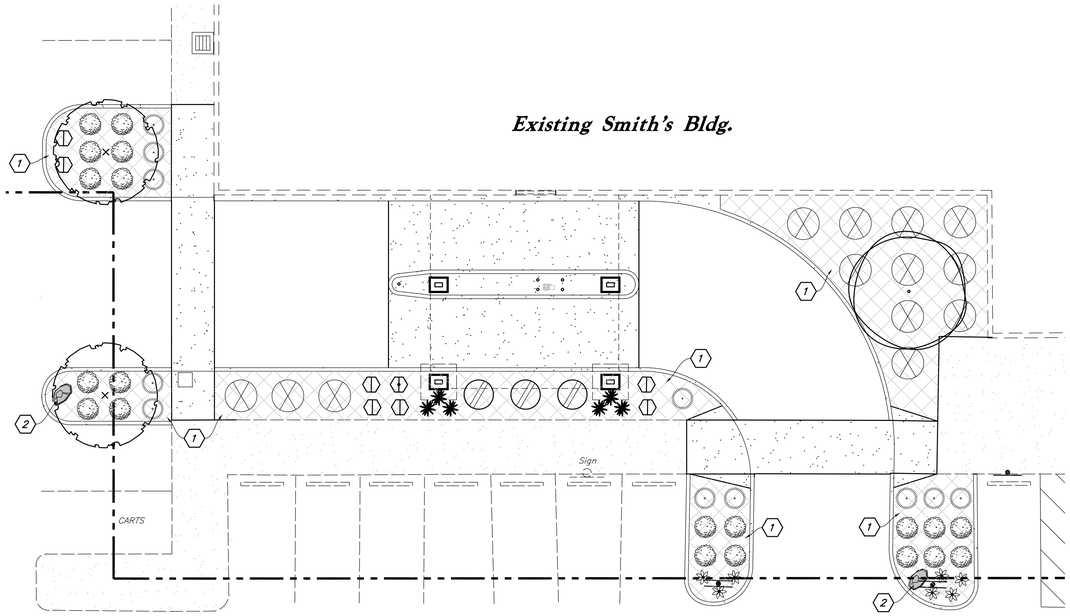
LICENSED PROFESSIONAL ENGINEER
NO. 343860
Troy Wolverton
10-21-2014
STATE OF UTAH

4 Sep, 2014

SHEET NO.
C2.1



Pharmacy Drive Thru Landscape Plan

Plant Legend

Trees

Symbol	Qty.	Botanical Name	Common Name	Plant Size/Spacing	
	2	Acer p. 'Crimson Sentry'	Crimson Sentry Maple	2" Cal., B&B	2/L3.1
	1	Cercis c. 'Forest Pansy'	Forest Pansy Redbud	2" Cal., B&B	2/L3.1

Shrubs

13	Rhus a. 'Grow Low'	Grow Low Sumac	5 Gal. Cont., 10" Min. Ht.	1/L3.1
20	Spiraea b. 'Limemound'	Limemound Spirea	5 Gal. Cont., 15" Min. Ht.	1/L3.1
11	Pinus m. m. 'Slowmound'	Slowmound Mugo Pine	5 Gal. Cont., 15" Min. Ht.	1/L3.1
8	Berberis t. a. 'Crimson Pgymy'	Crimson Pygmy Barberry	5 Gal. Cont., 10" Min. Ht.	1/L3.1
3	Prunus cistena	Purple Leaf Sand Cherry	5 Gal. Cont., 24" Min. Ht.	1/L3.1

Perennials / Groundcover

7	Hemerocallis x. 'Stella de Oro'	Day Lily	1 Gal. Cont., 12" Min. Ht.	1/L3.1
6	Calamagrostis x. a. 'Karl Forester'	Karl Forester Grass	1 Gal. Cont., 15" Min. Ht.	1/L3.1

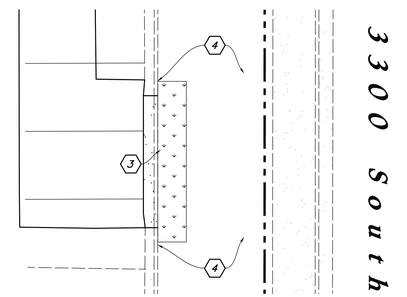
Kentucky Bluegrass Blend Lawn from a Local Source. Install over a 4 Inch depth of Topsoil. Mix in a 2 Inch depth of Soil Pep. Add a Lawn Starter Fertilizer Prior to Laying Sod. — Sod — none

Mulch

Decorative Rock Mulch – Install a 4 inch depth over Dewitt Pro5 Weed Barrier or Equal. Mulch to be 1 1/2" South Town from Nephi Sandstone or Approved Equal; Install in all Planting Areas. 'No Cobble Stone' Submit Sample for Approval. — 1/L1.1

3–4' Dia. Decorative Landscape Boulder. Boulders to Match Rock Mulch & be Angular; No Cobble Stone; Submit Sample or Photo for Approval. — 2/L1.1

Plant Quantities Provided for Bidding Purposes Only. If there is a Discrepancy between Plant Legend Quantities and Plants Shown on the Plan, Plans take Precedence over Plant Legend.



Refer to Overall Site Plan for Exact Location of Landscape Modifications for ATM Removal.

Landscape Modifications ATM Removal

Landscape Notes:

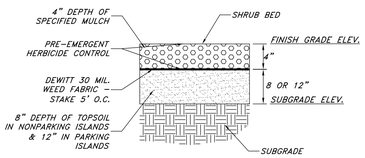
1. All landscape material shall be fully irrigated by an automatic irrigation system. See this Sheet for Irrigation Layout & Sheet L2.1 for Notes & Details.
2. See Sheet L2.1 for Landscape Notes & Details.

Scale: 1" = 10'

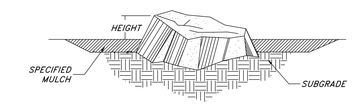
10' 0 10' 20'

Landscape Keynotes

1. Planting Bed – See Legend
2. Decorative Landscape Boulder – See Legend
3. New Lawn – Install for Areas Indicated on Plan & Areas that are Destroyed Due to Construction; Blend in Edges w/ Existing Lawn
4. Popup Spray Heads to be Adjusted to Cover New Lawn Area; Replace Damaged Spray Heads as Needed to Provide Proper Irrigation to New & Existing Lawn Areas; Replace Irrigation Equipment w/ Equal Material as Needed; Irrigation for Adjacent Lawn Area to Remain Functional During the Demolition & Construction Phases to Keep Lawn Alive; Lawn Damaged due to Lack of Irrigation shall be Replaced by the Contractor at no Cost to the Owner.

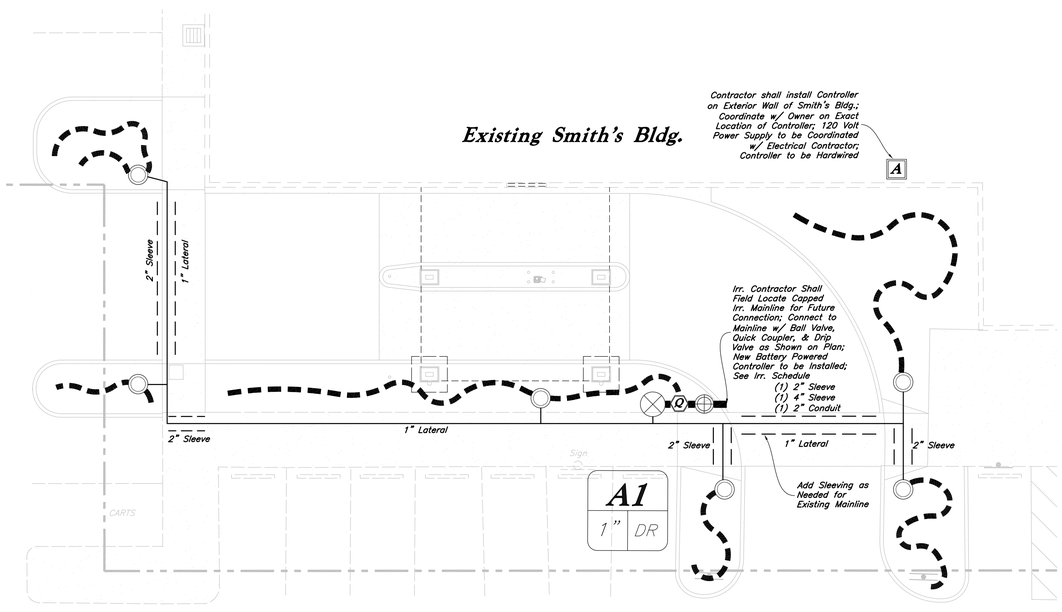


1 **MULCH DETAIL**
Not to Scale



NOTE:
1. USE CARE TO MINIMIZE MARRING & SCRATCHING
2. BURY 6" OF BOULDER INTO SOIL, KEEPING BEST VISUAL SIDE ABOVE GROUND.

2 **LANDSCAPE BOULDER**
Not to Scale



Pharmacy Drive Thru Irrigation Plan

Irrigation Legend

Valves

Symbol	Manufacturer/Model #	Description	Notes	Detail
Valves				
	Rain Bird XCZ-100-PRB-COM	1 Inch Remote Control Valve	Provide New Drip Control Zone Kit; Install 1 in Standard Valve Box w/ 3" Depth of Gravel over Weed Barrier	4/L2.1
	Rain Bird 33DLRC	3/4" Quick Coupler Valve	Provide: 1 Valve Keys (Rain Bird 33-DK) & 1 Swivel Hoses (Rain Bird SH-O); Install in 10" Round Valve Box w/ 3" Depth of Gravel over Weed Barrier	11/L2.1
	Nibco T-580-A (Brass)	Isolation Ball Valve	Size to Match Line Size/Install in 10" Round Valve Box w/ 3" Depth of Gravel over Weed Barrier	None
None	Manual Drain Valve	3/4 Inch Drain Valve	Install at all Low Points & in 10" Round Valve Box w/ Gravel Sump at 6" Depth over Weed Barrier	10/L3.1
Drip				
	PVC Pipe To 3/4" Distribution Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	5/L2.1
	Rain Bird XT-700 Rain Bird XO-100 Rain Bird XB-10PC / XB-20PC(Tree) Rain Bird TS025 Rain Bird DBC-025 Rain Bird MDCFCAP	3/4" Distribution Tubing – Pipe shown on Plan is Schematic; Adjust as Needed 1/4" Distribution Tubing – Install one per Emitter Xeri-Bug Emitter (1 Gal/Hr.)-1 per Per., 2 per Shb./Orn. Grass./Gdcvr., 4 per Tree Tie Down Stake – Tubing to be Staked every 3' Diffuser Bug Cap – Install one per Emitter Removable Flush Cap – Install at the End of Each Line		6&7/L2.1
Pipes				
	Schedule 40 PVC	Mainline Pipe	Connect to Existing Mainline & Match Size; Field Verify Mainline Size	9/L2.1
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes unmarked to be 1 Inch; Minimum pipe size to be 1 Inch for PVC Pipe	9/L2.1
Controller				
A	Rain Bird ESP-Me Rain Bird LXMM for ESP-LX	4 Station Outdoor Controller Metal Locking Cabinet Only	Contractor Shall Install Controller on Outer Wall of Smith's Bldg.; Coordinate 120 VAC Power Supply w/ Electrical Contractor; Controller to be "Hardwired"; Install in Metal Locking Cabinet	none
Sleeving				
	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals, and Controller Wire Located under Concrete and Asphalt Paving at specified depths	Contractor shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving. All Sleeving is by the Landscape Contractor unless otherwise noted.	8/L2.1

A1 — Controller/Station
Valve Size — 1" | DR — Watering Type (DR–Drip / LA–Lawn)

Irrigation Controller Valve Sch. "A"

Valve Data					Hydraulic Data	
#	Size	Head Type	GPM	PSI	Landscape Zone	Prec. Rate-inch/hr
1	1"	Drip	2.0	30	Plantings-Sun	Drip

General Irrigation Note

Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Irrigation Notes

1. Refer to Landscape Keynote 4 for Irrigation Improvements for the Removal of the ATM.

811 Know what's below. Call before you dig.

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Telephone (801) 974-1400

 # 475
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Landscape Plan
Smith's #475 - Pharmacy Drive-Thru
3215 South Valley Street
Salt Lake City, Utah

State of Utah — Jared R. Mansell — No. 7740426-5301 — Licensed Landscape Architect

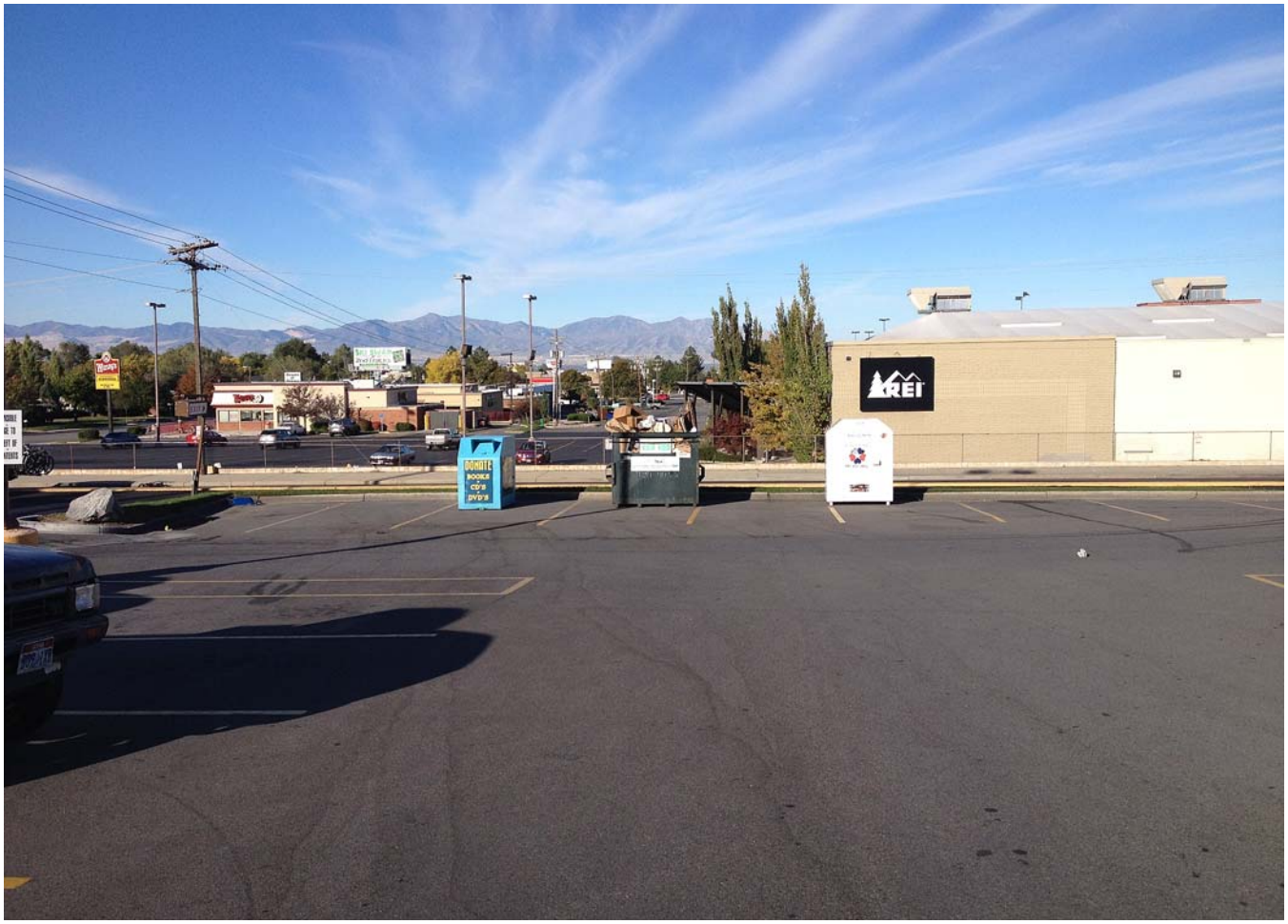
4 Sep, 2014

SHEET NO. L1.1

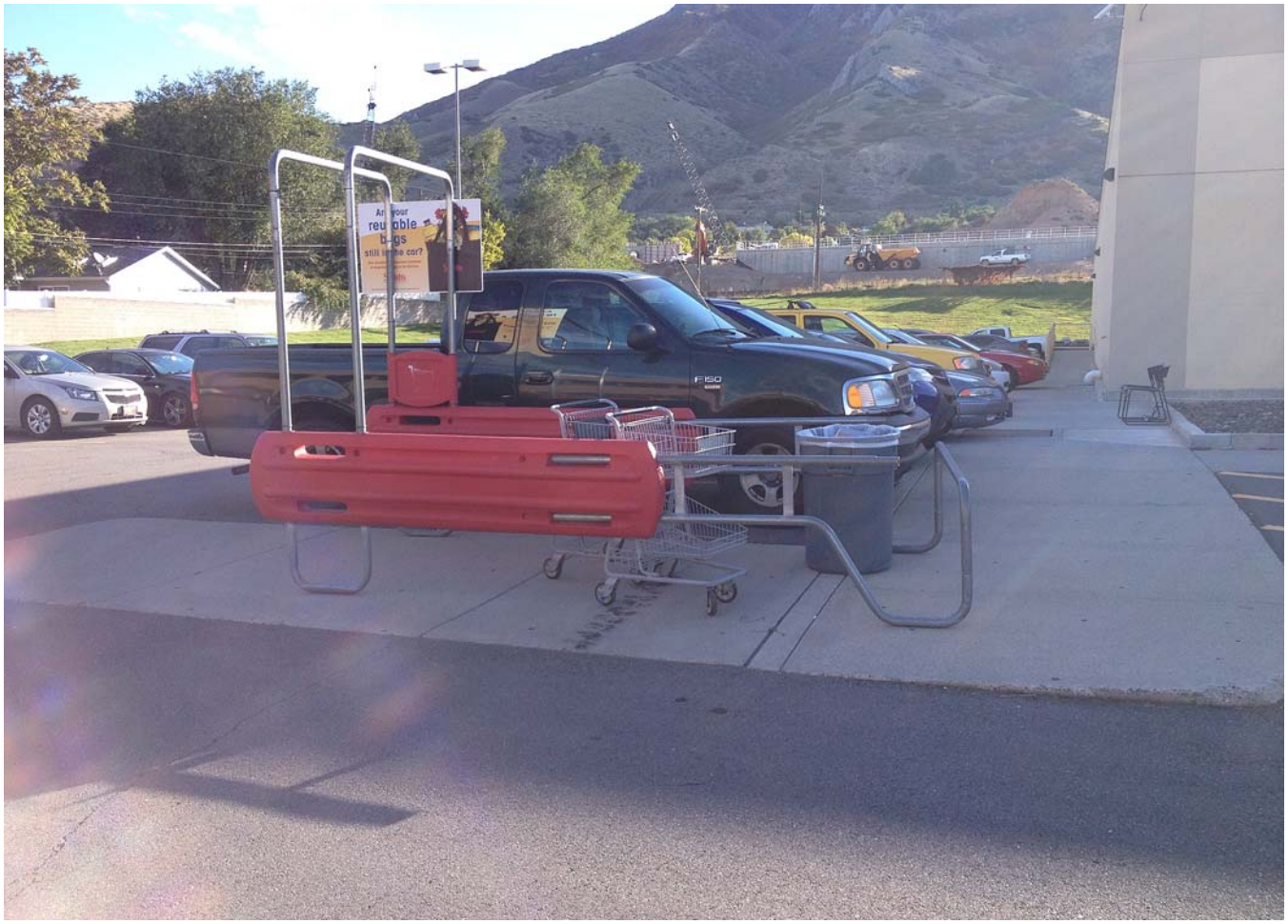
ZIONS BANK
24 HOUR CASH MACHINE
ZIONS BANK
24 HOUR CASH MACHINE

Integrated Solutions

Smith's Marketplace
CHASE


REI
BOOKS
CD'S
DVD'S

McDonald's



Salt Lake County Planning & Development Services

STAFF REPORT

Executive Summary									
Hearing Body:	Millcreek Township Planning Commission								
Meeting Date and Time:	Wednesday, December 10, 201	04:00 PM	**File No:**	2	9	0	8	1	
Applicant Name:	Barry Bickmore	**Request:**	Conditional Use						
Description:	8 Lot PUD, consisting of 4 twin homes								
Location:	3800 South 1300 East								
Zone:	R-M Residential Multi-Family	Any Zoning Conditions?	Yes ☑	No ☐					
Zoning Condition:	Height Limitation of 35 feet								
Community Council Rec:	Approval								
Staff Recommendation:	Approval with Conditions								
Planner:	Spencer W. Brimley								

1.0 BACKGROUND

1.1 Summary

The applicant, Barry Bickmore, is requesting approval of a residential planned Unit development (8 units) to be known as the Canyon Hollow Twin Homes located at 3800 South 1300 East. The property consists of three parcels totaling 0.72 acres.

The applicant is requesting preliminary approval from the Planning Commission related to this request.

1.3 Neighborhood Response

There has been no response from the community relating to this application.

1.4 Community Council Response

Application was heard at the CC meeting on 12/2/2014. The Community Council has made a recommendation of approval for this application.

2.0 ANALYSIS

2.1 Applicable Ordinances

19.44.040 - Lot area.

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

for any other main building.

19.44.050 - Lot width.

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

19.44.060 - Front yard.

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

19.44.070 - Side yard.

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

19.44.080 - Rear yard.

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

19.44.100 - Building height.

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

B. Accessory Buildings.

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

19.44.110 - Density.

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

Two-family dwellings 12.0 units per acre

19.78.010 - Scope of approval.

Provision of a planned unit development by this chapter in no way guarantees a property owner the right to exercise the provisions of the planned unit development. Planned unit developments shall be approved by the planning commission only if, in its judgment, the proposed planned unit development fully meets the intent and purpose and requirements of the zoning ordinance.

19.78.020 - Purpose.

The purpose of the planned unit development is to allow diversification in the relationship of various uses and structures to their sites and to permit more flexibility in the use of such sites. The application of planned unit concepts is intended to encourage good neighborhood, housing, or area design, thus ensuring substantial compliance with the intent of the district regulations and other provisions of this title related to the public health, safety and general welfare and at the same time securing the advantages of large-scale site planning for residential, commercial or industrial development, or combinations thereof.

19.78.030 - Planned unit development defined.

"Planned unit development" for the purpose of this chapter, means an integrated design for development of residential, commercial or industrial uses, or combination of such uses, in which one or more of the regulations, other than use regulations, of the district in which the development is to be situated, is waived or varied to allow flexibility and initiative in site and building design and location in accordance with an approved plan and imposed general requirements as specified in this chapter. A planned unit development may be:

A. The development of compatible land uses arranged in such a way as to provide desirable living environments that may include private and common open spaces for recreation, circulation and/or aesthetic uses;

B. The conservation or development of desirable amenities not otherwise possible by typical development standards;

C. The creation of areas for multiple use that are of benefit to the neighborhood.

D. The adaptive improvement of an existing development.

19.78.040 - Review and approval.

A planned unit development may be approved by a planning commission in any zoning district. The approval of a PUD shall consist of a final approval letter and a final approved site plan. A PUD permit shall not be granted unless the PUD meets the use and density limitations of the zoning district in which it is to be located.

In order to assist the planning commission with the approval process, the director or director's designee shall administer an application and review procedure with the following components:

A. A pre-submittal review, which may include:

1. Submission of an information form, conceptual site plans, property plat map, other supplemental

materials, and a pre-submittal fee as required under Title 3, Revenue and Finance.

2. Referral of the plans to affected entities and other regulatory agencies.

3. An informational meeting with planning staff, regulatory agencies, and the applicant in which preliminary information and feedback is given to the applicant based on the preliminary plans.

4. A preliminary meeting with the planning commission in which the application is discussed by the applicant, planning commission, and concerned neighbors in order to allow the applicant an opportunity to hear the planning commission members' and neighbors' areas of concern prior to submitting an application with finished site plans.

5. Upon completion of the foregoing pre-submitted review process and upon payment of all applicable fees, the application shall be deemed complete.

B. An application and review procedure, which shall include:

1. Submission of finished site plans and application fees;

2. The creation of a planning file by which the applicant, staff, and the public can refer to the proposed land use;

3. An on-site review by the director or director's designee as allowed in Utah Code Section 17-27a-303;

4. Review of the submitted site plans and elevations for compliance with the zoning ordinance;

5. Referral of the application and site plans to those government agencies and/or affected entities necessary to protect the health, safety, and welfare of the public and to ensure the project's compliance with all applicable ordinances and codes;

6. Recommendation from planning and development services to the planning commission.

C. An approval/denial procedure, which shall include:

1. A planning commission decision based on whether the proposed development complies with ordinance requirements and development standards of approval and whether anticipated impacts can be mitigated with appropriate conditions of approval.

2. The integration of the recommendations from the other government agencies and affected entities involved in subsection (B)(5) of this section and any planning commission conditions of approval into the final site plan;

3. An approval or denial letter indicating the approval or denial of the application with appropriate conditions or findings;

4. Provision of the approved site plan with approval letter or the denial letter to the applicant in a timely manner.

19.78.050 - Minimum area.

Planned unit developments in any FM, FR, R-1, FA, or A zone shall have a minimum area of one acre. Planned unit developments in any other zone shall have an area equal to the aggregate of the minimum lot areas otherwise required in the zone for the number of structures in the development.

19.78.090 - Effect on adjacent properties.

The planning commission shall require such arrangement of structures and open spaces within the site development plan, as necessary, to assure that adjacent properties will not be adversely affected.

A. Height and intensity of buildings and uses shall be arranged, around the boundaries of the planned unit development, to be compatible with existing adjacent developments or zones. However, unless conditions of the site so warrant, buildings located on the periphery of the development shall be limited to a maximum height of two stories.

B. Lot area, lot width, yard and coverage regulations shall be determined by approval of the site plan.

C. Density of dwelling units per acre shall be the same as allowed in the zone in which the planned unit development is located.

19.78.100 - Preservation of open space.

Preservation, maintenance and ownership of required open space within the development shall be accomplished by:

A. Dedication of the land as a public park or parkway system;

B. Granting to the county a permanent open space easement on or over the private open spaces to guarantee that the open space remain perpetually in recreational use with ownership and maintenance being the responsibility of the owner or an owner's association established with articles of association and bylaws which are satisfactory to the county; or

C. Complying with the provisions of the Condominium Ownership Act of 1963, Title 57, Chapter 8, Utah Code Annotated (1953), as amended, which provided for the payment of common expenses for the upkeep of the common areas and facilities.

19.78.110 - Landscaping.

Site landscaping shall be as specified in Chapter 19.77 of this title.

19.78.120 - Signs and floodlighting.

The size, location, design and nature of signs, if any, and the intensity and direction of area floodlighting shall be detailed in the application.

19.78.130 - Site plan requirements.

The applicant shall submit a planned unit development plan for the total area within the proposed development. If the planned unit development is to be developed on a phase basis, each phase shall be of such size, composition and arrangement that its construction, marketing and operation is feasible as a unit independent of any subsequent phases. The general site plan shall show, where pertinent:

A. The use or uses, dimensions, sketch elevations and locations of proposed structures;

B. Dimensions and locations of areas to be reserved and developed for vehicular and pedestrian circulation, parking, public uses such as schools and playgrounds, landscaping, and other open spaces;

C. Architectural drawings and sketches outlining the general design and character of the proposed uses and the physical relationships of the uses;

D. Such other pertinent information including, but not limited to, residential density, coverage and open space characteristics shall be included as may be necessary to make a determination that the contemplated arrangement of buildings and uses makes it desirable to apply regulations and requirements differing from those ordinarily applicable under this chapter.

19.78.160 - Plan review at public meeting.

Preliminary development plans, including site plan, (buildings, open space, parking, landscaping, pedestrian and traffic circulation) building elevations and general drainage and utility layout with topography shall be submitted for the purpose of staff analysis and planning commission review at a regularly scheduled meeting. Landscaping shall be as specified in Chapter 19.77 of this title.

19.78.170 - Scope of planning commission action.

In carrying out the intent of this chapter, the planning commission shall consider the following principles:

A. It is the intent of this chapter that site and building plans for a planned unit development shall be prepared by a designer or team of designers having professional competence in urban planning as proposed in the application. The commission may require the applicant to engage such a qualified designer or design team.

B. It is not the intent of this chapter that control of the design of a planned unit development by the planning commission be so rigidly exercised that individual initiative be stifled and substantial additional expense incurred; rather, it is the intent of this section that the control exercised be the minimum necessary to achieve the purpose of this chapter.

C. The planning commission may approve or disapprove an application for a planned unit development. In approving an application the commission may attach such conditions as it may deem necessary to secure compliance with the purposes set forth in Sections 19.84.050 through 19.84.090 of this title. The action of the planning commission may be appealed to the board of adjustment.

19.84.060 - Conditional Use Standards for approval.

Prior to approval, all conditional uses and accompanying site development plans must be found to conform to the following standards:

A. The proposed site development plan shall comply with all applicable provisions of the zoning ordinance, including parking, building setbacks, and building height.

B. The proposed use and site development plan shall comply with all other applicable laws and ordinances.

C. The proposed use and site development plan shall not present a serious traffic hazard due to poor site design or to anticipated traffic increases on the nearby road system which exceed the amounts called for under the county transportation master plan.

D. The proposed use and site development plan shall not pose a serious threat to the safety of persons who will work on, reside on, or visit the property nor pose a serious threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquifaction potential, site grading/topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.

E. The proposed use and site development plan shall not adversely impact properties in the vicinity of the site through lack of compatibility with nearby buildings in terms of size, scale, height, or noncompliance with community general plan standards.

2.3 Other Agency Recommendations or Requirements

County Grading Review -
2- Need to submit a copy of the Geotechnical report.
3- Need Grading and drainage plans

County Boundary/ CGS Review
1. Record of Survey must be received by County Surveyor's office before plat can leave Planning and Development and the following statement "A Record of Survey has been filed as #xxxxxxxxxxx in the S. L. County Surveyor's Office" MUST be included in the Surveyor's Certificate on the final mylar, the x's being the RSC No. received from the County Surveyor's office
2.Show easement for ingress/egress on private road
3.Streets must be named. Contact Teresa Curtis at 385-468-6757 with street names for approval
4. All Streets within 200 ft. of the proposed subdivision must be shown on plat
5. Require 4 copies of Final Civil drawings signed by Licensed Engineer for all improvements after approvals from Hydrology, Grading and Traffic have been received
6. A preliminary report of title will be required at the final stage of the project. They are only good for 60 days so don't get it until we are at the final plat stage
7. Please have surveyor verify that no dedication is required along 13th E. On the parcel map it shows the parcel still out into the street. Per Traffic Engineer the ROW 1/2 width should be 53 ft.

County Geology Review
No issues at this time. A technical review is required.

County Urban Hydrology Review
Site plan approved. Technical plans required. Final Drainage plan required. Must have engineers name, stamp, signature, phone number and date. Must include project name, address, North arrow, and scale. Minimum scale is 1"=20'.

County Building Inspection Review
No issues with the site plan. Conditions of approval are the following:

A demolition permit is required for the demolition of the existing home.

Building permits are required for the construction of the new homes, and any other structures regulated by the International Residential Code (such as the pavilion).

At time of building permit application, provide complete building plans showing compliance with current building code.

At time of building permit application, provide fire flow verification and/or show how compliance is going to be made with any Unified Fire District Guidelines.

Unified Fire Authority Review
Review approved subject to the following requirements:
1. Required fire flow of 1500 G.P.M.
2. Verification of fire flow is required.
3. Meet all fire department requirements pertaining to the design of the access road and turn-around.

Health Department Review

Sewer and water letters from the entities providing service to the area will be required before any final approval can be given.

2.4 Other Issues

Planning Review

1. Staff recommends approval of the Conditional Use Requests and Preliminary approval of the Preliminary Plat, conditioned upon addressing all of the following identified issues as well as those identified by other reviewers. Staff recognizes that the applicant has created revised plans since their initial submittal that do address some of the following issues. However, to avoid confusion the comments and issues addressed here are related to the first set of plans that was submitted and reviewed by the reviewing agencies.
2. Need to submit accurate scaled floor plans for all buildings.
3. Need to submit accurate scaled elevation drawings for all buildings.
4. Plans do not meet required 50% open space. The proposed building pads are too large. Revise and resubmit.
5. The playground does not meet the minimum 1000 sq. ft.
6. Property must be fenced with a solid visual barrier. Plans need to indicate the type of fence and the location.
7. Curb and gutter along 1300 east may need to be replaced in locations of the existing curb cuts.
8. Primary residential structures limited to 2 stories in height from natural grade. Finish Grade should not be substantially higher than the surrounding properties.
9. 15 foot minimum setback is required around the perimeter of a PUD development. Street Side Yard Setbacks should be no less than 20 feet.
10. Landscaping Plan package must include all required elements, including (but not limited to) irrigation design and water calculations.
11. As the mass and scale of the proposed buildings in the development are somewhat larger than other homes in the immediate vicinity, additional architectural details need to be incorporated onto the sides and rear of the buildings to break up what appears to be expansive uniform wall planes. This could be accomplished through a mix of material and textural changes, undulations in the wall itself, overhangs, window treatments, or other decorative elements.
12. Minimum recommended distance from street to the front of the garage door is 20'. This additional parking above the minimum requirements for a dwelling will function as guest parking as parking along the private roadway will likely not be allowed by the fire department.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Subdivision with the following conditions:

1) Comply with the recommendations and requirements of the listed above by reviewing entities and agencies.

2) Limit height of primary residential structures to 35 feet

3) Submit revised plans that address issues related to compliance with open space and recreational amenity standards for PUD's. Comply with minimum 50% opens space requirement. This can be done by reducing the square footage of the buildings or reducing the number of units on the site.

4) Submit revised landscaping and site plans that comply with chapter 19.77 Water Efficient Landscape Design and Development Standards. Follow requirements for water efficiency, irrigation design, plant quantities all in line with section 19.77.100 of the Salt Lake County Water Efficient

Design and Development Standards. Utilize landscaping elements (e.g. trees) to screen the property from adjacent residences.

5) Architecture to match sketches and materials for this development. Call out colors and materials. On sides and rear of buildings that abut residences on adjacent properties or a public street, incorporate similar architectural features and materials as shown for the proposed fronts of the buildings that serve to break up large expanses of wall and create depth and shadow patterns on the face of the building.

6) Minimum distance from the private street to the front of the garage doors to be 20 feet.

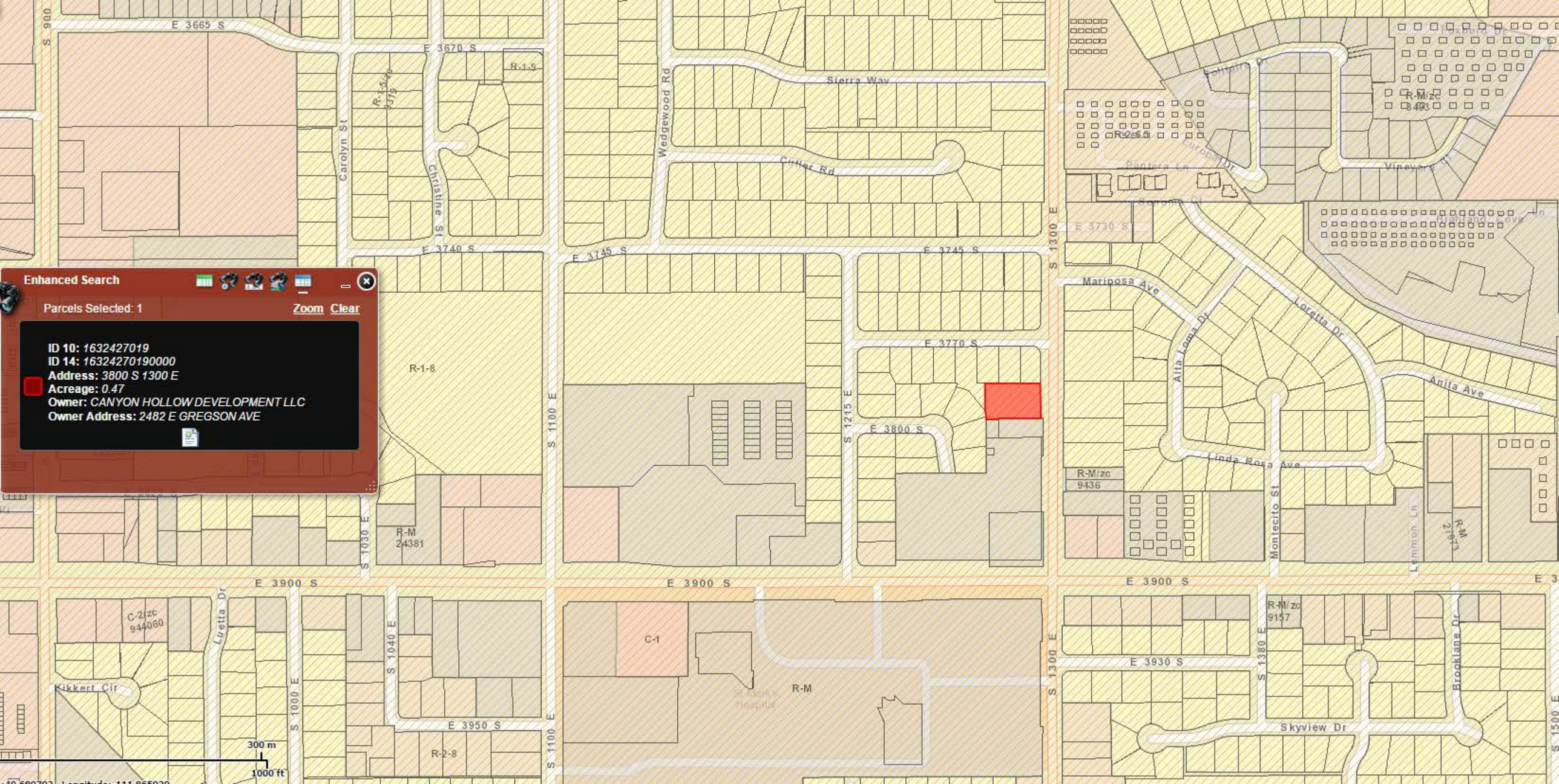
3.2 Reasons for Recommendation

1) The proposed conditions insure compliance with ordinance requirements as well as compliance with applicable development standards.

2) The proposed conditions represent reasonable measures to mitigate potential negative impacts to surrounding properties.

3.3 Other Recommendations

Staff has recommended that the Planning Commission grant preliminary approval of the conditional use PUD and the preliminary plat for the subdivision. Staff will compete the review and grant final approval of the project based upon the criteria listed in the recommended conditions of approval.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Zoom
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Address: 3800 S 1300 E
Acreage: 0.47
Owner: CANYON HOLLOW DEVELOPMENT LLC
Owner Address: 2482 E GREGSON AVE
E 3665 S
E 3670 S
E 3740 S
E 3745 S
E 3770 S
E 3800 S
E 3900 S
E 3930 S
E 3950 S
S 900
S 1030 E
S 1040 E
S 1000 E
S 1100 E
S 1215 E
S 1300 E
S 1380 E
Carolyn St
Christine St
Wedgewood Rd
Sierra Way
Cutler Rd
Mariposa Ave
Alta Loma Dr
Loretta Dr
Anita Ave
Linda Rosa Ave
Montecito St
Lemmon Ln
Kikkert Cir
Skyview Dr
Brooklane Dr
R-1-8
R-1-9
R-M
R-2-8
C-1
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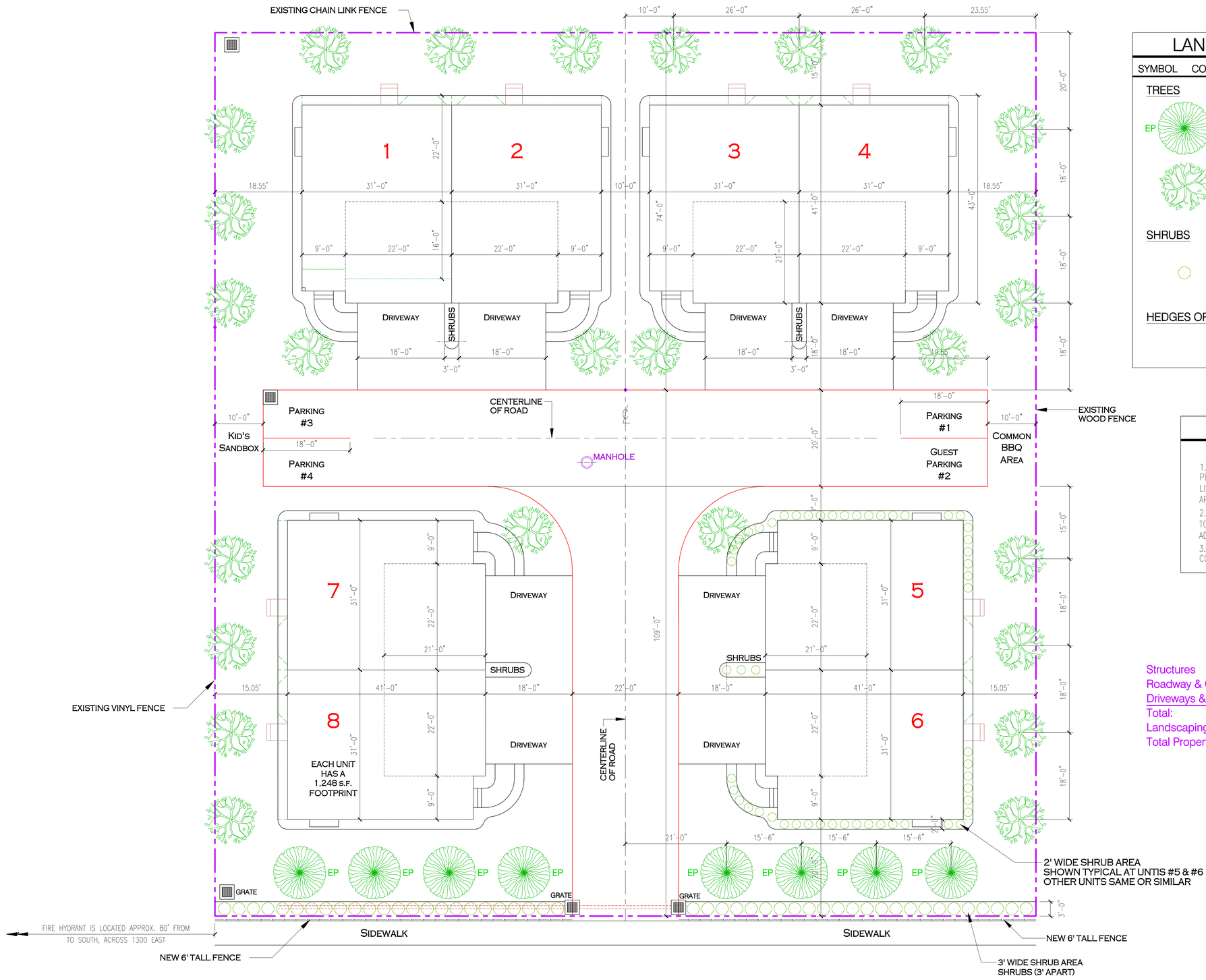
R-M/zc 9157
R-M 24381
300 m
1000 ft



LANDSCAPE LEGEND

SYMBOL	COMMON / BOTANICAL NAME	SIZE
TREES		
EP	EVERGREEN PINES	6'-8' MINIMUM
	HONEY LOCUST OR MAPLE	12' TALL 2" CAL. MIN.
SHRUBS		
	SPECIES TO BE USED:	
	YEWS, BURNING BUSH, ARBORVITA	5 GALLON
	BOXWOOD	5 GALLON
	SPREA (3 TYPES):	5 GALLON
	(ANTHONY WATERER, SNOWMOUND, FRITSCH	
HEDGES OR FLOWERS:		
	SPECIES TO BE USED:	
	ASTER OR LAVENDAR	5 GALLON

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR TO ARRANGE ANNUAL & PERENNIAL AREAS USING THE SUGGESTED PERENNIAL LIST PLUS OTHER ANNUALS & PERENNIALS APPROPRIATE FOR THE PROJECT.
2. ALL SHRUB AREAS TO HAVE A MINIMUM OF 4" TOPSOIL WITH 20% FIBER MULCH AND 20% PEAT MOSS ADDED.
3. ALL PLANTING AREAS NOT RECEIVING GROUND COVER TO RECEIVE 3" BARK MULCH.

Structures	9,984 S.F.	
Roadway & Guest Parking	5,091 S.F.	
Driveways & Walkways	3,075 S.F.	
Total:	13,400 S.F.	(42.4%)
Landscaping & Common Areas	18,150 .S.F	(57.6%)
Total Property	31,550 S.F.	

West
N
East

Advanced Design
11502 S. Sunburn Ln.
Sandy, Utah 84094
(801) 568-9330
(801) 352-7568 - fax
LBEENY@comcast.net

Proposed Twin Homes

Contacts: Jason Scarbrough 801-831-0321
Email: jscar.ut@gmail.com
Contacts: Abey Baraghoshi 801-898-8200
Email: AbeyConstruction@Aol.com

SITE PLAN / LANDSCAPING PLAN

Canyon Hollow TwinHomes
3800 & 3806 South & 1300 East
SLC, Utah

REVISIONS

DATE: 10/21/2014

SCALE: (11x17) 1"=20'-0"

SCALE: (24x36) 1"=10'-0"

SHEET NO. SD101

Lower Level Floor Plan

SQUARE FOOTAGE CALCULATIONS (1 UNIT)	
LOCATION	S.F. (ADDITION)
LOWER LEVEL :	
UNFINISHED SQUARE FOOTAGE:	774 Ø
OPTIONAL COLD STORAGE	+ 28 Ø
MAIN LEVEL :	
FINISHED SQUARE FOOTAGE:	783 Ø
UPPER LEVEL :	
FINISHED SQUARE FOOTAGE:	1,010 Ø
TOTAL:	
TOTAL FINISHED SQUARE FOOTAGE:	1,793 Ø
TOTAL SQUARE FOOTAGE:	2,595 Ø
GARAGE :	
GARAGE SPACE (EXISTING)	446 Ø

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Lower Level Floor Plan

Scarbrough
3800 & 3806 So. 1300 East
Salt Lake City, Utah

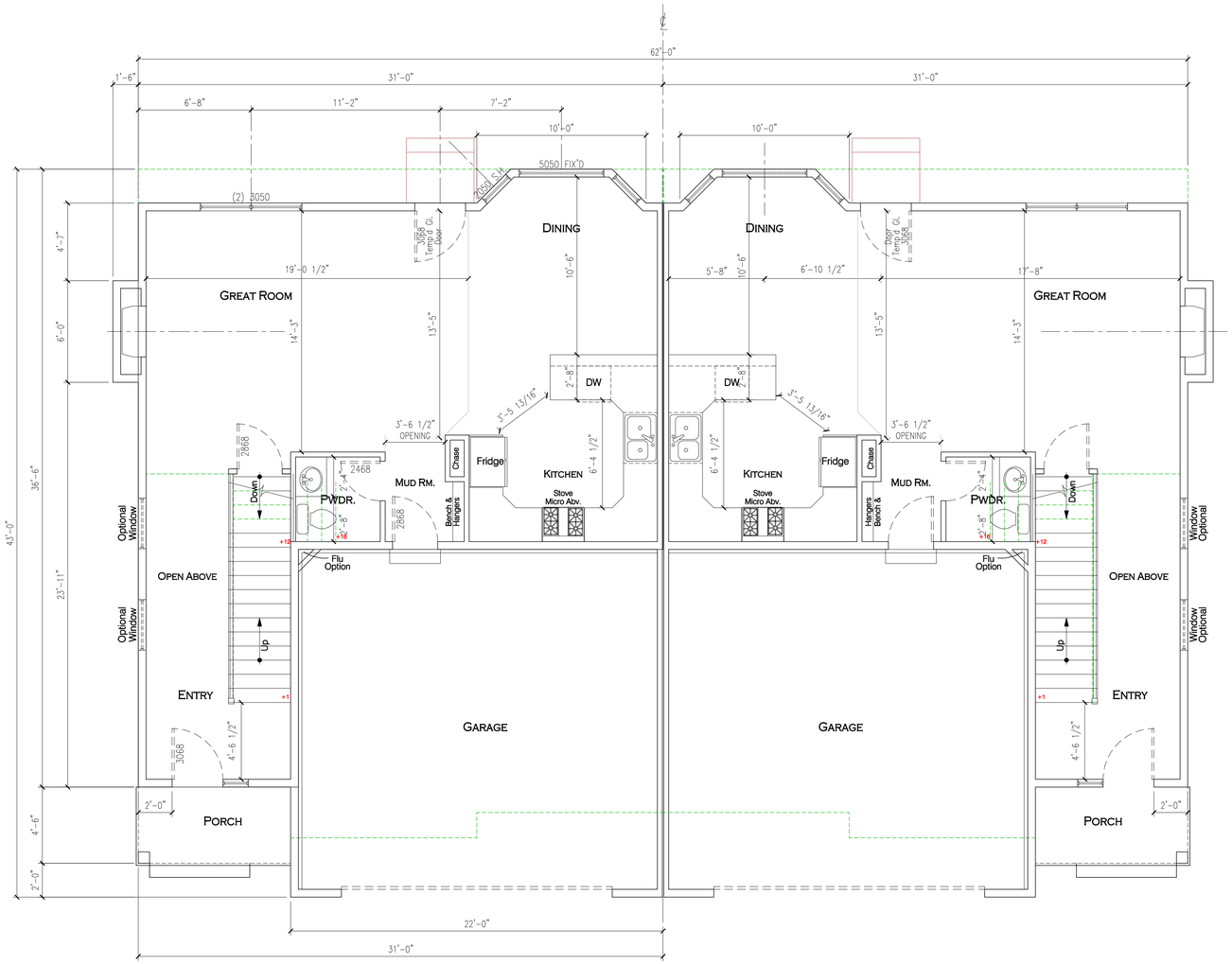
REVISIONS

DATE:
10/21/2014

SCALE: (11x17)
1/8"=1'-0"

SCALE: (24x36)
1/4"=1'-0"

SHEET NO.
A101



MAIN LEVEL FLOOR PLAN

Advanced Design
11502 S. Sunburn Ln.
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Proposed Twin Homes

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jscar.ut@gmail.com

Contacts:
Abey Baraghoshi
801-898-8200
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AbeyConstruction@Aol.com

MAIN LEVEL FLOOR PLAN

Canyon Hollow TwinHomes
3800 & 3806 So. 1300 East
Salt Lake City, Utah

REVISIONS

DATE:
10/21/2014

SCALE: (11x17)
1/8"=1'-0"

SCALE: (24x36)
1/4"=1'-0"

SHEET NO.
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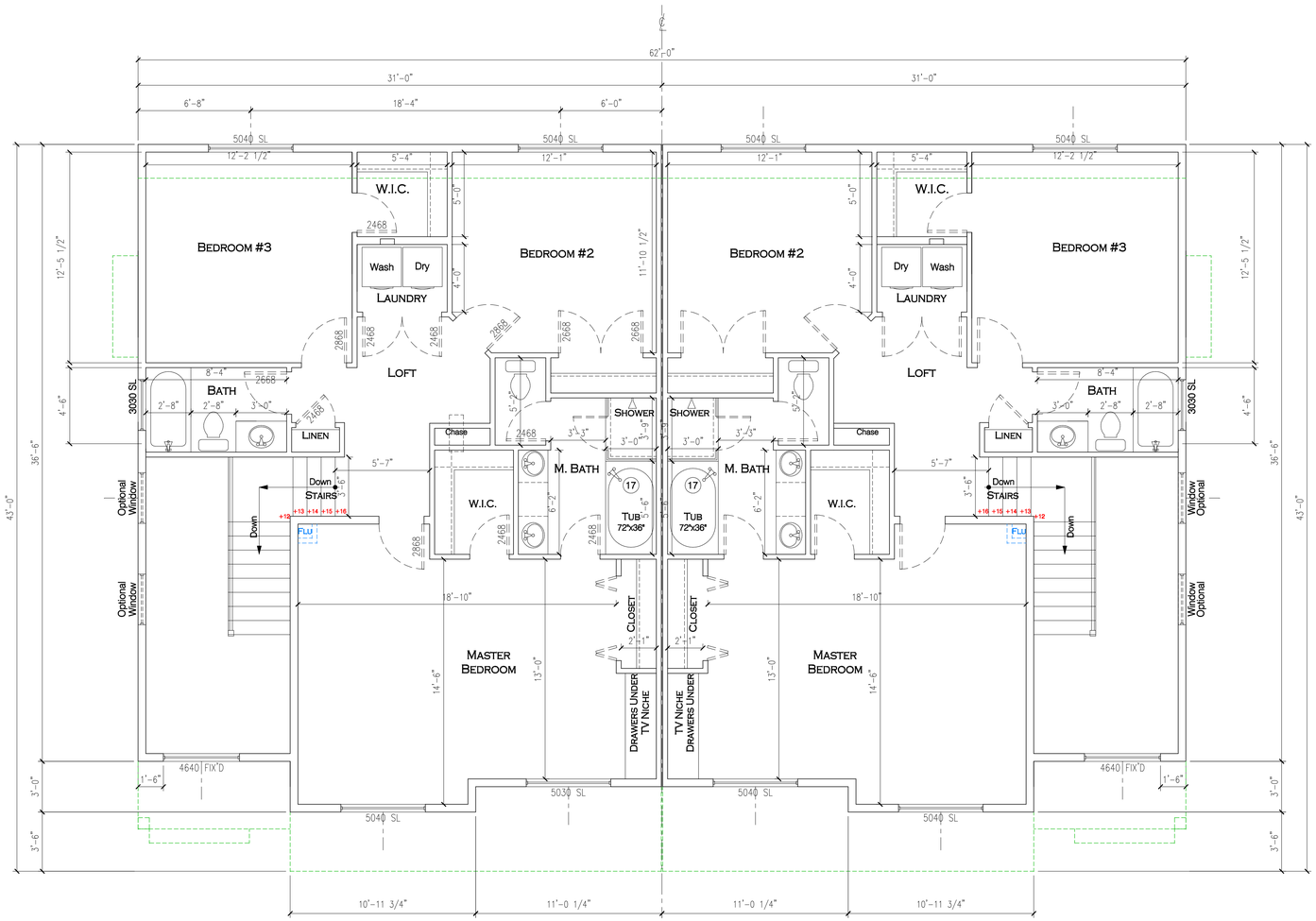

UPPER LEVEL FLOOR PLAN

Advanced Design
11502 S. Sunburn Ln.
Sandy, Utah 84094
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Proposed Twin Homes

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Email: AbeyConstruction@Aol.com

UPPER LEVEL FLOOR PLAN

Canyon Hollow TwinHomes
3800 & 3806 So. 1300 East
Salt Lake City, Utah

REVISIONS

DATE: 10/21/2014

SCALE: (11x17) 1/8"=1'-0"

SCALE: (24x36) 1/4"=1'-0"

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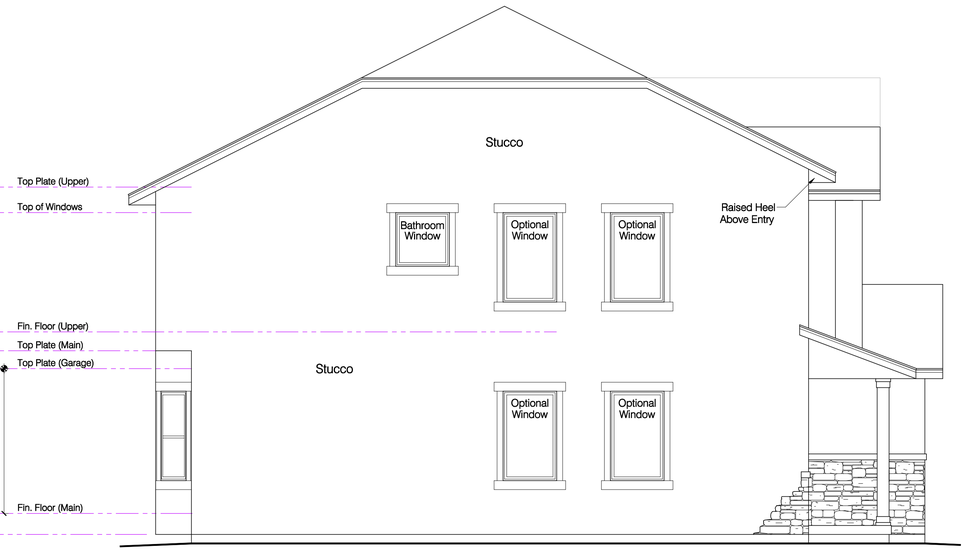
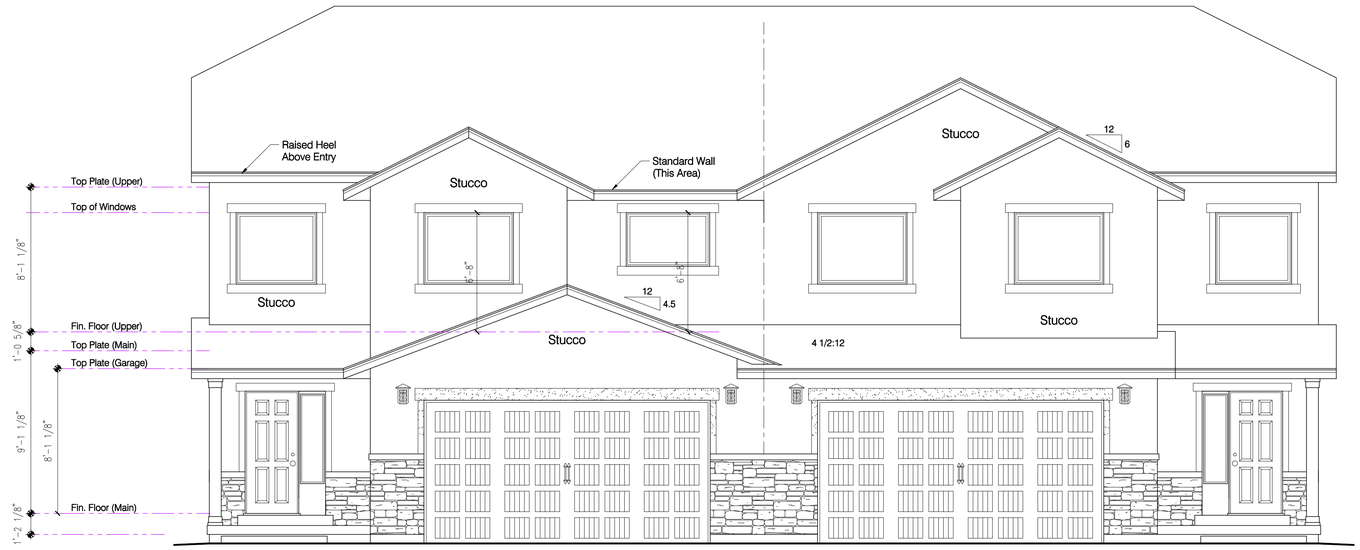
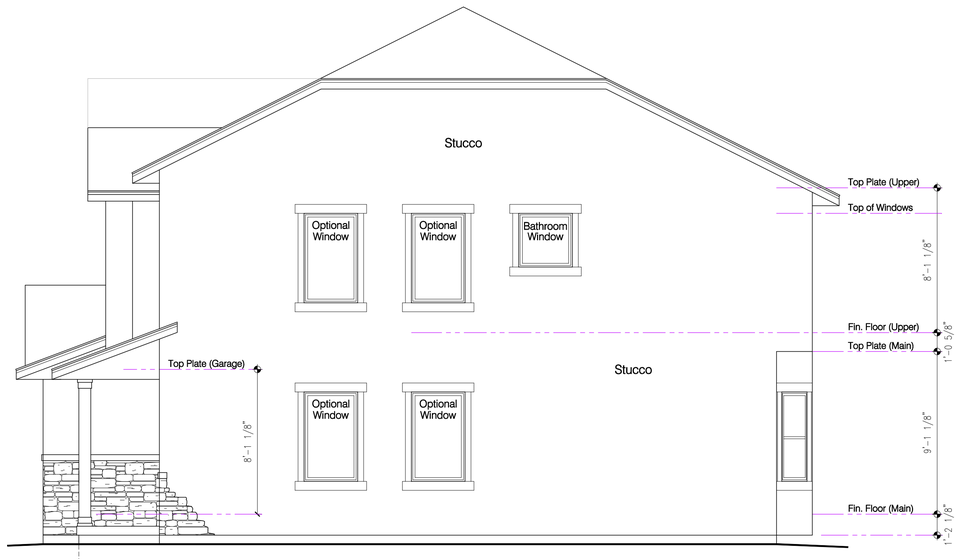


Left Elevation



Front Elevation

Rear Elevation



Right Elevation

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11502 S. Sunburn Ln.
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Proposed Twin Home

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jscar.ut@gmail.com

Contacts:
Email:

Exterior Elevations

Scarbrough
3800 & 3806 So. 1300 East
Salt Lake City, Utah

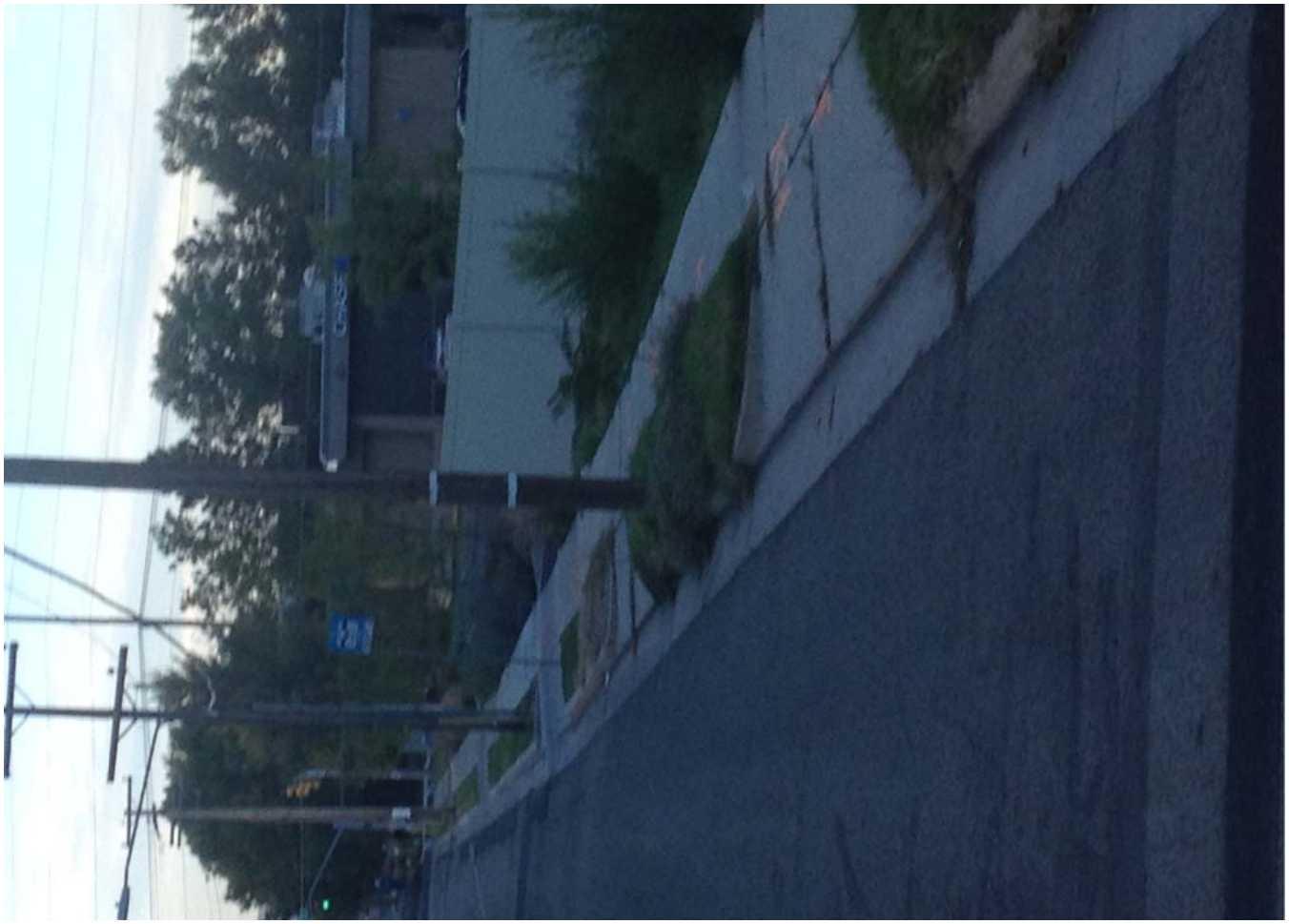
REVISIONS

DATE:
10/21/2014

SCALE: (11x17)
1/8"=1'-0"

SCALE: (24x36)
1/4"=1'-0"

SHEET NO.
A201



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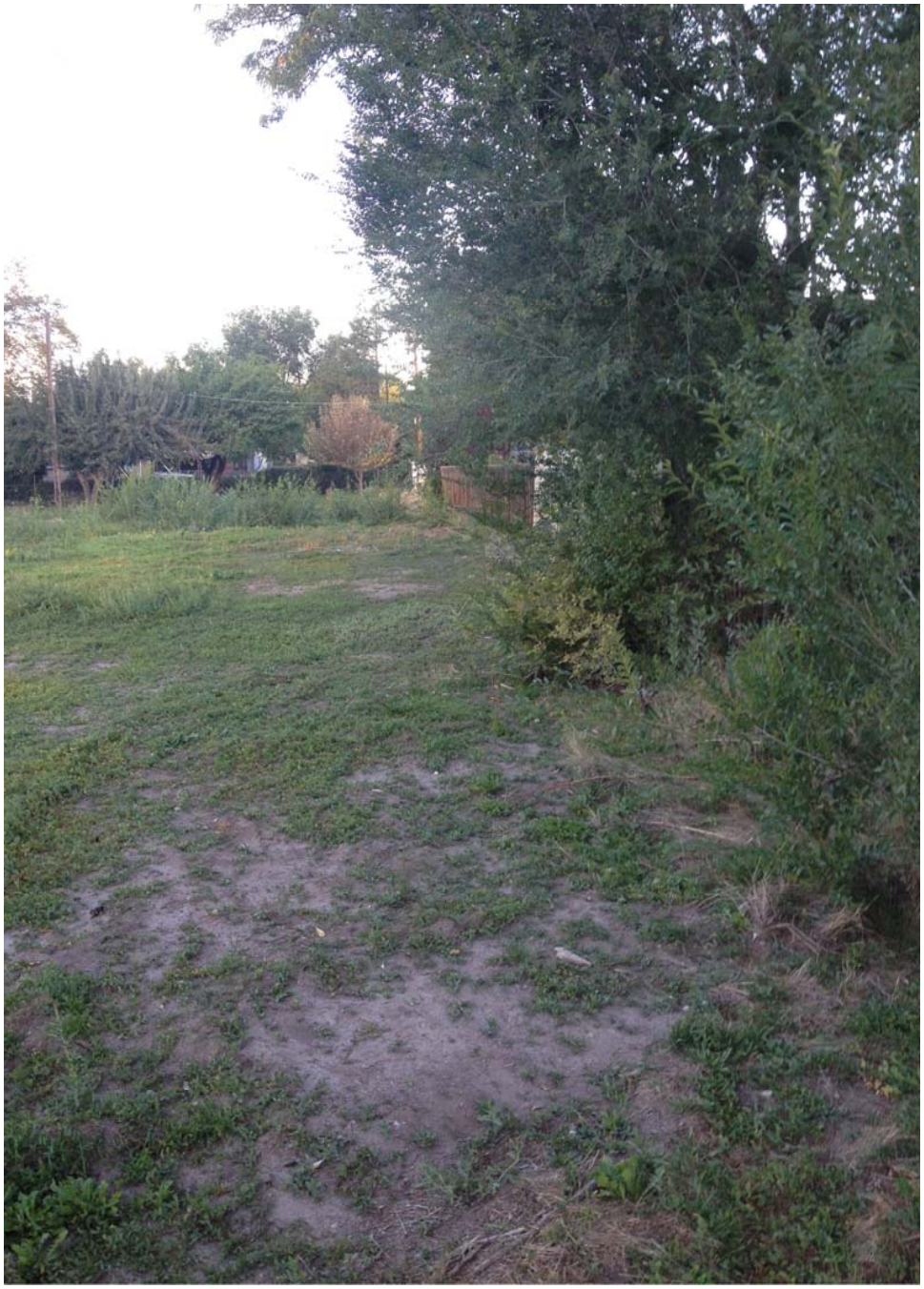
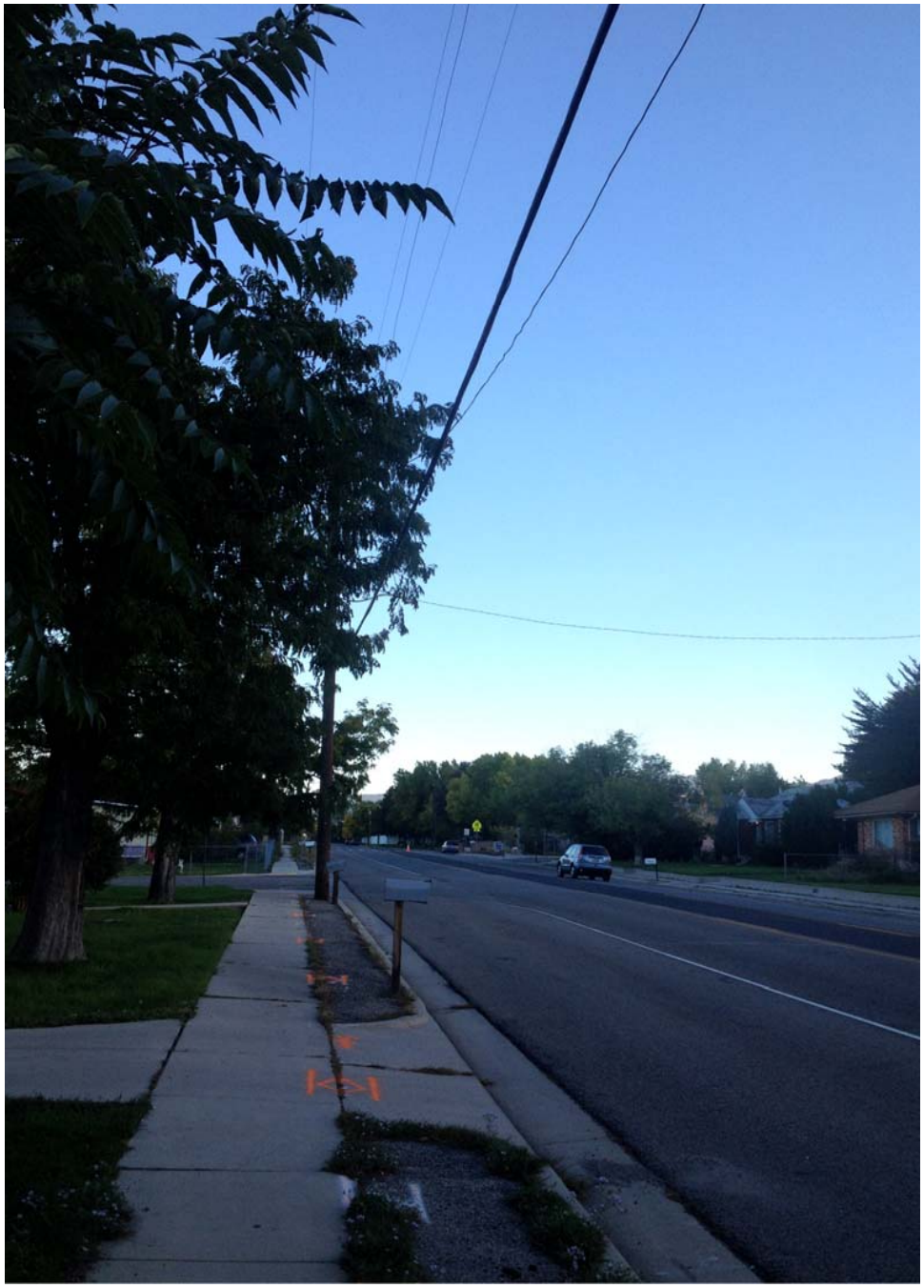




Salt Lake County Planning & Development Services

STAFF REPORT

Executive Summary									
Hearing Body:	Millcreek Township Planning Commission								
Meeting Date and Time:	Wednesday, December 10, 201	04:00 PM	**File No:**	2	9	0	4	1	
Applicant Name:	Jake Breen	**Request:**	Subdivision						
Description:	3 lot Subdivision								
Location:	818 East 4125 South								
Zone:	R-1-5 Residential Single-Family	Any Zoning Conditions?	Yes ☐	No ☑					
Community Council Rec:	Not yet received								
Staff Recommendation:	Approval with Conditions								
Planner:	Todd A. Draper								

1.0 BACKGROUND

1.1 Summary

Breen Homes is requesting approval of the preliminary plat for the 3 lot Grand Cayman Extension Subdivision (formerly known as the Bud and Dora Flor Harris Subdivision) this subdivision proposal would amend lots 5 and 6 of the existing Clearview Acres Subdivision. Also included in this proposal is a request for approval of an accompanying single-family residential development plan for the property as necessitated by the underlying R-1-5 zoning.

1.3 Neighborhood Response

No neighborhood response has been recieved as of the writing of this report. Any that is received will be presented directly at the Planning Commission Meeting.

1.4 Community Council Response

The Millcreek Community Council met on December 2, 2014 to discuss the single family residential development plan. Their recommendations (if received) will be presented directly at the Planning Commission Meeting.

2.0 ANALYSIS

2.1 Applicable Ordinances

19.14.030 - Conditional uses. (Excerpts)

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

R-1-3, R-1-4, R-1-5 --Single-family project developments

The planning commission may approve a detailed development plan for the entire single-family project in an R-1-3, R-1-4, R-1-5 zone, pursuant to Chapter 19.84 of this title. Thereafter, the development services division director may, as authorized by the planning commission, approve use permits for individual residential uses, provided that the plans comply with all requirements and conditions of the approved development plan.

19.14.040 Lot areas and widths
R-1-5

Minimum lot area = 5,000 square feet
Minimum lot width = 25 feet at a distance of 20 feet from the front lot line.
19.14.050 Yards
R-1-21
Front Yard = 20 feet
Interior Side Yard = 5 feet unless attached to a dwelling on an adjacent lot
Side Yard facing a street = 20 feet
Rear Yard without Garage = 20 feet
Rear Yard with a Garage = 15 feet

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

A. Main Buildings.
1. Thirty feet on property where the slope of the original ground surface exceeds fifteen percent or the property is located in the hillside protection zone. The slope shall be determined using a line drawn from the highest point of elevation to the lowest point of elevation on the perimeter of a box which encircles the foundation line of the building or structure. Said box shall extend for a distance of fifteen feet or to the property line, whichever is less, around the foundation line of the building or structure. The elevation shall be determined using a certified topographic survey with a maximum contour interval of two feet.
2. Thirty-five feet on properties other than those listed in number one of this subsection.
3. No dwelling shall contain less than one story.

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

19.71.030 - (RCOZ) Option A. General standards --Planning and development services review.

A. Application. Any person seeking to build a new residential structure or to significantly reconstruct, renovate or rebuild an existing structure in any zone listed in Table I shall obtain land-use approval from the division. An applicant may seek a determination of the applicable limits under Option A from the division prior to the submission of any building plans.

B. Standards. Unless applying for approval under Option B or Option C, all applications shall comply with the following minimum standards:

1. Maximum Building Height. Each point on the highest ridge of the structure shall be no more than that specified in Table I, column (b) for the zone in which the property is situated. Maximum building height shall be measured in feet from that point on the original grade vertically below the referenced ridge height (not including chimneys and vent stacks).

2. Maximum Lot Coverage. The lot coverage of all structures on the lot shall be not more than the percentages given in Table I, column (d).

3. Front Yard. The minimum front yard setback shall be as specified in the applicable Salt Lake County code.

4. Side Yard. The combined side yard setbacks for any main structure shall be at least twenty-five percent of the lot width with no side setback less than eight feet. For purposes of this provision, "lot width" is the diameter of the largest circle that can be inscribed entirely within the lot, not including streams, fioodplains, wetlands, areas of thirty percent slope or greater or other natural hazard areas. No extensions, bay windows or similar building elements may encroach into the required setbacks under Option A, except for (a) attached air conditioning units, electrical boxes, utility meters and the like and (b) roof overhangs or eaves that extend no more than two feet into the area of the minimum side setback.

5. Rear Yard. The minimum rear setback of the primary residence and any accessory building shall be as specified in the applicable Salt Lake County code.

6. Building Envelope. The height of all structures is further limited by the building envelope created by starting at a point eight feet above ground at each point on the property line of the lot and extending on a line at a forty-five degree angle from the vertical toward the interior of the lot, the projection of such line on the horizontal plane of the lot to be perpendicular to the property line.

7. Mass and Scale. To avoid a large, continuous building mass of uniform height; no portion of any building shall continue more than forty feet horizontally without a minimum of an eighteen-inch break in the roofline or an architectural element such as an overhang, projection, inset, material and textural change to create shadow patterns along the elevation of the building. The elements required by this section are in addition to all other requirements under this Part.

8. Accessory Building. The highest ridge point of any accessory building shall be no more than twenty feet above the original grade vertically below it. All other requirements for auxiliary structures shall be as specified in the applicable Salt Lake County code.

Table 1 excerpts pertaining to R-1-5 zone:

Option A Maximum Building Height = 28 feet

Option A Maximum Lot Coverage = 35%

2.2 Subdivision Requirements

18.08.010 Procedure generally

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

Each process shall include the following components:

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

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

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

D. A final plat approval procedure, which shall include:
1. An engineering review to ensure that the final plat complies with all conditions of approval of the preliminary plat and to ensure that the final plat complies with the design standards, codes, and ordinances and with minimum engineering/surveying requirements;
2. A check of appropriate background information, such as: lot access, property title, record of survey, field boundary verification, etc.;
3. The collection of the necessary approval signatures (planning commission representative, director or director's designee, health department, district attorney, county mayor or their designees) on the final plat;

4. Payment of final fees and bond;
5. Recordation of the plat.

18.08.015 Time limits

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

A. A subdivision application shall expire if the applicant has not filed any of the required documents for preliminary plat approval within six months of the submission of a complete application.

B. A subdivision application shall expire if the final plat is not submitted to planning and development services within six months of the preliminary plat approval.

C. A subdivision application shall expire if the final plat has not been signed by the county mayor within six months of the approval of the director or director's designee.

D. A subdivision application shall expire if the final plat has not been recorded within six months of the date of the county mayor's signature on the plat.

18.12.030 Preliminary plat approval or disapproval.

Following a review of the preliminary plat the planning commission shall act on the preliminary plat as submitted or modified. If the plat is approved, the director or director's designee shall sign the plat. One copy of the preliminary plat shall be provided to the subdivider. One signed copy shall be retained by the planning and development services division, and one copy of the approved plat shall be returned to the developer's engineer. If the preliminary plat is disapproved, the director or director's designee shall notify the developer in writing and give reasons for such disapproval. The receipt of a signed copy of the approved preliminary plat shall be authorization for the subdivider to proceed with the preparation of specifications for the minimum improvements required in Chapter 18.24 of this title and with the preparation of the final plat.

18.40.010 Prohibited acts

No person shall subdivide any tract or parcel of land located wholly or in part in the county except in compliance with the provisions of this title. No person shall purchase, sell or exchange any parcel of land that is any part of a subdivision or a proposed subdivision submitted to the planning commission, nor offer for recording in the office of the county recorder any deed conveying such parcel of land or any fee interest therein, unless such subdivision has been created pursuant to and in accordance with the provisions of this title.

2.3 Other Agency Recommendations or Requirements

Boundary and Survey Review - Conditionally Approved

1. Must bond for curb, gutter, sidewalk and extension of ROW and survey monuments.
2. Record of Survey must be received by County Surveyor's office before plat can leave Planning and Development.
3. The Plat must be on regular County Titleblock.
4. All required improvements must be bonded for before plat can be recorded
5. Must show location of Fire Hydrants on the Plat.
6. A digital copy of Final Civil drawings signed by Licensed Engineer for all improvements after approvals from Hydrology, Grading and Traffic have been received will be required.

7. Must label all areas to be dedicated to County as "Area Hereby Dedicated to Salt Lake County"
8. Must label all utility and drainage easements on the plat
9. A preliminary report of title will be required at the final stage of the project.
10. The applicant's surveyor must contact the County Surveyor's office to obtain a Permit for Monument Checking. The surveyor must bring in a copy of the recorded subdivision along with a list of the coordinates for the monuments to insure proper placement of the monuments by the surveyor to the County Surveyor's office. When the monument locations have been verified by the County Surveyor's office, the applicant's surveyor may receive the monuments for installation from the County Surveyor.

Geology Review - Conditionally Approved
1. Must record a disclosure of moderate liquefaction potential. The form is available at the Planning and Development Services Office.

Grading Review - Conditionally Approved
1. Need to provide a grading and drainage plan for the road construction including SWPPP.
2. At the time of the building permits submit grading and drainage plans for the homes.

County Health Department - Not Approved
1. Must submit sewer and water availability letters.

Traffic Engineer Review - Conditionally Approved
1. The proposed roadway curve radius does not meet 25 mph design speed standards or County ordinance.
2. Installation of Curb Gutter and sidewalk is required. (on Grand Cayman and 4170 South)
3. Provide a proposed plan for future roadway connectivity to 4170 S.

Unified Fire Authority - Conditionally Approved
1. Provide fire flow test data at the time of the building permits for the homes.

Urban Hydrology Review - Not Approved
1.The owner is to control excess storm water after area has been developed. Post development storm water release rate should be the same as pre-development rate.
2. Calculations for storm water must be updated and on site detention of storm water shown on lots for the 10 year 24 hour storm.
3. Submitted plans to not provide elevations at each corner of new lots as required.
4. Submitted plans do not provide slope percentages for drainage arrows as required.
5. Submitted plans do not show how will storm water on the back of the lots reach the front of the lot.

2.4 Other Issues

Planning Review - Not Approved
1. The Preliminary plat provided does not meet the minimum specifications in ordinance as required. See Chapter 18.12 of Salt Lake County Ordinance for minimum requirements.
2. A 608 hearing before the Mayor or Mayor's Designee is required to amend the existing Subdivision Plat.

3.0 STAFF RECOMMENDATION

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

1) Approval is subject to receiving 608 approval from the Mayor or Mayor's Designee to amend the existing Clearview Acres Subdivision Plat.
2) Must submit revised Preliminary Plat showing all required information as listed in Salt Lake County Ordinance prior to receiving final Preliminary Plat approval from staff.
3) Submit revised subdivision plans that address and satisfy all of the issues identified by the individual reviewers and agencies listed above.
4) Comply with all requirements and recommendations of the individual reviewers and agencies listed above as part of the subsequent technical review of the subdivision plans and plats.
5) Construct improvements in conformance with final approved plans.

3.2 Reasons for Recommendation

1) 608 Approval from the Mayor or Mayor's designee is required when not all owners of the existing subdivision will be signing the new subdivision plat.
2) Significant revisions are needed to bring the Preliminary Plat and accompanying subdivision plans into conformance with minimum ordinance requirements. However, these revisions can easily be addressed with staff through the subsequent technical review process.

3.3 Other Recommendations

None at this time.

Salt Lake County Planning & Development Services

STAFF REPORT

Executive Summary									
Hearing Body:	Millcreek Township Planning Commission								
Meeting Date and Time:	Wednesday, December 10, 201	04:00 PM	**File No:**	2	9	0	4	1	
Applicant Name:	Jake Breen	**Request:**	Subdivision Amendment						
Description:	Amending lots 5 and 6 of the Clearview Acres Subdivision								
Location:	818 East 4125 South								
Zone:	R-1-5 Residential Single-Family	Any Zoning Conditions?	Yes ☐	No ☑					
Community Council Rec:	Not yet received								
Staff Recommendation:	Approval								
Planner:	Todd A. Draper								

1.0 BACKGROUND

1.1 Summary

The applicant is requesting approval to amend lots 5 and 6 of the existing Clearview Acres Subdivision in order to create the 3 lot Grand Cayman Extension Subdivision.

1.3 Neighborhood Response

None received to date regarding this matter.

2.0 ANALYSIS

2.1 Applicable Ordinances

State Ordinance Excerpts

17-27a-608. Vacating or amending a subdivision plat.

(1) (a) A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file a written petition with the land use authority to have some or all of the plat vacated or amended.

(b) If a petition is filed under Subsection (1)(a), the land use authority shall hold a public hearing within 45 days after the day on which the petition is filed if:

(i) any owner within the plat notifies the county of the owner's objection in writing within 10 days of mailed notification; or

(ii) a public hearing is required because all of the owners in the subdivision have not signed the revised plat.

(3) Each request to vacate or amend a plat that contains a request to vacate or amend a public street, right-of-way, or easement is also subject to Section 17-27a-609.5.

2.3 Other Agency Recommendations or Requirements

none at this time.

2.4 Other Issues

Planning Review

1. The Planning Commission needs to make a recommendation to the Mayor or Mayor's designee regarding whether or not good caused exists to amend the existing subdivision plats. Staff has identified no significant impacts to other owners within the existing subdivisions and recommends that the Planning Commission make a favorable recommendation to this effect.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Subdivision Amendment .

3.2 Reasons for Recommendation

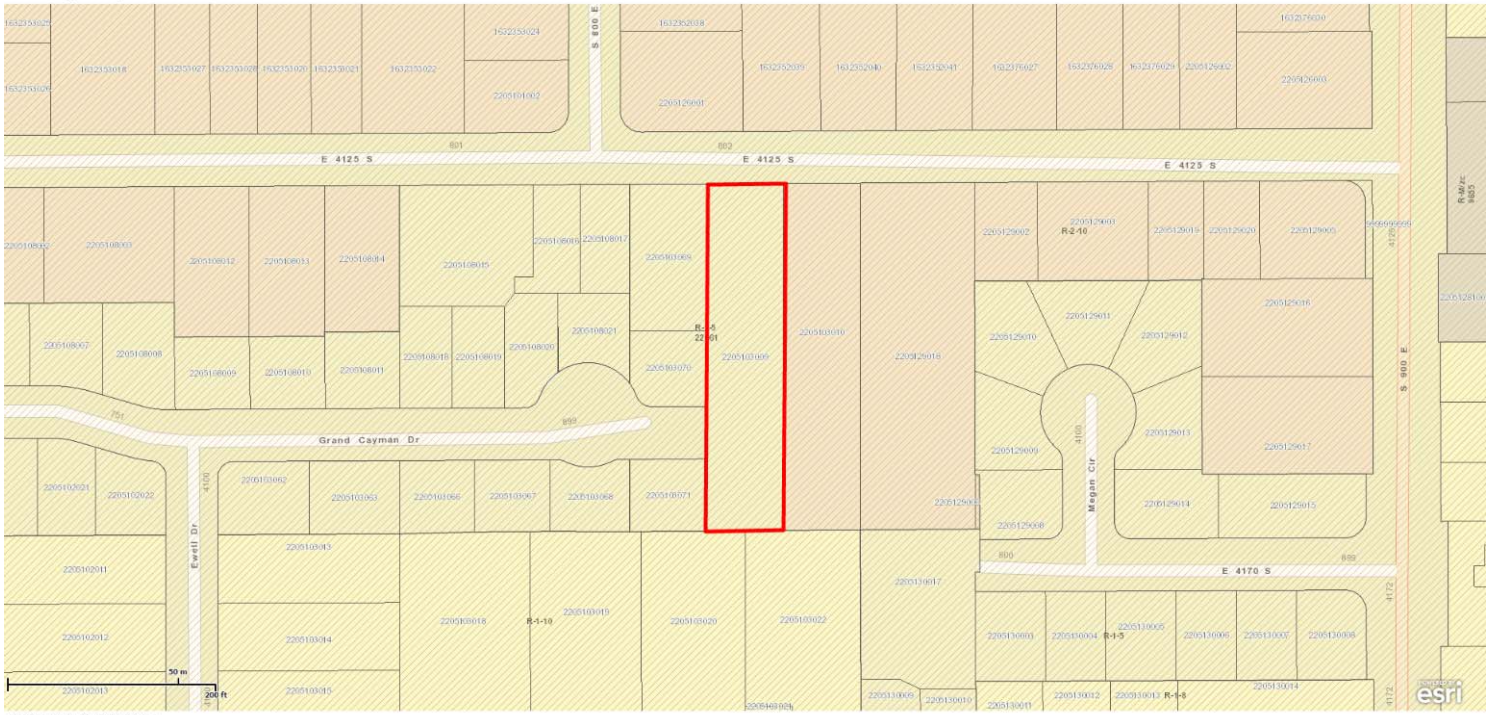
1) Good Cause exists to allow the proposed subdivision to occur.

3.3 Other Recommendations

None at this time.

29041

Zoning Map



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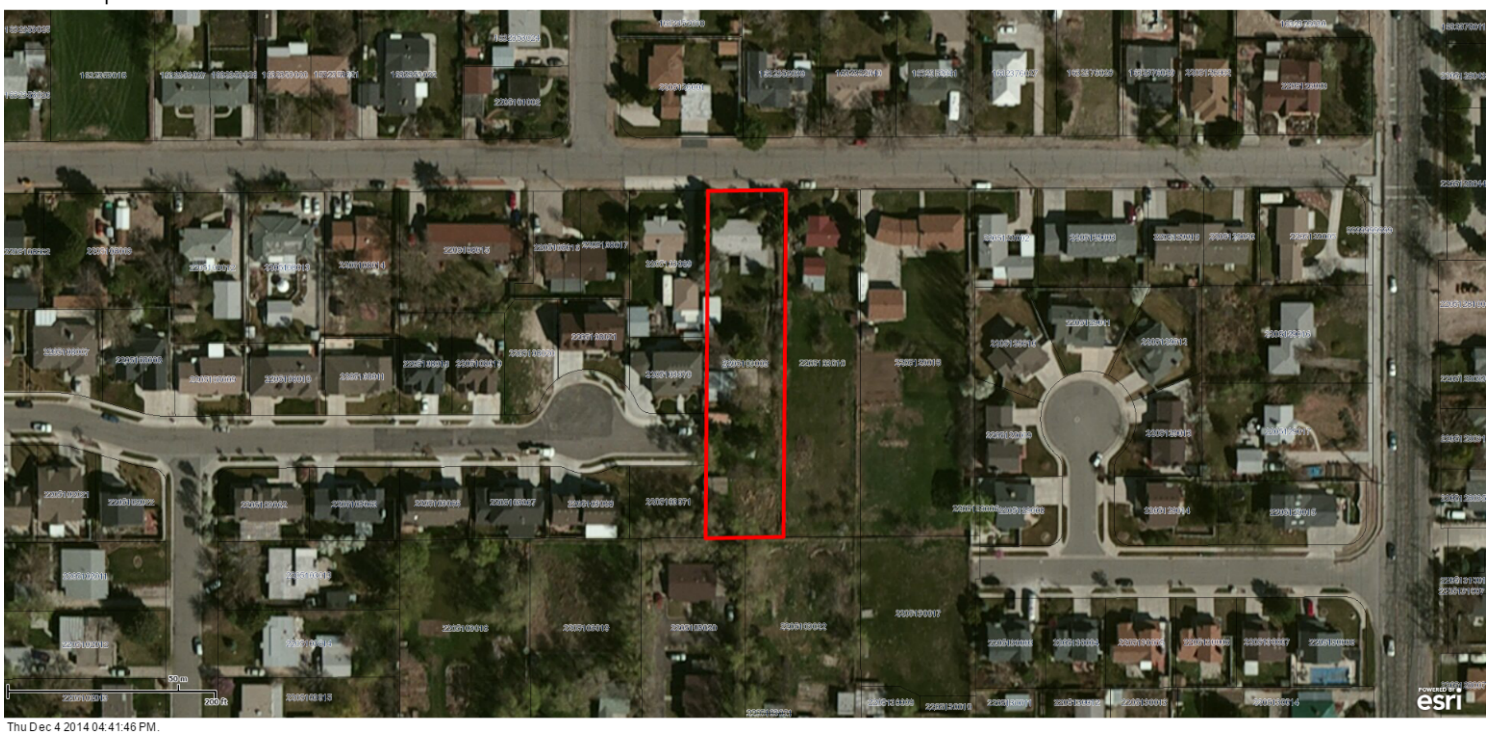
Aerial Map



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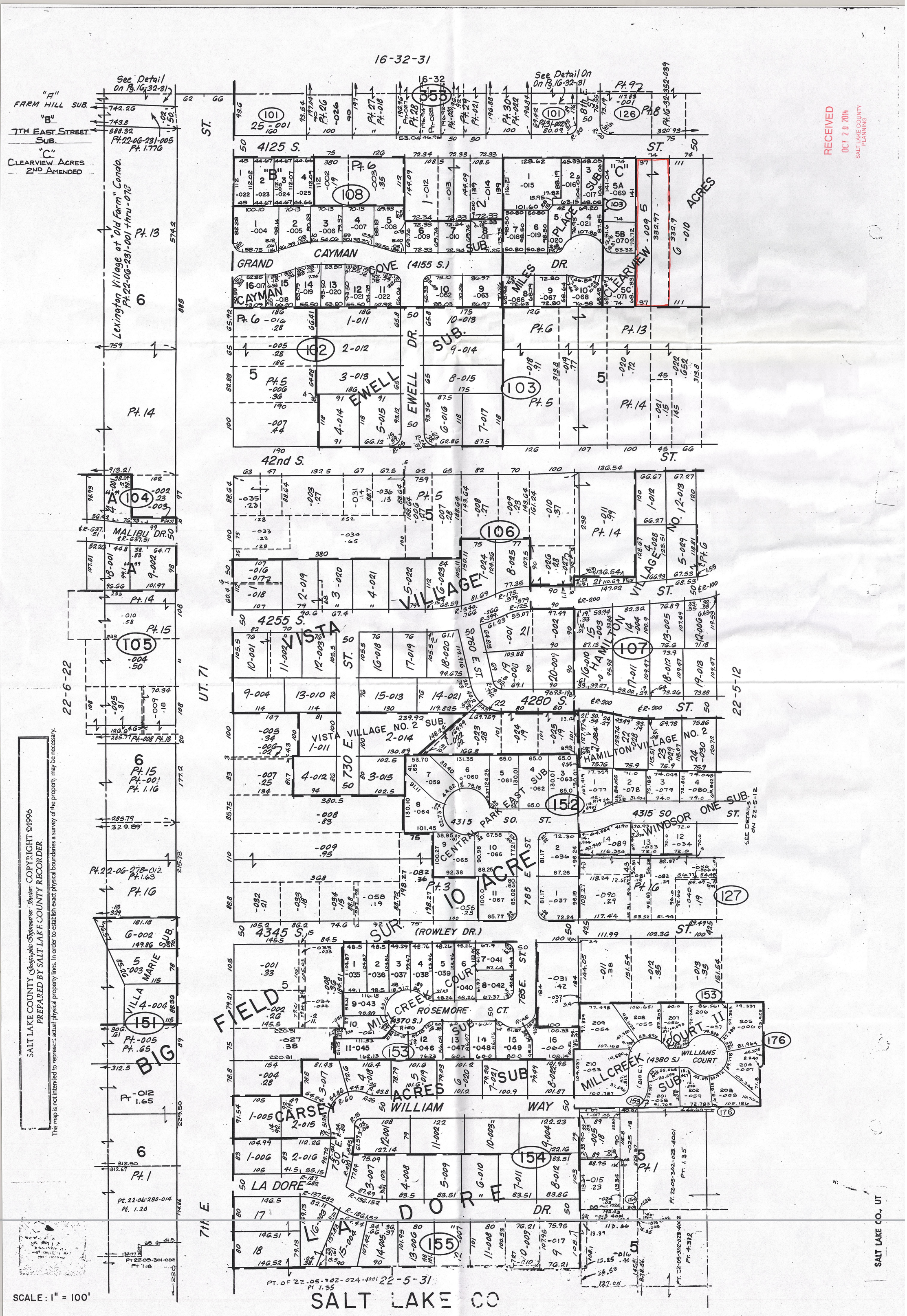

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PREPARED BY SALT LAKE COUNTY RECORDER
This map is not intended to represent actual physical property lines. In order to establish exact physical boundaries a survey of the property may be necessary.

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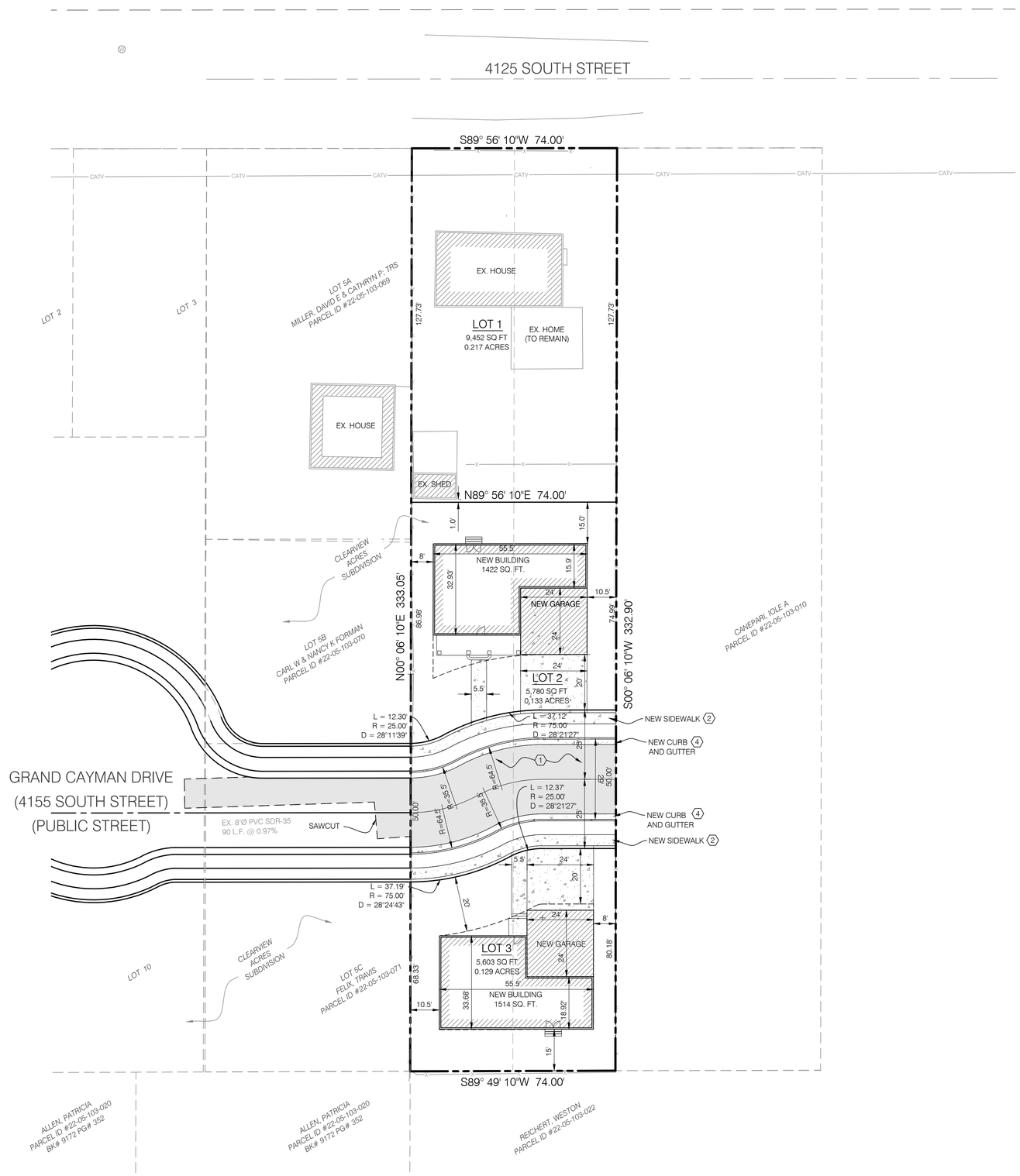

NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

CONSTRUCTION KEY NOTES REFERENCE		
NO.	DESCRIPTION	DETAIL
1	STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
2	CONCRETE PAVEMENT WITH GRANULAR BASE	1/CDT.01
3	DRIVEWAY APPROACH PER APWA #221	
4	2.5' CONCRETE CURB & GUTTER PER APWA# 205 TYPE E	2/CDT.01

AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	4,088	26.9
HARDSCAPE	4,586	30.2
LANDSCAPE	6,514	42.9
TOTAL	15,188	100

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10/14/14
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LeeAnn D. Miller
STATE OF UTAH

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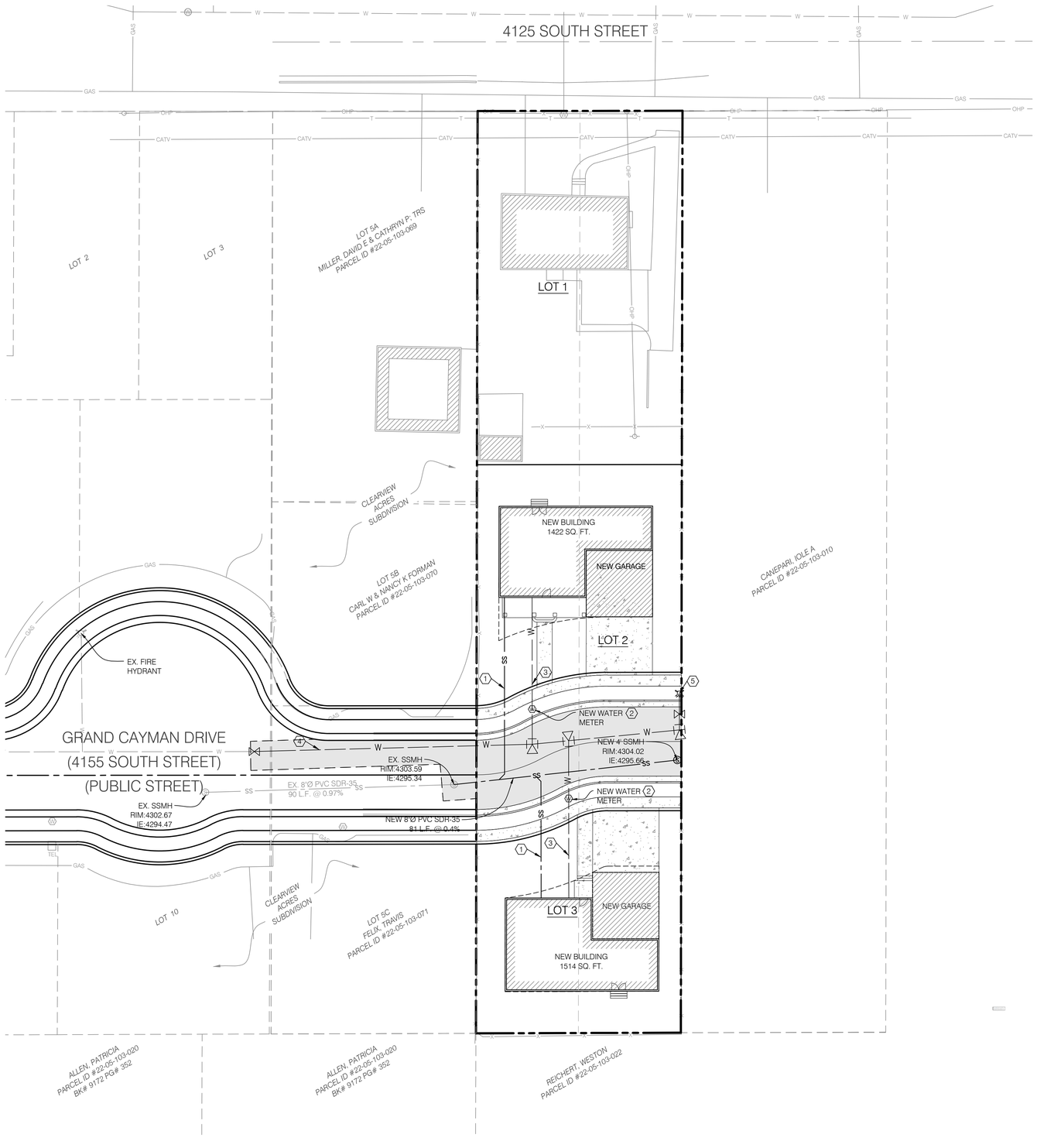
GRAND CAYMAN EXTENSION
BREEN HOMES
818 EAST 4125 SOUTH
SALT LAKE COUNTY, UTAH

PROJECT NO. 1408108

SITE
PLAN

CSP.01
3 OF 12



NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
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UTILITIES KEY NOTES REFERENCE		
NO.	DESCRIPTION	DETAIL
1	4"Ø PVC SDR-35 SEWER LATERAL	2/CDT.01
2	3/4" WATER METER PER JVWCD STANDARDS & SPECS.	1/CDT.01
3	3/4"Ø TYPE 'K' COPPER WATER SERVICE LINE	
4	8"Ø C-900 WATER MAIN	
5	FIRE HYDRANT	4/CDT.01

NOTES:
1. FIELD VERIFY CONDITION OF EXISTING SEWER LINES SERVICING LOTS 1 & 3. IF CONDITION IS ADEQUATE, THE EXISTING SERVICES WILL BE MAINTAINED. IF CONDITION IS INADEQUATE, CONTACT ENGINEER FOR ALTERNATE DESIGN.

2. PRIOR TO CONSTRUCTION OR FABRICATION, CONTRACTOR WILL VERIFY SEWER LINE INVERTS. IF INVERTS AT NEW HOUSE ARE HIGHER THAN DESIRED, CONTACT ENGINEER FOR POSSIBLE REDESIGN.

3. COORDINATE SEWER LATERAL RECONFIGURATION WITH ADJOINING LAND OWNER.

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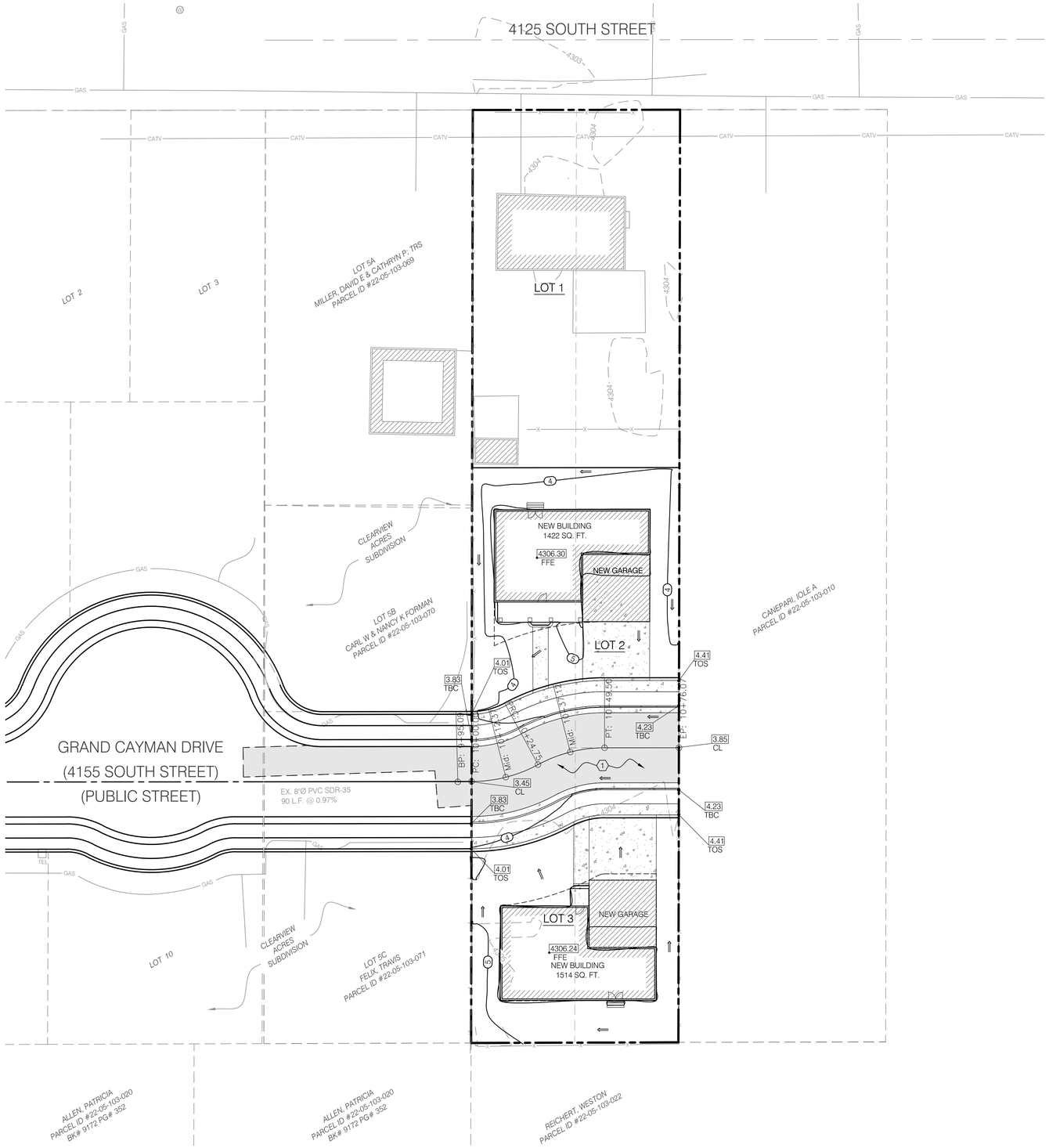
UTILITY PLAN

CUP.01
4 OF 12



NORTH

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
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GRADING AND DRAINAGE KEY NOTES REFERENCE		
NO.	DESCRIPTION	DETAIL
1	GRADE SITE TO ELEVATIONS SHOWN ON PLAN.	

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 0.349 acres.

EXISTING SITE AREA TABLE		
Particulars	S.F.	%
Building	2,259	14.9
Hardscape	508	3.3
Landscape	12,421	81.8
Total	15,188	100

PROPOSED SITE AREA TABLE		
Particulars	S.F.	%
Building	4,088	26.9
Hardscape	4,586	30.2
Landscape	6,514	42.99
Total	15,188	100

i Millcreek Values
T_c =5 minutes
i_{100}=6.55
i_{10}=3.28

Pre-Development Conditions
Area
Area =0.349 acres of improvements draining into the existing storm drain system.

Value
Area - C = 0.28
Peak Flow
Q_{100}=(0.28)(6.55)(0.349) =0.64 ft^3/s
Q_{10}= (0.28)(3.28)(0.349)= 0.32 ft^3/s

Post Development Conditions
Area =1.13 acres of improvements draining into the existing storm drain system.

C Value
Area - C = 0.56
T_c =5 minutes

Q_{100}=(0.56)(6.55)(0.349) =1.28 ft^3/s
Q_{10}= (0.56)(3.28)(0.349)= 0.64 ft^3/s

$Q_{Difference\ @\ 100}$=1.28-0.64 =0.64 ft^3/s
$Q_{Difference\ @\ 10}$=0.64-0.32 =0.32 ft^3/s

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.

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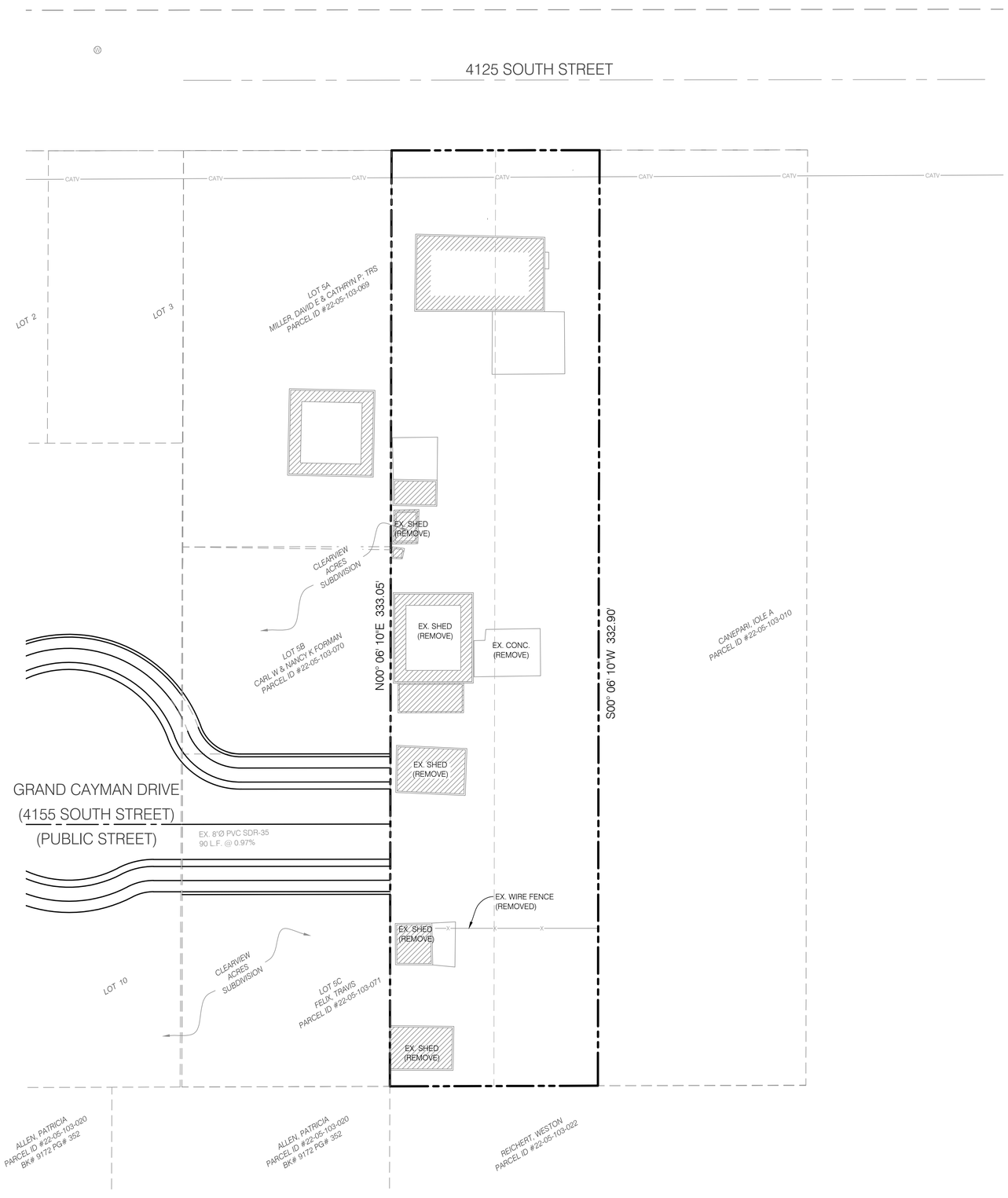
CGD.01
5 OF 12



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2	CONCRETE PAVEMENT WITH GRANULAR BASE	1/CDT.01
3	DRIVEWAY APPROACH PER APWA #221	
4	2.5' CONCRETE CURB & GUTTER PER APWA# 205 TYPE E	2/CDT.01
5	2' RELEASE CURB & GUTTER	3/CDT.01
6	ADA RAMP	1/CDT.02

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UTILITY NOTIFICATION CENTER
1-800-662-4111
www.bluestakes.org
811

No.	DATE	DESCRIPTION

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

DRAWN BY FBA/RPD
CHECKED BY DKB
FIELD CREW KL
DATE 05/29/14
DWG. FILE 1408108site

LICENSED PROFESSIONAL ENGINEER
No. 4551254
LeeAnn D. Miller
STATE OF UTAH
10/14/14

PRELIMINARY ONLY-NOT FOR CONSTRUCTION

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

GRAND CAYMAN EXTENSION
BREEN HOMES
818 EAST 4125 SOUTH
SALT LAKE COUNTY, UTAH

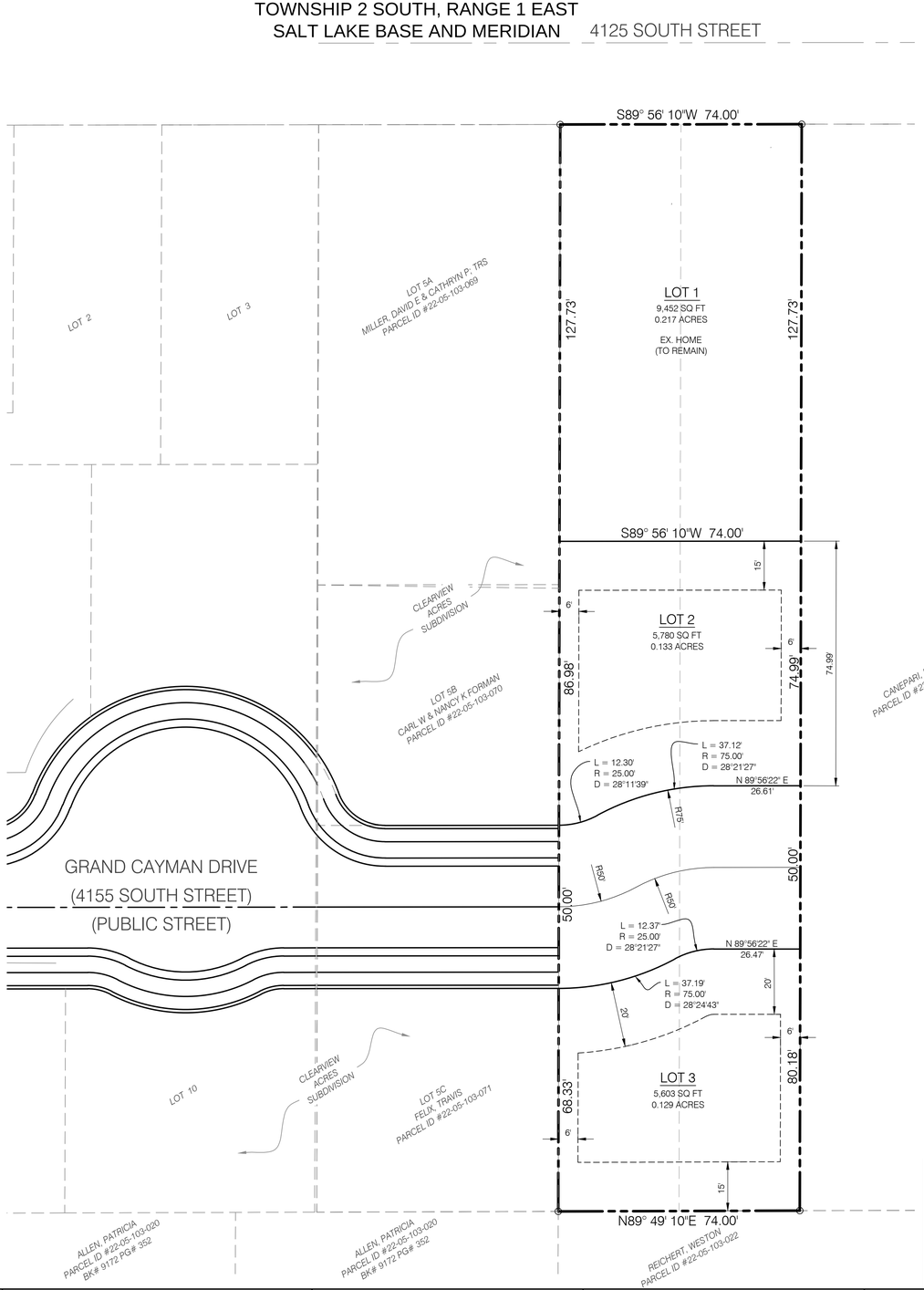
PROJECT NO. 1408108

DEMOLITION PLAN

CDP.01
7 OF 12

GRAND CAYMAN EXTENSION SUBDIVISION

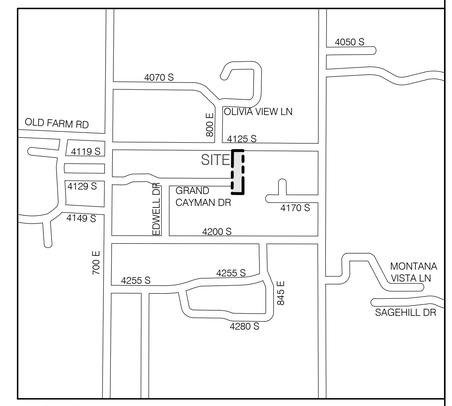
LOCATED IN THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN



NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 20ft.



VICINITY MAP
SCALE 1":250'

LEGEND

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

SURVEYOR'S CERTIFICATE

I, DALE K. BENNET, 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 #S2013-05-0175 IN THE SALT LAKE COUNTY SURVEYOR'S OFFICE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

GRAND CAYMAN EXTENSION SUBDIVISION

BOUNDARY DESCRIPTION

EAST 37 FEET OF LOT 5 AND WEST 37 FEET OF LOT 6, CLEARVIEW ACRES

PROFESSIONAL LAND SURVEYOR
DALE K. BENNETT
No. 103381
STATE OF UTAH

SUBMITTED FOR REVIEW ONLY

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT___, 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

GRAND CAYMAN EXTENSION SUBDIVISION

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___.

PRINT NAME:_____
MANAGING MEMBER
ELITE CAPITAL PROPERTIES, LLC

ACKNOWLEDGEMENT TO OWNER'S DEDICATION

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

ON THE _____ DAY OF _____A.D., 20 __ , PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT HE IS A MANAGING MEMBER OF VP HOMES, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED BY HIM ON BEHALF OF SAID LLC.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

RECORD OF SURVEY

RSC NO.: S2013-05-0175

SIGNED DATE

ADDRESS FRONTAGE APPROVED

SIGNED DATE

UNIFIED FIRE AUTHORITY APPROVAL

SIGNED DATE

GRAND CAYMAN EXTENSION SUBDIVISION

LOCATED IN SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH,
RNAGE 1 EAST, SALT LAKE BASE & MERIDIAN

SHEET 1 OF 1

BENCHMARK CIVIL

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:_____
LOT WIDTH:_____ FRONT YARD:_____
SIDE YARD:_____ REAR YARD:_____

SIGNED DATE

HEALTH

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 ACCEPTED.

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

Century 21
DEANNA LEE
801.815.0900

Century 21
DEANNA LEE
801.815.0900

Salt Lake County Planning & Development Services

STAFF REPORT

Executive Summary									
Hearing Body:	Millcreek Township Planning Commission								
Meeting Date and Time:	Wednesday, December 10, 201	04:00 PM	**File No:**	2	9	0	4	3	
Applicant Name:	Andrew Quist	**Request:**	Subdivision						
Description:	2 Lot Hale Stone Subdivison								
Location:	3940 South Hale Drive								
Zone:	R-1-21 Residential Single-Family	Any Zoning Conditions?	Yes ☐	No ☑					
Staff Recommendation:	Approval with Conditions								
Planner:	Todd A. Draper								

1.0 BACKGROUND

1.1 Summary

The applicant is requesting preliminary approval of the Preliminary Plat for the proposed 2 lot Hale Stone Subdivision. The proposed subdivision would amend lot 166 of the Mount Olympus No. 2 Subdivision and portions of Lot 125 of the Mount Olympus Subdivision.

1.3 Neighborhood Response

No Neighborhood response has been received as of the writing of this report.

2.0 ANALYSIS

2.1 Applicable Ordinances

19.14.040 Lot areas and widths

R-1-21
Minimum lot area = 21,780 square feet
Minimum lot width =100 feet at a distance of 30 feet from the front lot line.

19.14.050 Yards

R-1-21
Front Yard = 30 feet
Interior Side Yard = 10 feet
Side Yard facing a street = 20 feet
Rear Yard without Garage = 30 feet
Rear Yard with a Garage = 15 feet

19.14.060 Building height.

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

A. Main Buildings.

1. Thirty feet on property where the slope of the original ground surface exceeds fifteen percent or the property is located in the hillside protection zone. The slope shall be determined using a line drawn from the highest point of elevation to the lowest point of elevation on the perimeter of a box which encircles the foundation line of the building or structure. Said box shall extend for a distance of fifteen feet or to the property line, whichever is less, around the foundation line of the building or structure. The elevation shall be determined using a certified topographic survey with a maximum contour interval of two feet.
2. Thirty-five feet on properties other than those listed in number one of this subsection.
3. No dwelling shall contain less than one story.

B. Accessory Buildings.

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

19.71.030 - (RCOZ) Option A. General standards --Planning and development services review.

A. Application. Any person seeking to build a new residential structure or to significantly reconstruct, renovate or rebuild an existing structure in any zone listed in Table I shall obtain land-use approval from the division. An applicant may seek a determination of the applicable limits under Option A from the division prior to the submission of any building plans.

B. Standards. Unless applying for approval under Option B or Option C, all applications shall comply with the following minimum standards:

1. Maximum Building Height. Each point on the highest ridge of the structure shall be no more than that specified in Table I, column (b) for the zone in which the property is situated. Maximum building height shall be measured in feet from that point on the original grade vertically below the referenced ridge height (not including chimneys and vent stacks).

2. Maximum Lot Coverage. The lot coverage of all structures on the lot shall be not more than the percentages given in Table I, column (d).

3. Front Yard. The minimum front yard setback shall be as specified in the applicable Salt Lake County code.

4. Side Yard. The combined side yard setbacks for any main structure shall be at least twenty-five percent of the lot width with no side setback less than eight feet. For purposes of this provision, "lot width" is the diameter of the largest circle that can be inscribed entirely within the lot, not including streams, fioodplains, wetlands, areas of thirty percent slope or greater or other natural hazard areas. No extensions, bay windows or similar building elements may encroach into the required setbacks under Option A, except for (a) attached air conditioning units, electrical boxes, utility meters and the like and (b) roof overhangs or eaves that extend no more than two feet into the area of the minimum side setback.

5. Rear Yard. The minimum rear setback of the primary residence and any accessory building shall be as specified in the applicable Salt Lake County code.

6. Building Envelope. The height of all structures is further limited by the building envelope created by starting at a point eight feet above ground at each point on the property line of the lot and extending on a line at a forty-five degree angle from the vertical toward the interior of the lot, the projection of such line on the horizontal plane of the lot to be perpendicular to the property line.

7. Mass and Scale. To avoid a large, continuous building mass of uniform height; no portion of any building shall continue more than forty feet horizontally without a minimum of an eighteen-inch break in the roofline or an architectural element such as an overhang, projection, inset, material and textural change to create shadow patterns along the elevation of the building. The elements required by this section are in addition to all other requirements under this Part.

8. Accessory Building. The highest ridge point of any accessory building shall be no more than twenty feet above the original grade vertically below it. All other requirements for auxiliary structures shall be as specified in the applicable Salt Lake County code.

Table 1 excerpts pertaining to R-1-21 zone:

Option A Maximum Building Height = 32 feet

Option A Maximum Lot Coverage = 25%

2.2 Subdivision Requirements

18.08.010 Procedure generally

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

Each process shall include the following components:

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

B. A review procedure, which shall include:
1. An on-site review by the director or director's designee as provided by Utah Code 17-27a-303;
2. Review of the submitted site plan/preliminary plat for compliance with county land use ordinances;
3. Reference of the application and site plan/preliminary plat to any other government agency and/or affected entity which the director or director's designee deems necessary to protect the health, safety,

and welfare of the public and to ensure the project's compliance with all applicable ordinances and codes;
4. The processing of any exception requests that have been made in conjunction with the subdivision application.

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

D. A final plat approval procedure, which shall include:
1. An engineering review to ensure that the final plat complies with all conditions of approval of the preliminary plat and to ensure that the final plat complies with the design standards, codes, and ordinances and with minimum engineering/surveying requirements;
2. A check of appropriate background information, such as: lot access, property title, record of survey, field boundary verification, etc.;
3. The collection of the necessary approval signatures (planning commission representative, director or director's designee, health department, district attorney, county mayor or their designees) on the final plat;
4. Payment of final fees and bond;
5. Recordation of the plat.

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

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

18.12.030 Preliminary plat approval or disapproval.
Following a review of the preliminary plat the planning commission shall act on the preliminary plat as submitted or modified. If the plat is approved, the director or director's designee shall sign the plat. One copy of the preliminary plat shall be provided to the subdivider. One signed copy shall be retained by the planning and development services division, and one copy of the approved plat shall be returned to the developer's engineer. If the preliminary plat is disapproved, the director or director's designee shall notify the developer in writing and give reasons for such disapproval. The receipt of a signed copy of the approved preliminary plat shall be authorization for the subdivider to proceed with the preparation of specifications for the minimum improvements required in Chapter 18.24 of this title and with the preparation of the final plat.

2.3 Other Agency Recommendations or Requirements

Boundary Check - Review Conditionally Approved

1. Plat Must reference Mt Olympus Park No. 2 and Mt Olympus Acres in title of plat
2. Record of Survey must be received by County Surveyor's office before plat can leave Planning and Development.
3. All required improvements must be bonded for before plat can be recorded.
4. Drive approaches must be a minimum of 5' from property line.
5. Must Show location of Fire Hydrants on the Plat.
6. All Streets within 200 ft. of the proposed subdivision must be shown on the plat.
7. A preliminary report of title will be required at the final stage of the project.

Geology Review - Review Conditionally Approved

1. The site is located in an area that is mapped as very low liquefaction potential.
2. The site is located a sufficient distance from the mapped fault.
3. There are existing structures on the site that will be raised and with the footing locations unknown, a Geotechnical engineer is required to observer the footing excavations on each structure prior to the placement of concrete forms and rebar to confirm the native soils are able of supporting the proposed structure.

Grading Review - Review not Approved

1. The Plans do not show how Stormwater will be maintained on site or directed to an approved outlet.
2. The driveway must be located a minimum of five feet inside the property line for the first one foot.
3. Plans are unclear as to when the grading of the site is going to take place.
4. All site grading must be completed under the Grading permit process and may require a SWPPP and NOI.
5. Footing excavations for new structures must be inspected and approved in writing by a qualified Geotechnical Engineer.

Health Department - Review Approved

1. Sewer and Water availability letters have been received.

Traffic Engineer - Review Not Approved

1. Driveway must be a minimum of 5 feet from side property line
2. Sidewalk is also required unless an exception to roadway standards is granted. A separate application would be required.
3. Plans do not show and dimension the entire roadway width/halfwidth.

Fire Authority - Review Approved

1. No concerns identified at this time.

Urban Hydrology - Review Not Approved

1. Must provide calculations for 10 year 24 hour storm.
2. Plans to not indicate where will storm water be stored.
3. Storm water may not be discharged to adjacent properties
4. Must show both existing and proposed public utility easements and drainage easements, on grading and drainage plan.

2.4 Other Issues

Planning Review - Review Not Approved

1. Setbacks must be shown and must be per the R-1-21 zone and the RCOZ overlay.
2. The Preliminary plat provided does not meet the minimum specifications in ordinance as required. See Chapter 18.12 of Salt Lake County Ordinance for minimum requirements.
3. Easements for water, sewer, drainage, utility lines, etc. have not been shown on the subdivision plans or the preliminary plat.
4. A 608 hearing before the Mayor or Mayor's Designee is required to amend the existing Subdivision Plat.
5. Approval of the Legislative Body (County Council) is required to vacate the public utility easements as proposed on the site plan.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Subdivision with the following conditions:

1) Correct and complete outstanding requirements and technical issues with the Preliminary Plat and Subdivision Plans with staff. Comply with all current and future requirements and recommendations of the individuate reviewers and reviewing agencies.

2) Construct improvements in conformance with final approved plans.

3) Receipt of 608 approval from the Mayor or Mayor's Designee to amend the existing Mount Olympus and Mount Olympus No. 2 Subdivision Plats.

3.2 Reasons for Recommendation

1) The outstanding issues with the Preliminary Plat and Subdivision Plans are mainly technical in nature, or can be addressed with staff through the subsequent technical review process.

2) Amendments to existing Subdivision Plats require either the signatures of all owners within the subdivision or approval by the pertinent Land Use Authority (County Mayor).

3.3 Other Recommendations

None at this Time

Salt Lake County Planning & Development Services

STAFF REPORT

Executive Summary									
Hearing Body:	Millcreek Township Planning Commission								
Meeting Date and Time:	Wednesday, December 10, 201	04:00 PM	**File No:**	2	9	0	4	3	
Applicant Name:	Andrew Quist	**Request:**	Subdivision Amendment						
Description:	Amending Mount Olympus and Mount Olympus No. 2 Subdivisions								
Location:	3940 South Hale Drive								
Zone:	R-1-21 Residential Single-Family	Any Zoning Conditions?	Yes ☐	No ☑					
Staff Recommendation:	Approval								
Planner:	Todd A. Draper								

1.0 BACKGROUND

1.1 Summary

The applicant is requesting approval to amend lot 166 the existing Mount Olympus Park No. 2 and lot 125 of the Mount Olympus Park Subdivision in order to create the 2-lot Hale Stone Subdivision.

1.3 Neighborhood Response

None received to date regarding this matter.

2.0 ANALYSIS

2.1 Applicable Ordinances

State Ordinance Excerpts

17-27a-608. Vacating or amending a subdivision plat.

(1) (a) A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file a written petition with the land use authority to have some or all of the plat vacated or amended.

(b) If a petition is filed under Subsection (1)(a), the land use authority shall hold a public hearing within 45 days after the day on which the petition is filed if:

(i) any owner within the plat notifies the county of the owner's objection in writing within 10 days of mailed notification; or

(ii) a public hearing is required because all of the owners in the subdivision have not signed the revised plat.

(3) Each request to vacate or amend a plat that contains a request to vacate or amend a public

street, right-of-way, or easement is also subject to Section 17-27a-609.5.

17-27a-609. Land use authority approval of vacation or amendment of plat -- Recording the amended plat.

(1) The land use authority may approve the vacation or amendment of a plat by signing an amended plat showing the vacation or amendment if the land use authority finds that:

(a) there is good cause for the vacation or amendment; and

(b) no public street, right-of-way, or easement has been vacated or amended.

2.3 Other Agency Recommendations or Requirements

None at this time.

2.4 Other Issues

Planning Review

1. The Planning Commission needs to make a recommendation to the Mayor or Mayor's designee regarding whether or not good caused exists to amend the existing subdivision plats. Staff has identified no significant impacts to other owners within either of the two existing subdivisions and recommends that the Planning Commission make a favorable recommendation.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Subdivision Amendment .

3.2 Reasons for Recommendation

1) Good Cause exists to allow the proposed subdivision to occur.

3.3 Other Recommendations

None at this time.

Salt Lake County Planning & Development Services

STAFF REPORT

Executive Summary									
Hearing Body:	Millcreek Township Planning Commission								
Meeting Date and Time:	Wednesday, December 10, 201	04:00 PM	**File No:**	2	9	0	4	3	
Applicant Name:	Andrew Quist	**Request:**	Street Vacation						
Description:	Vacation of existing Public Utility Easement(s)								
Location:	3940 South Hale Drive								
Zone:	R-1-21 Residential Single-Family	Any Zoning Conditions?	Yes ☐	No ☑					
Staff Recommendation:	Approval with Conditions								
Planner:	Todd A. Draper								

1.0 BACKGROUND

1.1 Summary

The applicant is requesting approval to amend lot 166 the existing Mount Olympus Park No. 2 and lot 125 of the Mount Olympus Park Subdivision in order to create the 2-lot Hale Stone Subdivision. Part of those proposed amendments include vacating existing Public Utility Easements which can only be approved by the Legislative Body (County Council). Recommendations are being sought at this time from the Millcreek Township Planning Commission and Mayor or Mayor's designee prior to review by the County Council.

1.3 Neighborhood Response

None received at this time.

2.0 ANALYSIS

2.1 Applicable Ordinances

State Ordinance Excerpts

17-27a-608. Vacating or amending a subdivision plat.

(1) (a) A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file a written petition with the land use authority to have some or all of the plat vacated or amended.

(b) If a petition is filed under Subsection (1)(a), the land use authority shall hold a public hearing within 45 days after the day on which the petition is filed if:

(i) any owner within the plat notifies the county of the owner's objection in writing within 10 days

of mailed notification; or

(ii) a public hearing is required because all of the owners in the subdivision have not signed the revised plat.

(3) Each request to vacate or amend a plat that contains a request to vacate or amend a public street, right-of-way, or easement is also subject to Section 17-27a-609.5.

17-27a-609. Land use authority approval of vacation or amendment of plat -- Recording the amended plat.

(1) The land use authority may approve the vacation or amendment of a plat by signing an amended plat showing the vacation or amendment if the land use authority finds that:

(a) there is good cause for the vacation or amendment; and

(b) no public street, right-of-way, or easement has been vacated or amended.

2.2 Other Agency Recommendations or Requirements

None at this time.

2.3 Other Issues

1. The Planning Commission is encouraged to make a recommendation to the Mayor or Mayor's designee regarding whether or not good caused exists to amend the existing subdivision plats by vacating the existing public utility easements. Staff has identified no significant impacts to other owners within either of the two existing subdivisions as long as new public utility easements are included along the rear and side property lines of the new proposed lots and that finalization of the vacation be contingent upon recordation of the new subdivision plat. Staff recommends that the Planning Commission make a favorable recommendation to vacate the easements together with the previously mentioned conditions.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Street Vacation with the following conditions:

1) New public utility easements be included along the rear and side property lines of the new proposed lots.

2) Finalization of the vacation of the easements be completed by recordation of the new subdivision plat.

3.2 Reasons for Recommendation

1) Good Cause exists to allow the proposed subdivision to occur.

2) The proposed conditions insure continued continuity between existing easements on adjacent lots.

3.3 Other Recommendations

None at this Time

29043

Zoning Map

Thu Dec 4 2014 04:50:11 PM.

29043

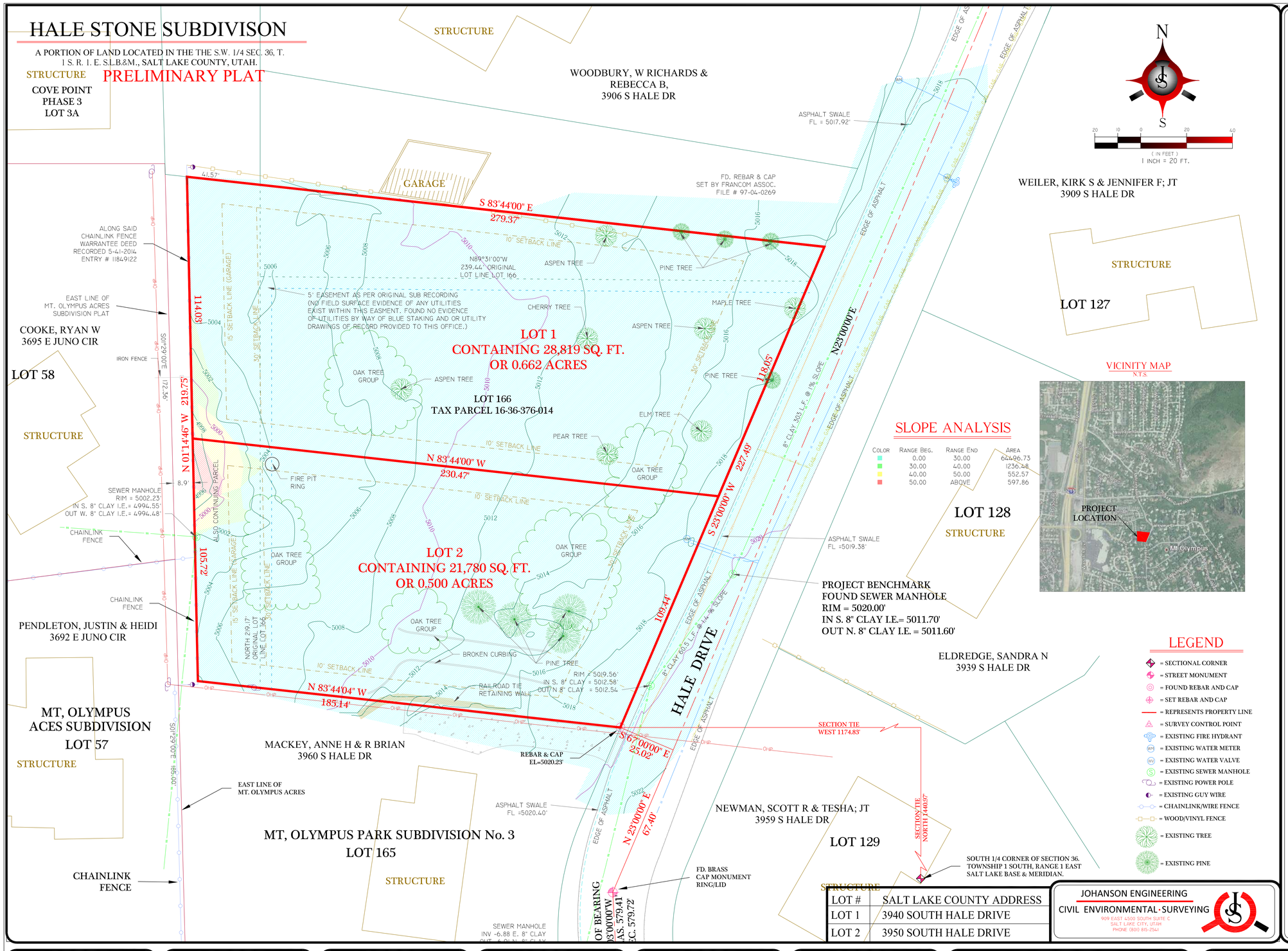
Aerial

Fri Sep 19 2014 08:27:55 AM.

HALE STONE SUBDIVISON

A PORTION OF LAND LOCATED IN THE THE S.W. 1/4 SEC. 36, T. 1 S. R. 1. E. S.L.B.&M., SALT LAKE COUNTY, UTAH.

PRELIMINARY PLAT



SLOPE ANALYSIS

COLOR	RANGE BEG.	RANGE END	AREA
	0.00	30.00	62496.73
	30.00	40.00	1236.48
	40.00	50.00	552.57
	50.00	ABOVE	597.86

LEGEND

- = SECTIONAL CORNER
- = STREET MONUMENT
- = FOUND REBAR AND CAP
- = SET REBAR AND CAP
- = REPRESENTS PROPERTY LINE
- = SURVEY CONTROL POINT
- = EXISTING FIRE HYDRANT
- = EXISTING WATER METER
- = EXISTING WATER VALVE
- = EXISTING SEWER MANHOLE
- = EXISTING POWER POLE
- = EXISTING GUY WIRE
- = CHAINLINK/WIRE FENCE
- = WOOD/VINYL FENCE
- = EXISTING TREE
- = EXISTING PINE

LOT #	SALT LAKE COUNTY ADDRESS
LOT 1	3940 SOUTH HALE DRIVE
LOT 2	3950 SOUTH HALE DRIVE

JOHANSON ENGINEERING
CIVIL ENVIRONMENTAL·SURVEYING
909 EAST 4500 SOUTH SUITE C
SALT LAKE CITY, UTAH
PHONE (801) 815-2541

SURVEYORS CERTIFICATE

I, R. Shane Johanson, do hereby certify that I am a Land Surveyor, and that I hold certificate No. 7075114, 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, hereafter to be known as HALE STONE SUBDIVISION, and that same has been surveyed and shown on this plat. This survey was performed within the accordance of the minimum accuracy of an urban survey, Class "A", or a linear closure of 1:15,000'. For additional information please see "Record of Survey File # 2011-11-0404.

The purpose of this survey is to locate the boundaries of the described parcel and create a plat for a legal consolidation of these two parcels of record.

Prepared this 8th day of July, 2014

BOUNDARY DESCRIPTION

Beginning at the Southeast Corner of Lot 166 of the Mount Olympus Park Subdivision No. 3, Filed on 2-27-1954 within the official records of Salt Lake County's' Recorder Office as Entry # 1362518, said point being located North 1,440.97 feet and West 1,174.83 feet from the South 1/4 Corner of Section 36, Township 1 south, Range 1 East, Salt Lake Base and Meridian.

Thence North 83°44'04" West, a distance of 185.14 feet to a Chainlink fence; thence North 01°14'46" West, along said Chainlink fence a distance of 219.75 feet; thence South 83°44'00" East, a distance of 279.37 feet to the Westerly R.O.W. of Hale Drive; thence South 23°00'00" West, a distance of 227.49 feet to the Point of Beginning.

Containing 50,599 square feet or 1.162 acres, more or less.

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 HALE STONE SUB

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 _____ have here unto set this _____ day of _____ A.D., 20 ___.

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of SALT LAKE

On the _____ day of _____ A.D., 20 ____, personally appeared before me _____, who being by me duly sworn did say the he/she is the_____ of_____, and that the within and foregoing instrument was signed voluntarily for said corporation and for the uses and purposes herein mentioned.

My commission expires: _____

Notary Public

residing in:_____

HALE STONE SUBDIVISON

A PORTION OF LAND LOCATED IN THE A PART OF THE S.W. 1/4 SEC. 36, T. 1 S. R. 1. E. S.L.B.&M., SALT LAKE COUNTY, UTAH.

PRELIMINARY PLAT

Salt Lake County Address
Approved this_____day
of _____ A.D., 20
Coordinator

Salt Lake County Zoning
Zone_____.
Width_____ Area_____ Setback_____.
Zoning Coordinator

Salt Lake County Services Div.
I hereby certify that this office has examined this plat and its is correct in accordance with information on file within this office.
Director

Board of Health
Approved this_____day
of _____ A.D., 20_____
Director, S.L.Co. Board of Health

Planning Commission
Approved this_____day
of_____A.D., 20____by
Salt Lake County Planning Commission
Salt Lake County Planning Commission

Approval as to Form
Approval as to form this _____day
of_____ A.D., 20____
Salt Lake County City Attorney

UNIFIED FIRE AUTHORITY
Approval as to form this _____day of _____
A.D., 20_____ .
Unified Fire Authority; Fire Chief.

Recorded # _____
State of Utah, County of Salt Lake, recorded and filed at the request of
Date _____ Time _____ Book _____ Page _____.
Fee $ _____ Salt Lake County Recorder

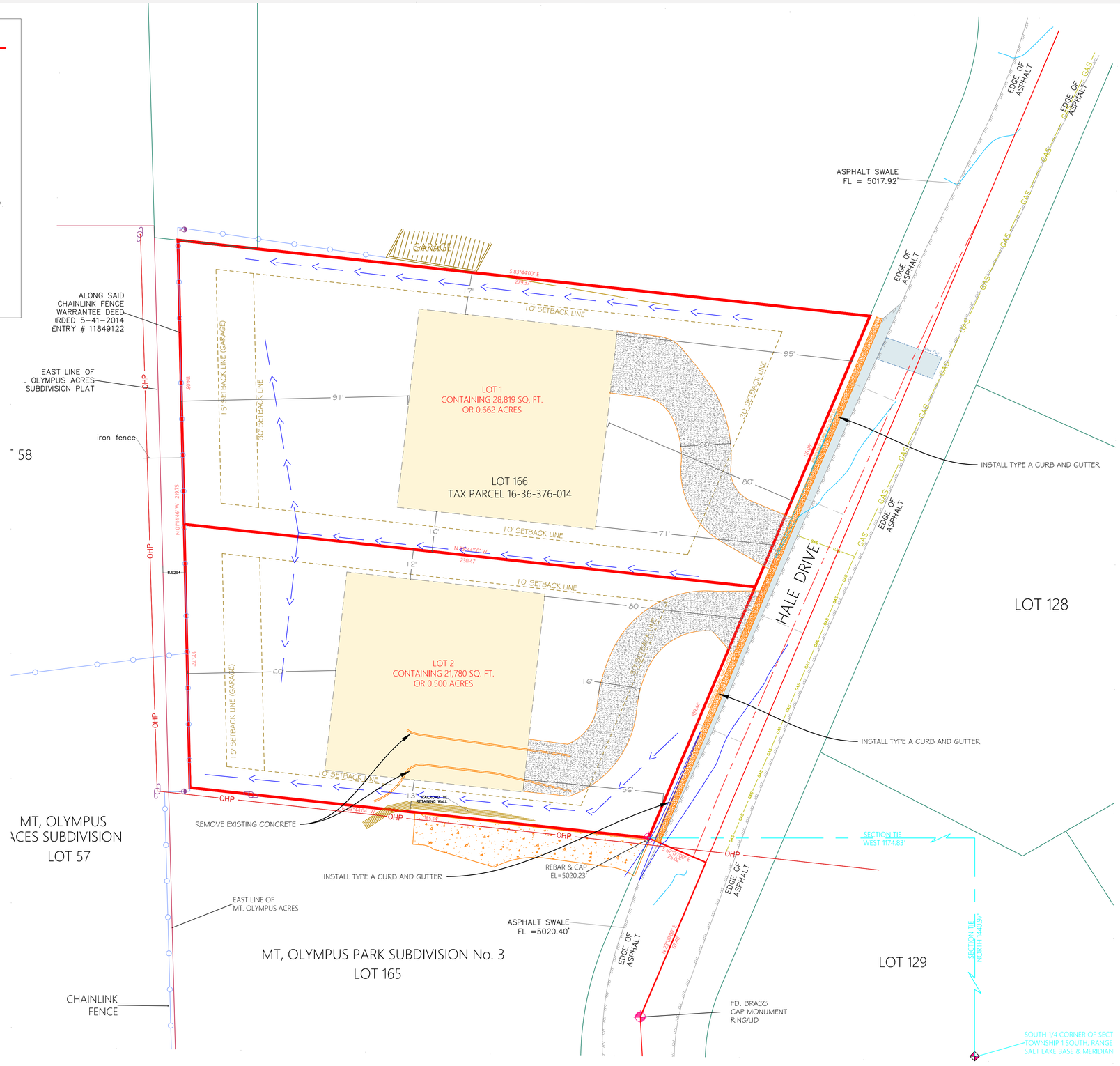
PRELIMINARY

SUB-AMENDED

Sheet 1 of 1

LEGEND

	PROPERTY BOUNDARY
	SETBACK
5030	EX. MAJOR CONTOUR
5028	EX. MINOR CONTOUR
5020.0	PROPOSED MAJOR CONTOUR
5021.0	PROPOSED MINOR CONTOUR
	DRAINAGE SWALE
-2.0%	PROPOSED SLOPE
FG=5018.25	PROPOSED FINISHED GROUND ELEV.
EG=5018.25	EXISTING GROUND ELEV.
BOW=5018.25	BOTTOM OF WALL ELEV.
TOW=5018.25	TOP OF WALL ELEV.
	PROPOSED HOUSE
	PROPOSED DRIVEWAY/ CONCRETE



DRAWING TITLE

SITE PLAN

20 0 10 20 40 80

1 in. = 20 FT

COMPLETION STATUS

FOR APPROVAL

PROJECT

HALE STONE SUBDIVISION

ANDREW QUIST
3940 &3950 S HALE DRIVE
SALT LAKE CITY, UT

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15. NO PARKING ON PRIVATE LANE/FIRE ACCESS.
16. REFER TO SLCDPU STANDARDS AND PRACTICES FOR WATERLINE DEVIATIONS FROM APWA STDS.

REVISIONS:

REV #	DESCRIPTION	DATE

JOHANSON ENGINEERING
CIVIL· PLANNING · SURVEYING
909 EAST 4500 SOUTH SUITE C
SALT LAKE CITY, UTAH
PHONE (385) 229-9663 FAX (801) 495-2547

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STAMP

STATE OF UTAH #8018989-2202 JACOB EUGENE WEBER LICENSED PROFESSIONAL ENGINEER

PROJECT NO. J-14-03

DATE 10-17-14

DRAWN BY JACOB WEBER, PE

CKHD BY CAREY JOHANSON, PE

SHEET NUMBER C-01

LEGEND

	PROPERTY BOUNDARY
	SETBACK
5030	EX. MAJOR CONTOUR
5028	EX. MINOR CONTOUR
5020.0	PROPOSED MAJOR CONTOUR
5021.0	PROPOSED MINOR CONTOUR
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-2.0%	PROPOSED SLOPE
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BOW=5018.25	BOTTOM OF WALL ELEV.
TOW=5018.25	TOP OF WALL ELEV.
	PROPOSED HOUSE
	PROPOSED DRIVEWAY/ CONCRETE

AFTER CONSTRUCTION RE-VEGETATION AND RECLAMATION PLAN

1. Soil: all disturbed areas will have large rocks removed and be hand grated to match existing soil grades. slopes will be contoured at a slope no greater than 2 feet horizontal to 1 foot vertical.

2. Seed: seed will be spread on all disturbed areas at a rate of 20 pounds per acre . the seed mixture will consist or equivalent of:

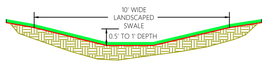
slender wheat grass 25%
sheet fescue 5%
sandberg blue grass 5%
bluebunch wheat grass 30%
western wheat grass 35%

3. Erosion control: slopes steeper than 2 foot horizontal, 1 foot vertical will be covered by straw erosion Control blankets pinned to the soil with staples at three foot intervals.

4. Maintain a wildlife urban interface of 30 foot defendable space around any structure.

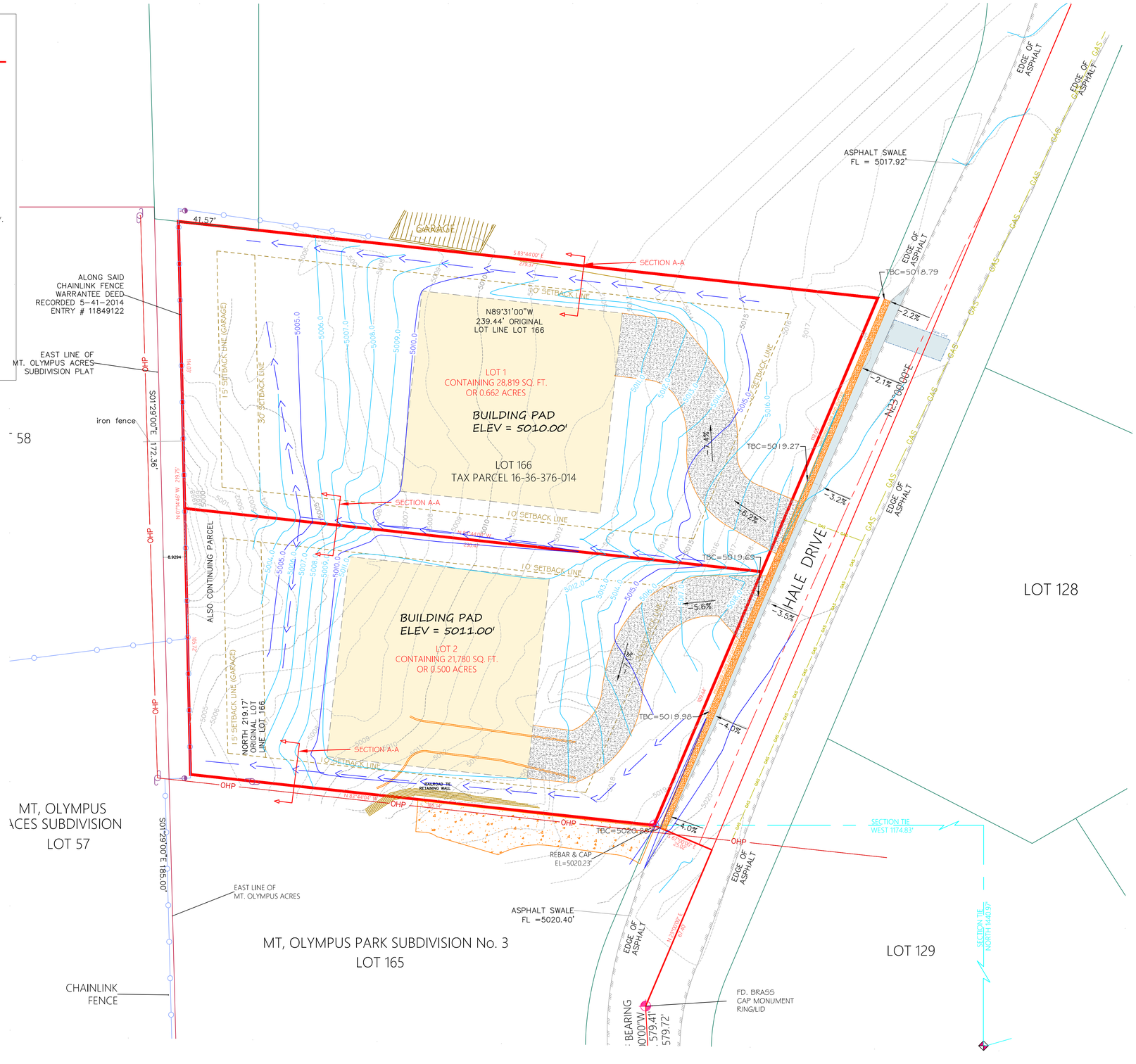
TYPICAL DRAINAGE SWALE N.T.S.

THE SWALE IS DESIGNED TO CAPTURE NATURAL STORM WATER RUNOFF AND DIRECT STORM WATER AWAY FROM PROPOSED STRUCTURE. THE INTENT IS TO LEAVE NATURAL DRAINAGE PATTERNS INTACT AND ONLY ALTER WHERE DEEMED NECESSARY TO PROTECT STRUCTURES.



CROSS SECTION A-A

Fcoz Notes
The owner 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.



DRAWING TITLE

Fcoz Site Grading & Drainage Plan

1 in. = 20 FT

COMPLETION STATUS

FOR APPROVAL

PROJECT

HALE STONE SUBDIVISION

ANDREW QUIST
3940 &3950 S HALE DRIVE
SALT LAKE CITY, UT

GENERAL NOTES:

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REVISIONS:

REV #	DESCRIPTION	DATE

JOHANSON ENGINEERING
CIVIL · PLANNING · SURVEYING
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SALT LAKE CITY, UTAH
PHONE (801) 859-1862 FAX (801) 495-2547

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STATE OF UTAH #8018989-2202 JACOB EUGENE WEBER LICENSED PROFESSIONAL ENGINEER

PROJECT NO. J-14-03

DATE 10-17-14

DRAWN BY JACOB WEBER, PE

CKHD BY SHANE JOHANSON, P.L.S

SHEET NUMBER C-02

LEGEND

	PROPERTY BOUNDARY
	SETBACK
5030	EX. MAJOR CONTOUR
5028	EX. MINOR CONTOUR
5020.0	PROPOSED MAJOR CONTOUR
5021.0	PROPOSED MINOR CONTOUR
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-2.0%	PROPOSED SLOPE
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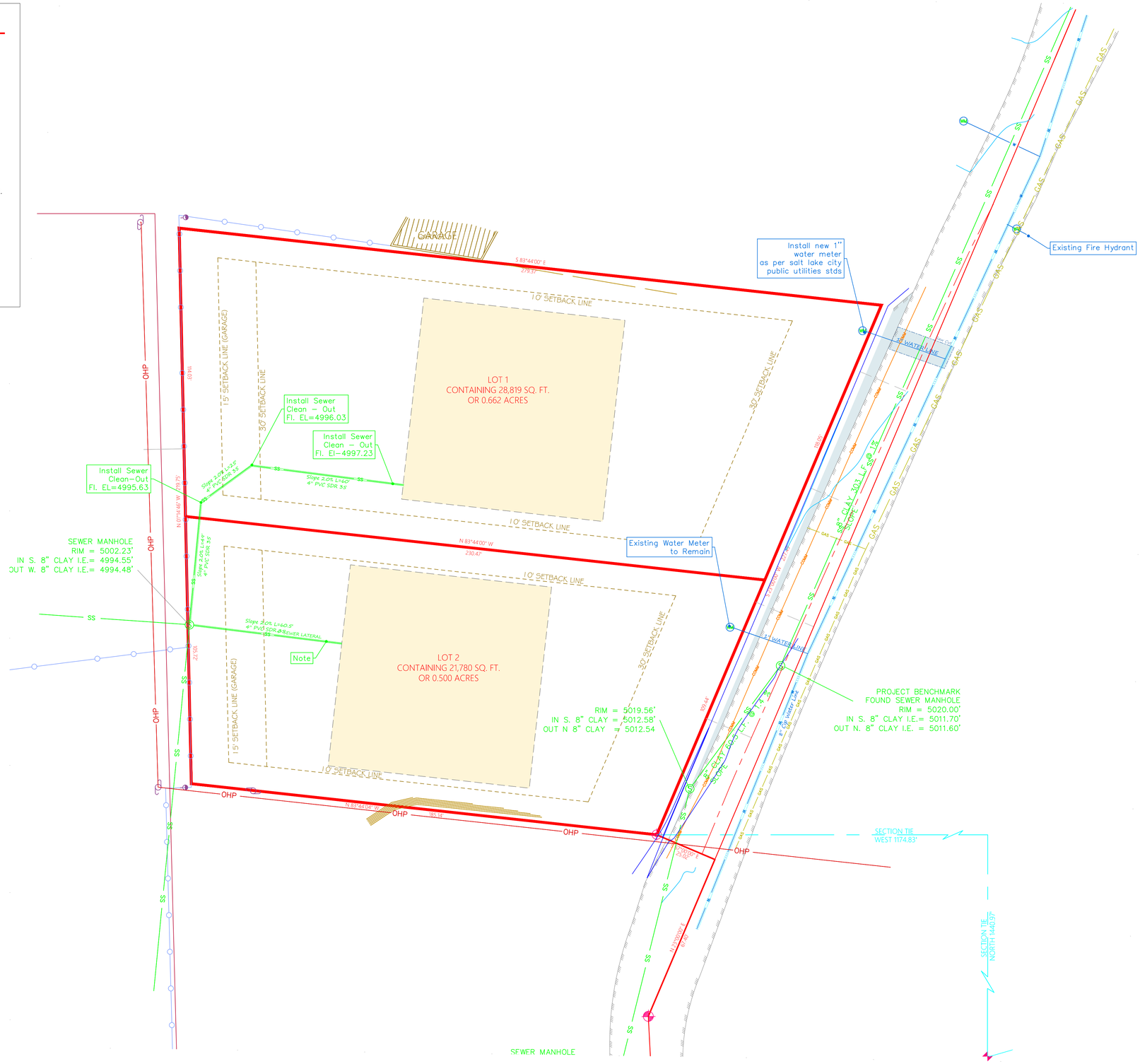
BOW=5018.25	BOTTOM OF WALL ELEV.
TOW=5018.25	TOP OF WALL ELEV.
	PROPOSED HOUSE
	PROPOSED DRIVEWAY/ CONCRETE

CAUTION NOTICE TO CONTRACTOR

A. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION FOR UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

B. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.



DRAWING TITLE

UTILITY PLAN

20 0 10 20 40 80

1 in. = 20 FT

COMPLETION STATUS

FOR APPROVAL

PROJECT

HALE STONE SUBDIVISION

ANDREW QUIST
3940 &3950 S HALE DRIVE
SALT LAKE CITY, UT

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REVISIONS:

REV #	DESCRIPTION	DATE

JOHANSON ENGINEERING
CIVIL · PLANNING · SURVEYING
909 EAST 4500 SOUTH SUITE C
SALT LAKE CITY, UTAH
PHONE (385) 229-9663 FAX (801) 495-2547

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STATE OF UTAH #8018989-2202 JACOB EUGENE WEBER LICENSED PROFESSIONAL ENGINEER

PROJECT NO. J-14-03

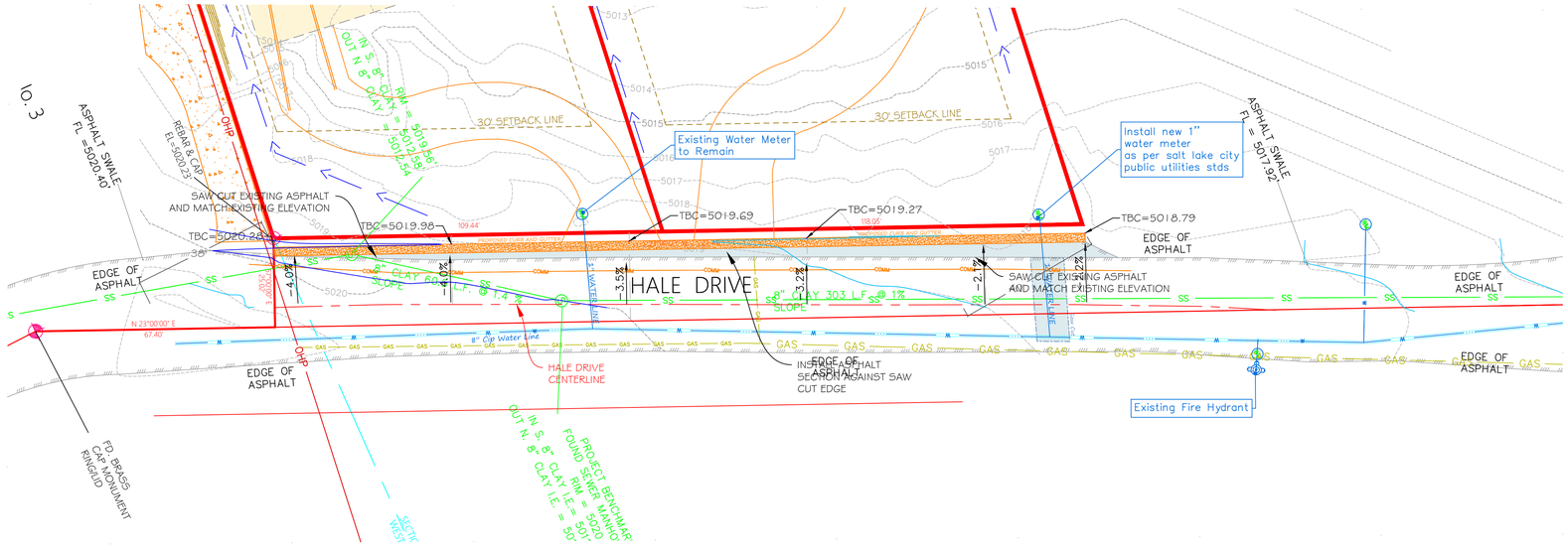
DATE 10-17-14

DRAWN BY JACOB WEBER, PE

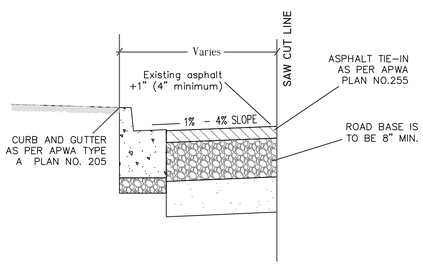
CKHD BY CAREY JOHANSON, PE

SHEET NUMBER C-03

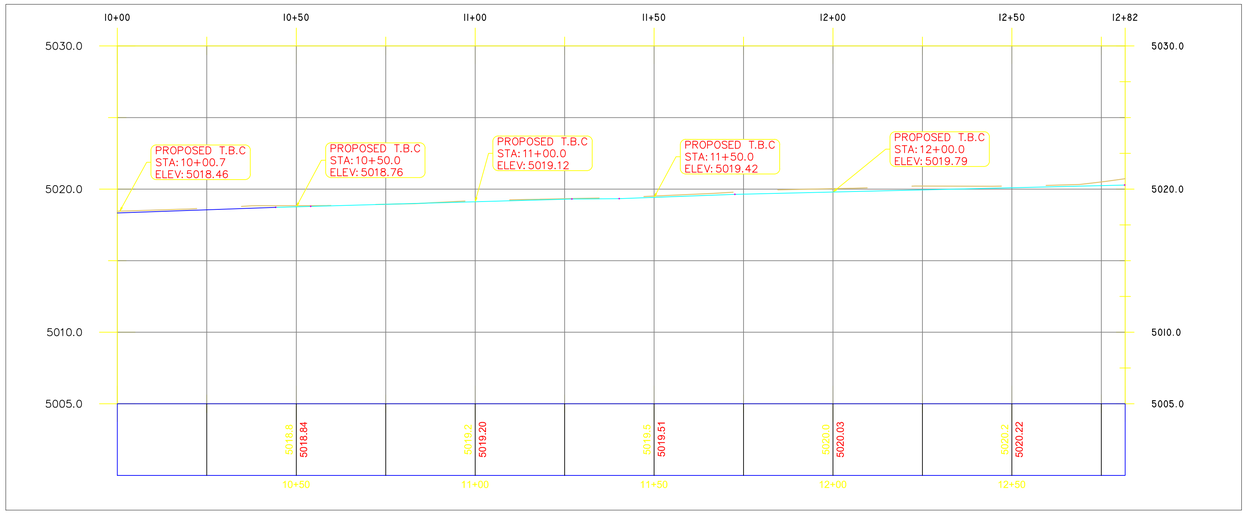
HALE DRIVE PLAN AND PROFILE IMPROVEMENTS



HALE DRIVE IMPROVEMENTS



HALE DRIVE CROSS SECTION N.T.S



HORIZONTAL SCALE 1" = 20 FEET

DRAWING TITLE

ROAD IMPROVEMENT

20 0 10 20 40 80

1 in. = 20 FT

COMPLETION STATUS

FOR APPROVAL

PROJECT

HALE STONE SUBDIVISION

ANDREW QUIST
3940 &3950 S HALE DRIVE
SALT LAKE CITY, UT

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PROJECT NO. J-14-03

DATE 10-17-14

DRAWN BY JACOB WEBER, PE

CKHD BY CAREY JOHANSON, PE

SHEET NUMBER C-04

Ordinance Issues

The following represents a list of ordinance-related issues that have evolved from Community Council comments and from the MTPC meetings. This list was originally compiled a year ago, mostly from the Community Council application recommendation letters we received in 2012/2013 and from issues that have arisen (and became obvious to even the least experienced planning commissioner) during the MTPC public meetings in 2012, 2013 and 2014. The list is not necessarily complete, since I was not present at every meeting and did not start writing notes about these issues until recently, when we made additions to the "list" a part of the meeting procedure.

The intent of compiling this list is to begin institutionalizing a process of updating our ordinances and to promote a staff function that includes this responsibility. It is a normal staff function to recognize ordinance issues and strive to resolve them by proposing changes to improve and update the zoning ordinance.

Not necessarily in the order of importance, the issues that have arisen are as follows:

1. **C-1, C-2, C-3** – create distinctions between each zone, review uses, height, transitions, setbacks
2. **RM, R-4-8.5** – transitions and heights, use lists, parking, CU/PU review
3. **Signs** – EMCs, billboards, heights, number, size, separation between each sign, temporary signs, colors/brightness, light pole use as a sign, are their types that should be encouraged?
4. **PUDs** – definition, densities (including how they are calculated), size, garbage collection (cans), guest parking, appropriate locations, trade-offs for amenities – **this work has begun**
5. **CUs versus PUs** – we need a comprehensive review in all the zones. Since State code greatly limits the ability of a planning commission to deny a conditional use, it is important to review all permitted and conditional uses. Are they the right uses in each zone?
6. **R-1-21** – intent, horses, other animals, coops, are animals/family food production appropriate for conditional use?
7. **Fencing requirements** – especially for back facing lots along different types of streets, heights
8. **Park strips** – what materials are acceptable?
9. **Clear view from private drives**
10. **Garage parking standard**
11. **Visitor parking standard**
12. **Complete applications**
13. **Time period for review of an application** should be extended if applicant requests a continuance or is not ready

New issues that became obvious in 2014:

1. **10 year allowance for an illegal use to become legal**
2. **Resolve illegal issues on a property** first before new applications are considered
3. **Computing lot coverage**
4. **Backyard reduction for a Garage**

5. **Liquor license CU**, generates full review of a site plan?
6. **Interaction** between business license provisions and conditional use
7. **Parking lot buffers**
8. **Electronic message center sign size**
9. **Policy on location of amenities for Multi-family**
10. **Policy on live-in management**
11. **Criteria for changing a zone with "Zoning Conditions"** – such as substantial change to the neighborhood
12. **More General Plan** discussion of major intersections
13. **Are C-1 zones appropriate for major roads**, like 7th East?
14. **Policy for on-street parking**
15. **Food truck policies**
16. **Height transitions in the C and RM zones**
17. **Standards for dumpster locations and enclosures**
18. **Standards for housing on major streets** – which way do they face, do they need to have windows on the street?
19. **Temporary conditional uses?**
20. **Maintenance standard** for open space in apartment complexes
21. **Consider criteria for reducing standards** for open space in projects
22. **Small lot zoning/subdivision criteria**