



Planning & Development Services Division

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Millcreek Township Planning Commission

Public Meeting Agenda

Wednesday, January 14, 2015 4:00 P.M.

**THE MEETING WILL BE HELD AT SALT LAKE COUNTY GOVERNMENT CENTER
2001 SOUTH STATE STREET, NORTH BUILDING, MAIN FLOOR, COUNCIL CHAMBERS,
ROOM N1100**

ANY QUESTIONS, CALL (385) 468-6700

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

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

PUBLIC HEARINGS

29081 – (Continued from 12/10/2014) - 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

29096 – Ken Whitehead is requesting conditional use approval for an oversize detached garage. **Location:** 3616 South 2400 East. **Zone:** R-1-10 (Residential). **Community Council:** East Mill Creek. **Planner:** Spencer W. Brimley

29100 –Scott Dee, representing S-Devcorp, is requesting conditional use approval for a 32-unit senior living apartment complex. **Location:** 4195 South 700 East. **Zone:** R-M/zc (Residential Multi-Family with Zoning Conditions). **Community Council:** Millcreek. **Planner:** Spencer W. Brimley

29125 – The Salt Lake County Office of Township Services is requesting approval of a zone change from the R-1-8 (Single Family Residential) zone to the R-M (multi-family residential) zone. **Location:** 3842 – 4076 South Wasatch Blvd. **Community Council:** Mount Olympus. **Planner:** Spencer W. Brimley

29141 – Hooper Knowlton of Parleys Partners is requesting approval of a zone change from the M-1 (manufacturing) zone to the R-M (multi-family residential) zone. **Location:** 36 – 46 East Columbia Avenue and 4180 – 4190 South State Street. **Community Council:** Millcreek. **Planner:** Spencer W. Brimley

BUSINESS MEETING

- 1) Approval of Minutes from the November 12, 2014 meeting.
- 2) Approval of Minutes from the December 10, 2014 meeting.
- 3) Collection of Annual Disclosure documents
- 4) Election of Chair and Vice Chair for 2015
- 5) Ordinance Issues from today's meeting
- 6) Other Business Items (as needed)

ADJOURN



STAFF REPORT

Executive Summary									
Hearing Body:	Millcreek Township Planning Commission - Continued to January 14, 2015								
Meeting Date and Time:	Wednesday, December 10, 2014	04:00 PM	File No:	2	9	0	8	1	
Applicant Name:	Barry Bickmore	Request:	Subdivision						
Description:	8 Lot PUD, consisting of 4 twin homes								
Location:	3800 South 1300 East								
Zone:	R-M Residential Multi-Family	Any Zoning Conditions?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>					
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.

1.2 Neighborhood Response

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

1.3 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

19.44.110 - 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.

19.78.090 - 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.

19.78.170 - 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.

19.76.140 - Private garage or carport—Reduced yards.

On a lot where a private garage or carport, containing at least one parking space of the two required parking spaces per dwelling unit for a single-family dwelling or duplex, has the minimum side yard required for such dwelling, the width of the other side yard may be reduced to the minimum required side yard. Side yards adjacent to a street on a corner lot may not be reduced. On any lot where such garage or carport has such side yard, the rear yard of the single-family dwelling or duplex may be reduced to fifteen feet, provided the garage or carport also has a rear yard of at least fifteen feet.

2.3 Other Agency Recommendations or Requirements

County Grading Review -

Conditionally approved subject to technical review.

County Boundary/ CGS Review

Conditionally approved subject to technical review

County Geology Review

No issues at this time. A technical review is required.

County Urban Hydrology Review

Conditionally approved subject to technical review.

County Building Inspection Review

No issues with the site plan.

Unified Fire Authority Review

Review conditionally approved subject to technical review.

Health Department Review

Conditionally approved subject to 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

Staff has reviewed the proposed site plan for compliance with required ordinance. Staff is recommending approval of the Conditional Use Requests and Preliminary approval of the Preliminary Plat with the conditions listed below, as well as any additional conditions set forth by the Planning Commission.

3.0 STAFF RECOMMENDATION

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

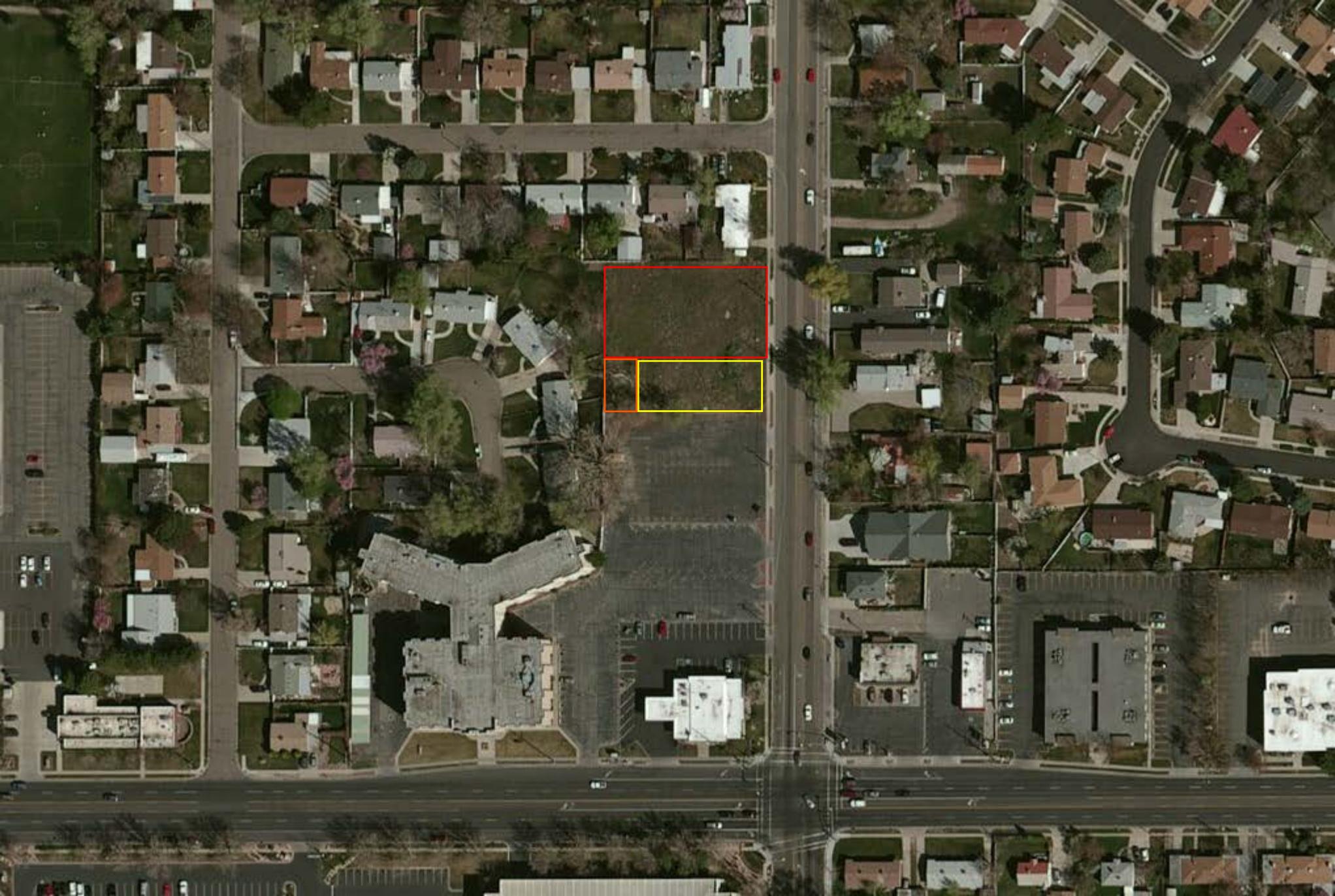
- 1) Limit height of primary residential structures around perimeter to no more than two-stories or 28 feet.
- 2)Development will be screened by solid visual barrier around the perimeter of the project. Fencing along the front entry way of the development will be open, set 5' feet off the front property line.
- 3)Open Space requirement be reduced from 50% to 48.14%
- 4)Amenities for the project approved as proposed for the development.
- 5)Perimeter setback to be no less than 15 feet
- 6)The Lot Consolidation application for all parcels shall be completed prior to final occupancy.

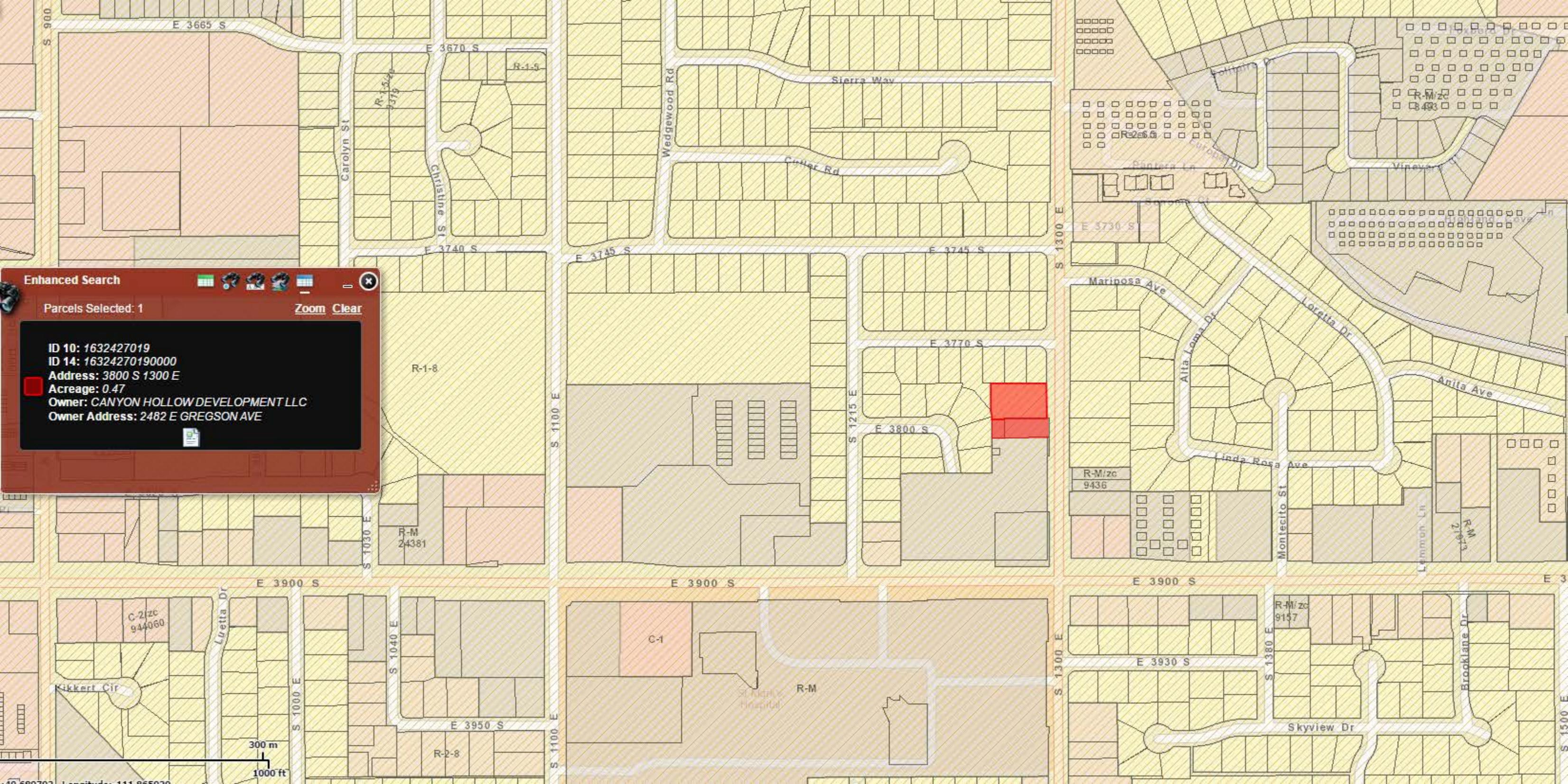
3.2 Reasons for Recommendation

- 1) The proposed conditions insure compliance with the intent of the PUD Recreational Facilities and Open Space 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 complete the review and grant final approval.

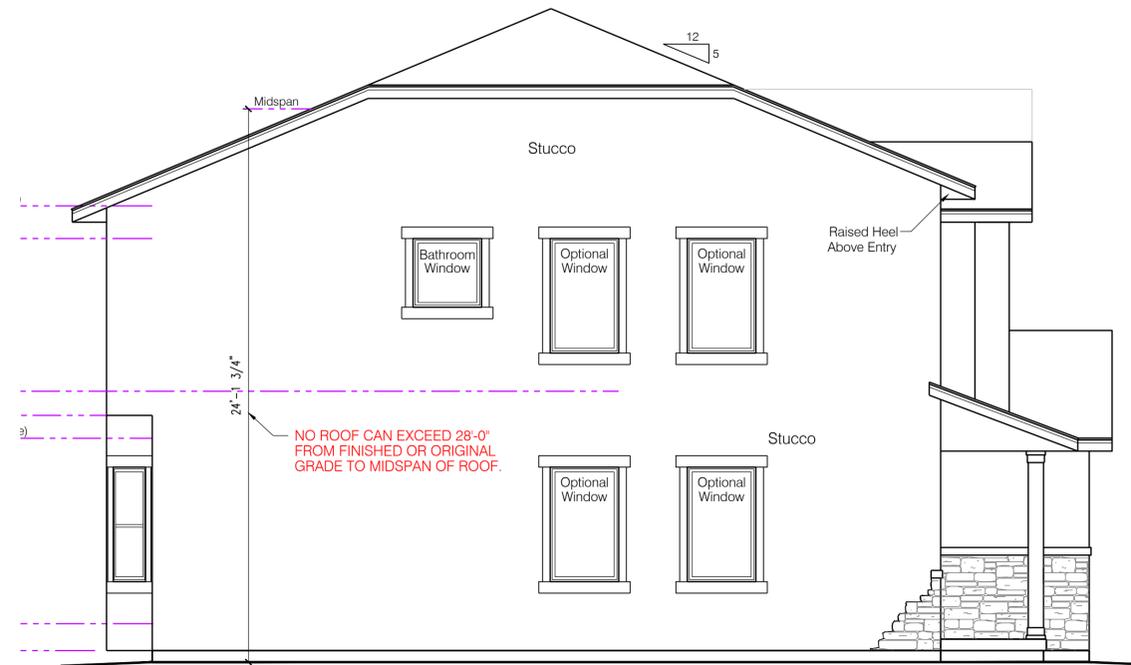




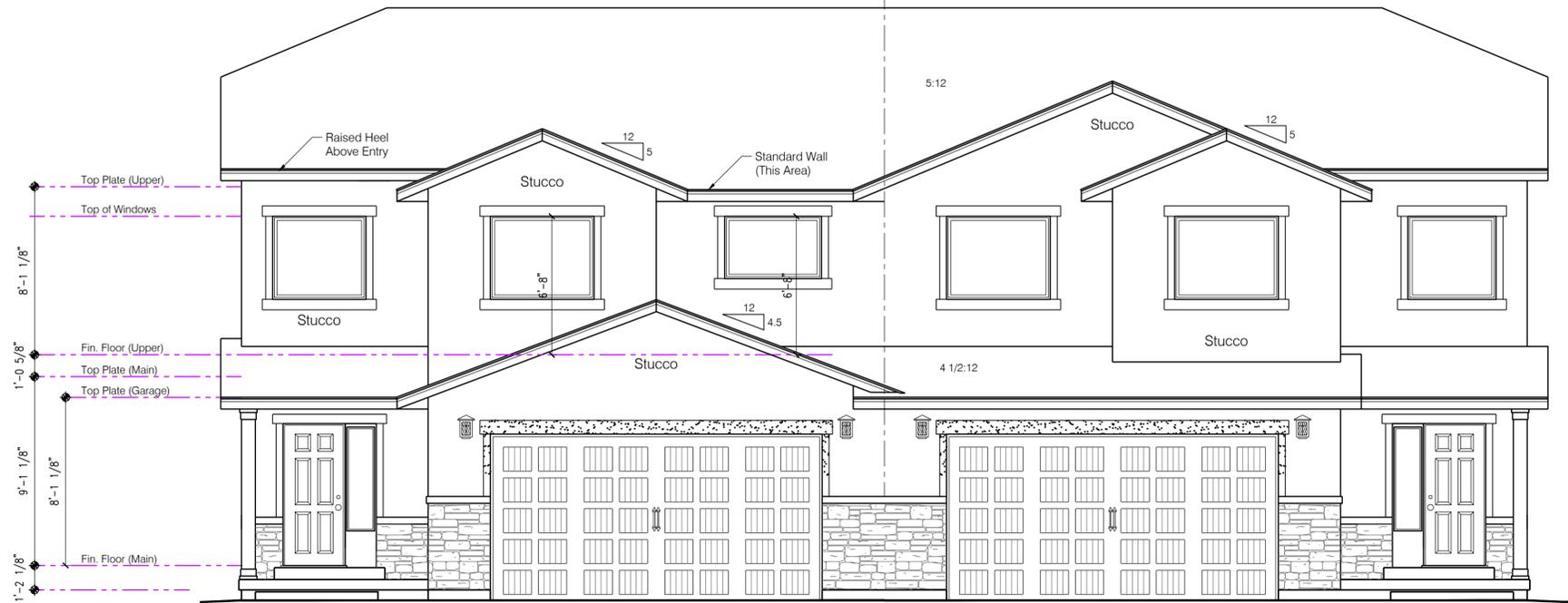
Enhanced Search

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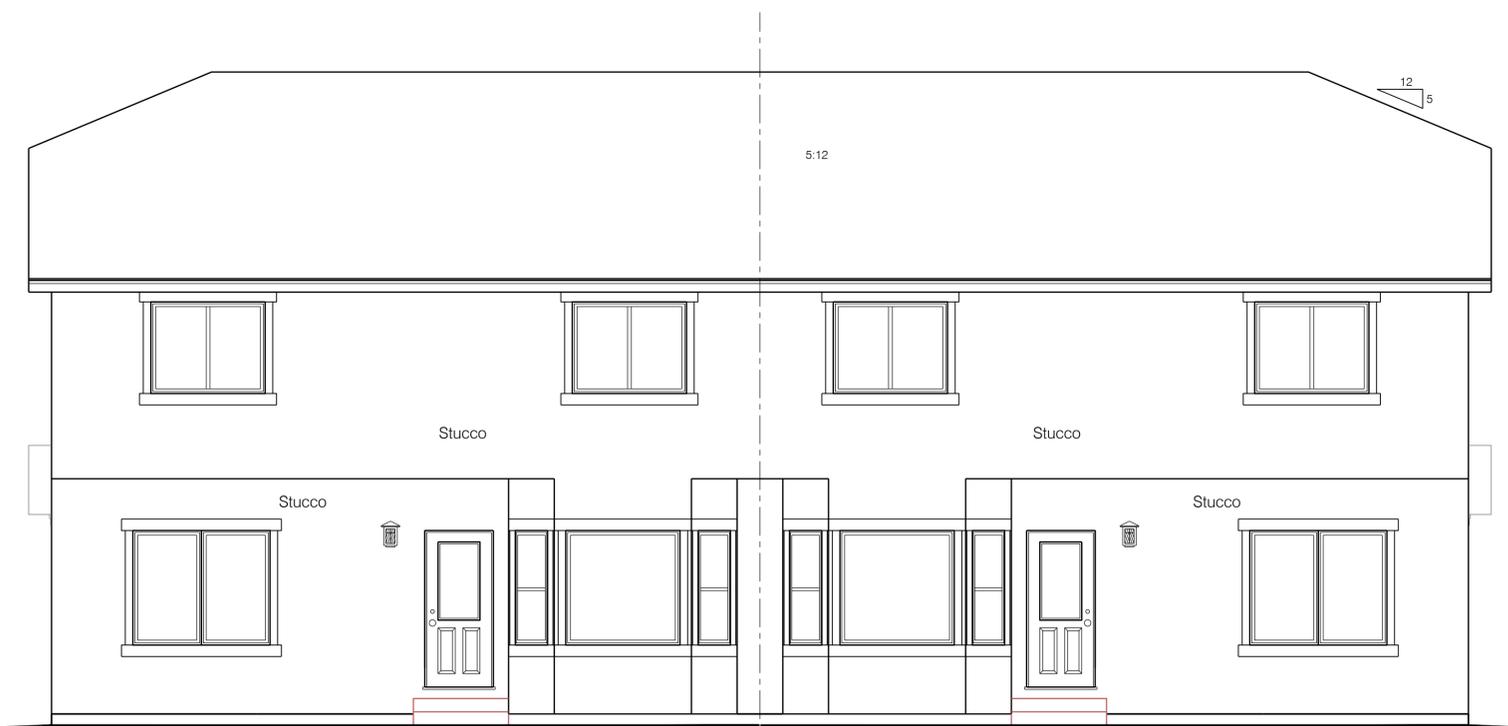
ID 10: 1632427019
ID 14: 16324270190000
Address: 3800 S 1300 E
Acreage: 0.47
Owner: CANYON HOLLOW DEVELOPMENT LLC
Owner Address: 2482 E GREGSON AVE



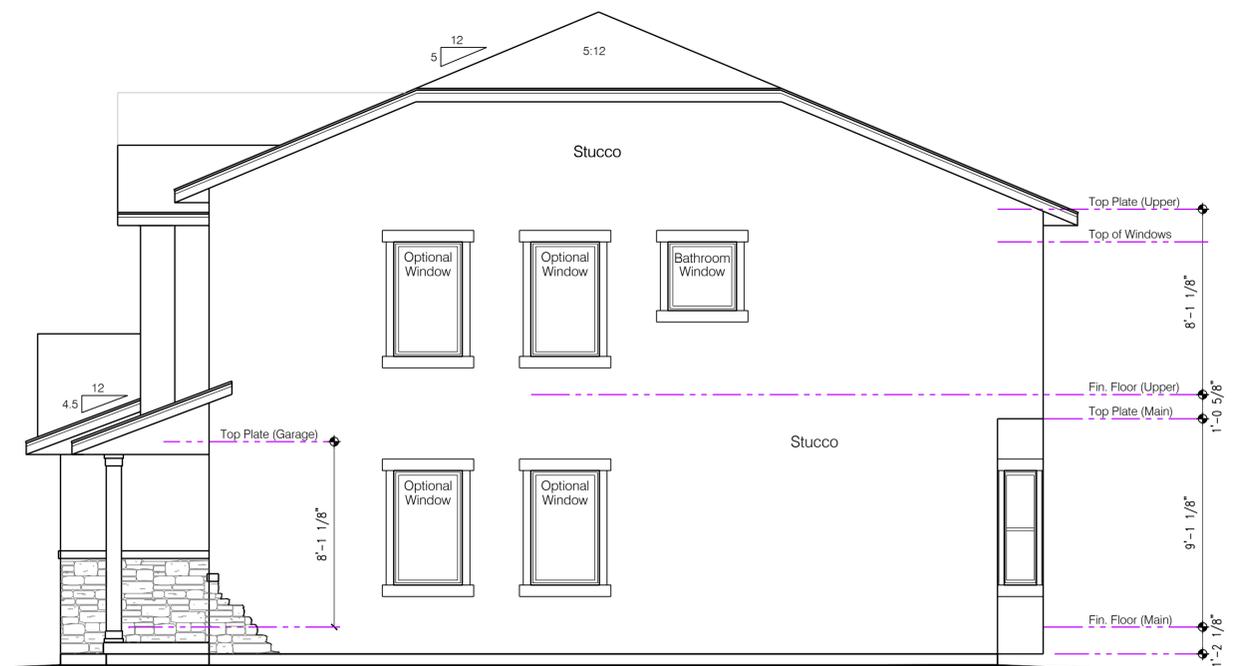
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

Advanced Design



11502 S. Sunburn Ln.
Sandy, Utah 84094
(801) 566-9330
(801) 352-7568 - fax
LBENNY@comcast.net

Proposed Twin Home

Contacts:
Jason Scarbrough
801-831-0321
Email: jscar.ut@gmail.com

EXTERIOR ELEVATIONS

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

REVISIONS

DATE:

12/15/2014

SCALE: (11x17)

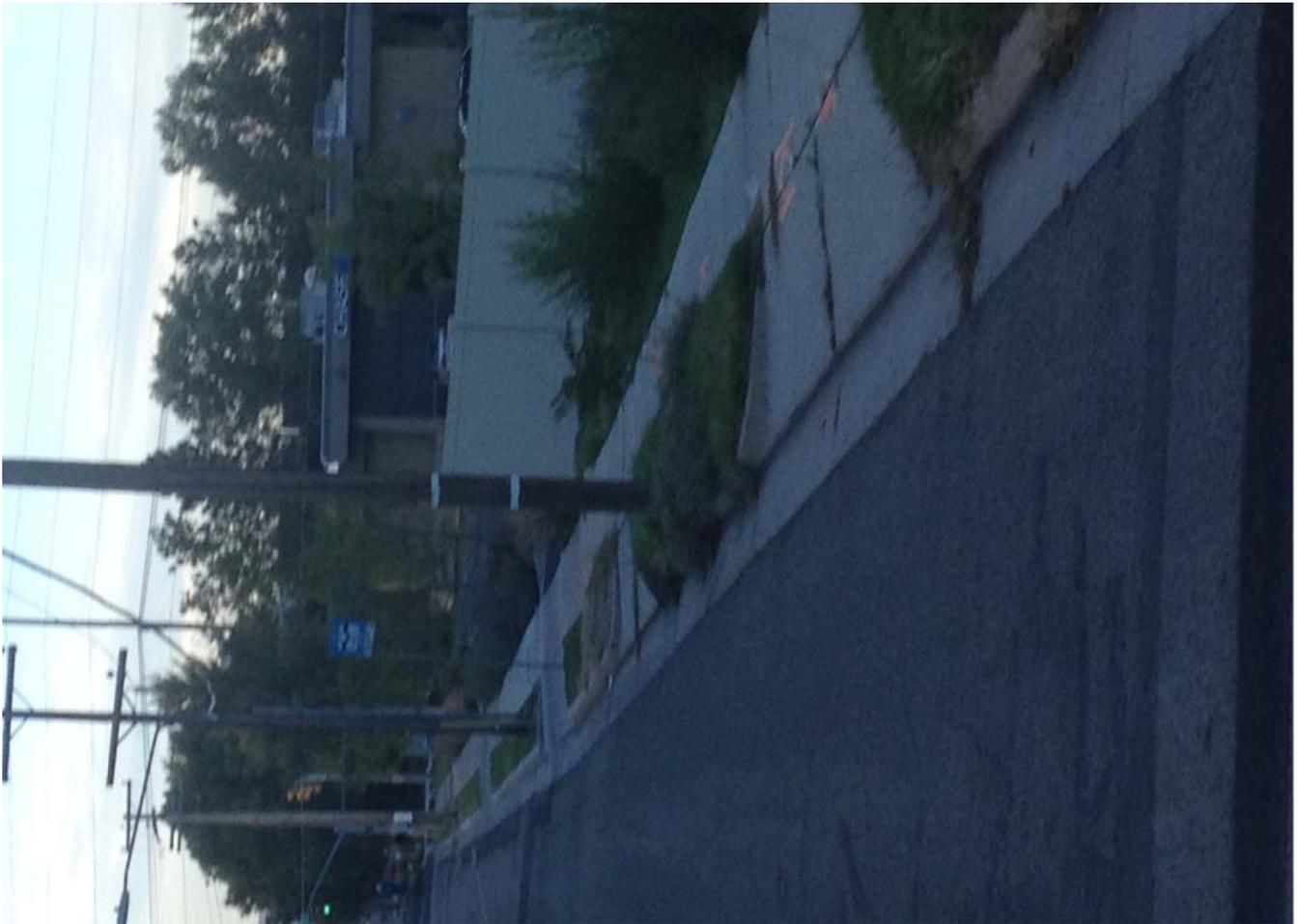
1/8" = 1'-0"

SCALE: (24x36)

1/4" = 1'-0"

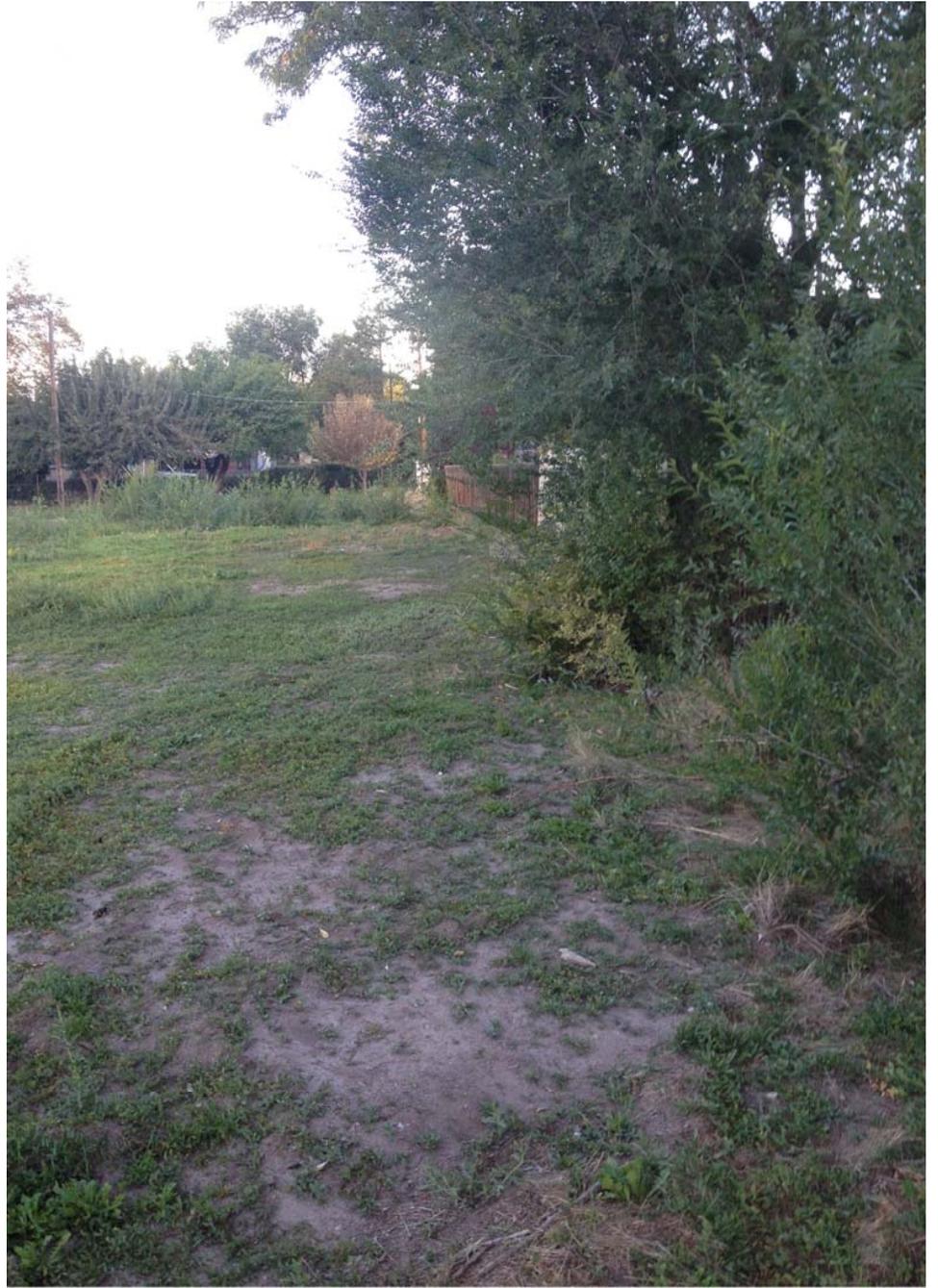
SHEET NO.

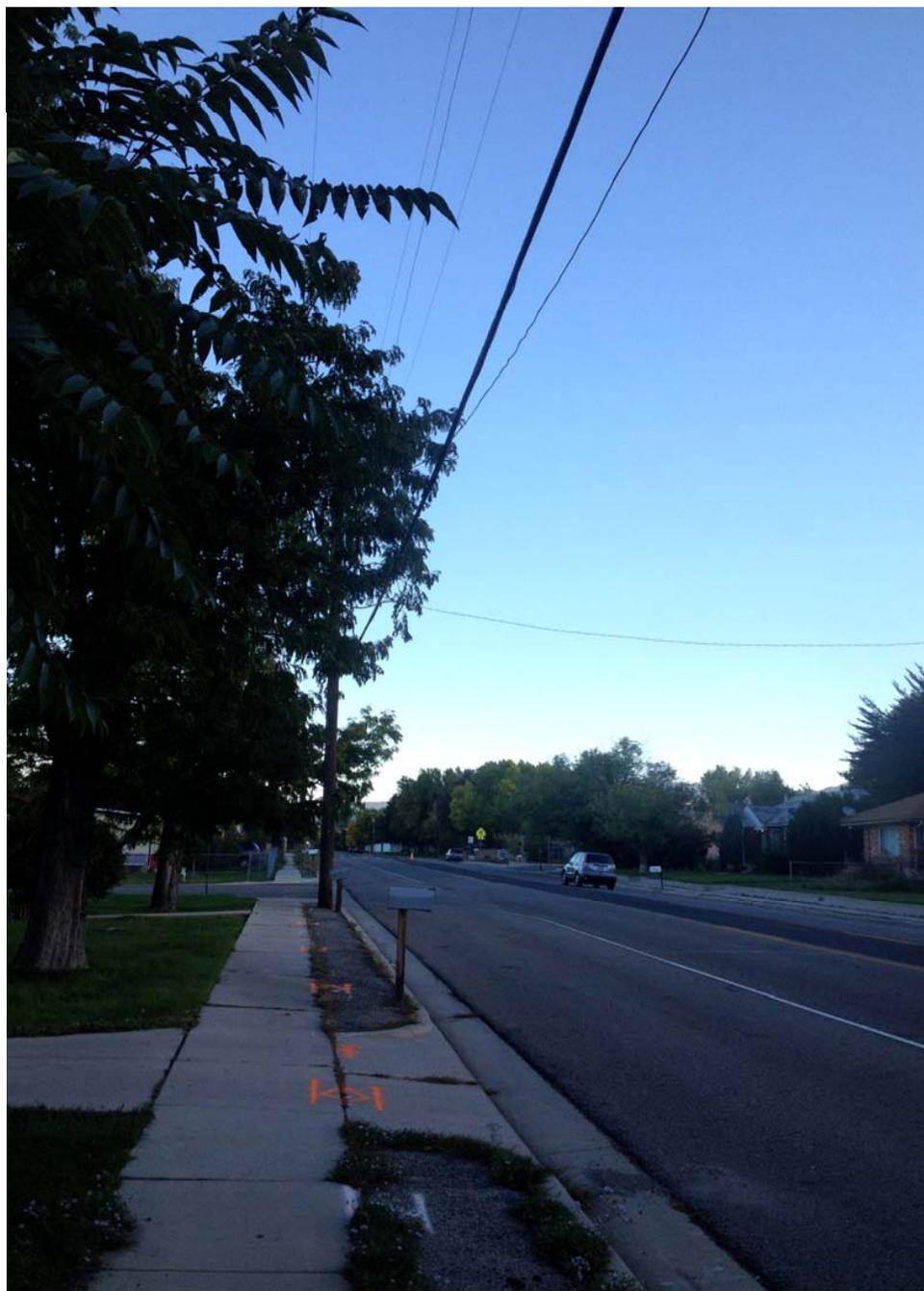
A201













Salt Lake County Office of Townships
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STAFF SUMMARY AND RECOMMENDATION

Public Body:	Millcreek Township Planning Commission	File Number: 29096
Meeting Date:	1/14/2015	
Request:	Conditional Use approval of Oversized Garage	
Zone:	R-1-10 (Single Family Residential)	
Property Address:	3616 S 2400 E	
Applicant:	Ken Whitehead	
Planner:	Spencer W. Brimley	

Project Description:

Ken Whitehead is requesting conditional use approval for an oversize detached garage. Located at 3616 South 2400 East, in an R-1-10 (Residential) zone.

19.14.030 Conditional Uses

Accessory uses and buildings customarily incidental to a conditional use. Any accessory building or buildings where the total square footage exceeds eight hundred square feet on lots under one half-acre or one thousand two hundred square feet on lots one-half acre or larger.

Site and Vicinity Description (see attached map):

This site is currently in a single family residential zone and is consistent with the surrounding look, feel and uses that are in the area. The applicant has an existing garage on in this location. They are proposing to remove this structure and replace it with a new building. The proposed building will comply with all applicable ordinances for this type of use..

Zoning Considerations:

Requirement	Standard	Proposed	Compliance Verified
Height	20'	14'	Yes
Front Yard Setback	Must be in the rear yard and 6 feet away from the dwelling	Building is in the rear yard and more than 6' feet from dwelling	Yes
Side Yard Setbacks	1'	3'	Yes
Rear Yard Setback	1'	5'	Yes
Lot Width	Less than 25%	22%	Yes
Lot Area	10,000 SF	10,050 SF	Yes
Parking	N/A	N/A	Yes
Compatibility with existing buildings in terms of size, scale and height.			Yes
Compliance with Landscaping Requirements.			Yes
Compliance with the General Plan.			Yes

Issues of Concern / Proposed Mitigation:

After review of the application staff finds no issues or concerns with the proposal.

Following a decision by the planning commission the applicant will be required to complete any technical reviews that may be required and subsequently be allowed to submit for the appropriate building permit(s).

Neighborhood Response:

At the time this report was written, staff had not received any negative comments regarding this application.

Community Council Response:

This application is scheduled to be heard by the East Millcreek Community Council at their meeting Thursday January 8, 2015.

Reviewing Agencies:

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

Building Department

Preliminary Approval pending Planning Commission Decision

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

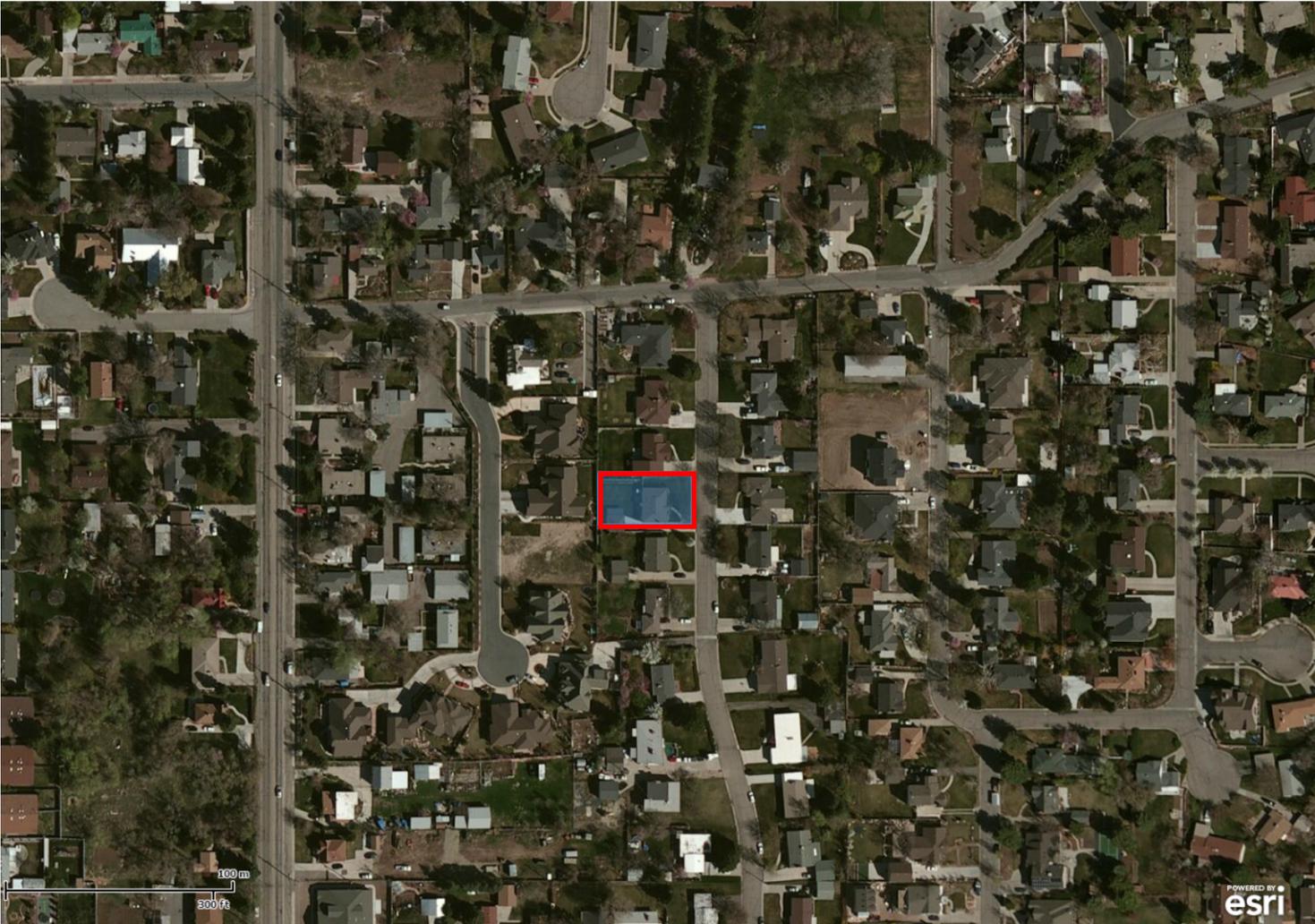
Staff Recommendation:

“Unless otherwise designated, a decision approving a conditional use application shall be a preliminary approval of the application.” [19.84.095] “...the [Development Services] director...shall issue a final approval letter upon satisfaction of the planning commission’s conditions of approval.” [19.84.050]

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

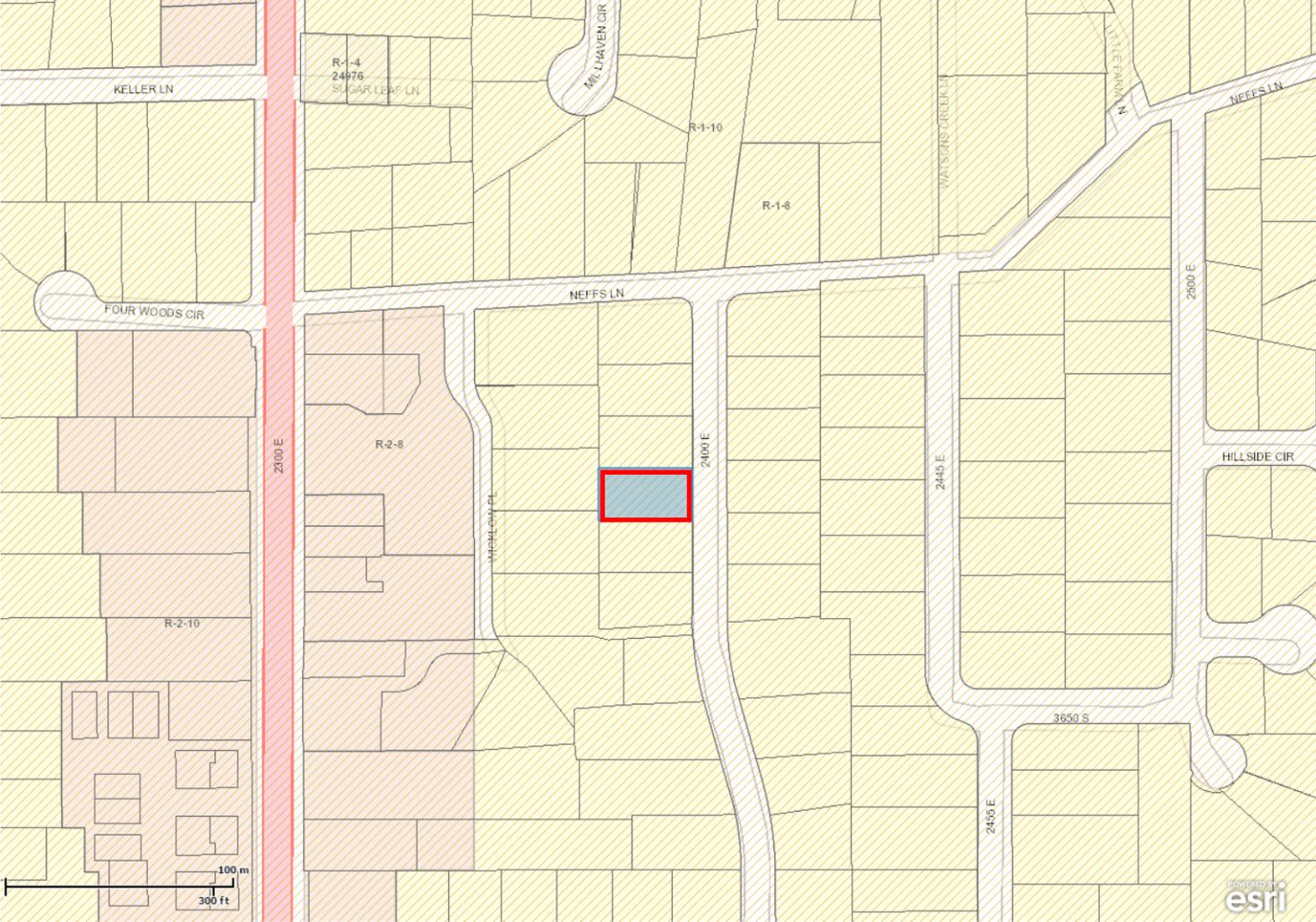
1. Exterior lighting on the Accessory Building shall be limited to residential style lighting (no flood lights or commercial style lights) that directs light down, not out or up. Further, said lighting shall not shine directly over property lines or into adjacent dwellings or private areas.
2. Lot drainage cannot discharge any additional storm water onto adjacent properties. All generated water must be contained on own property or route to an approved SL County drain system.
3. Obtain proper permits for all constructions and demolition.

29096 - Aerial Map



Thu Oct 23 2014 12:17:38 PM.

29096_Current Zoning Map



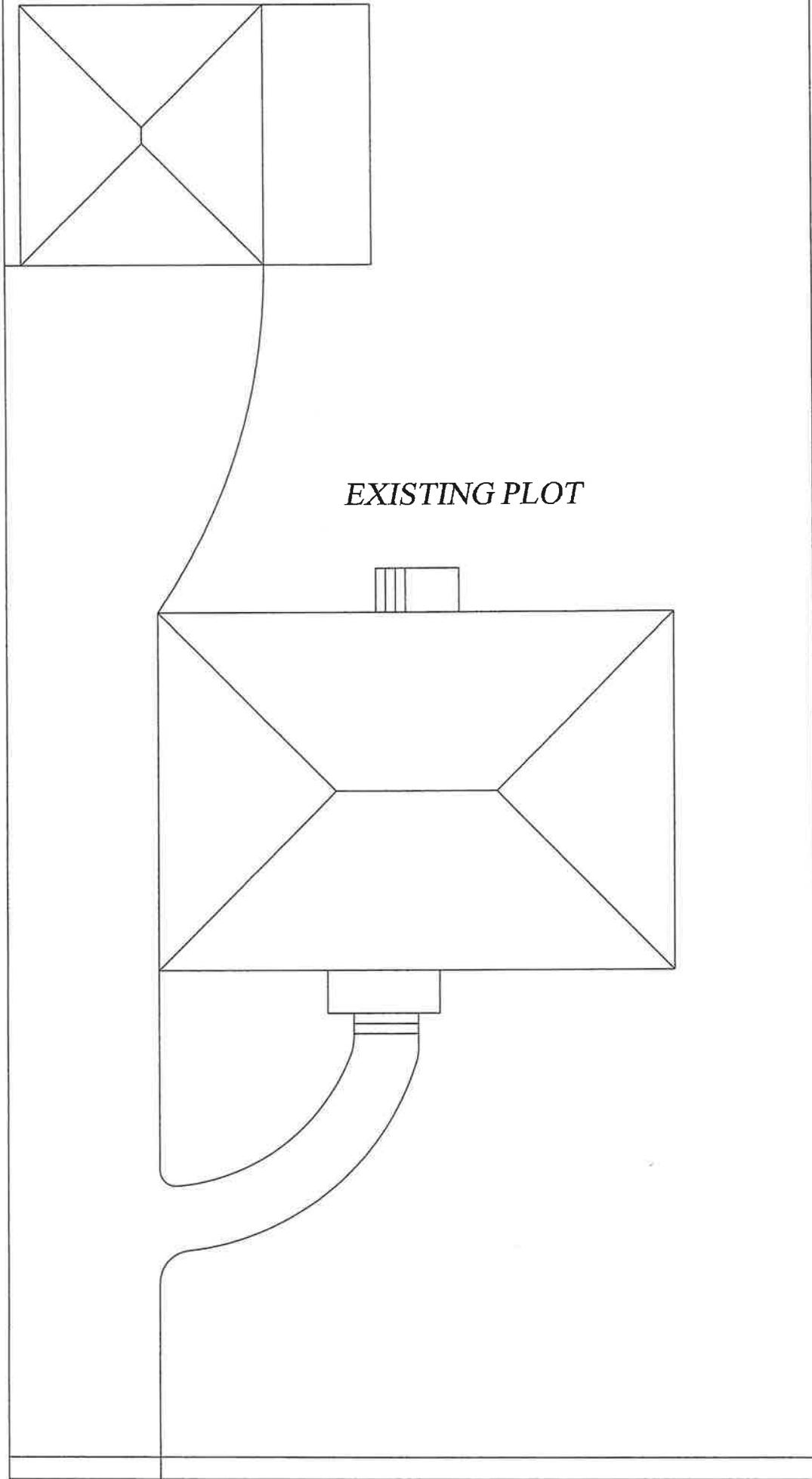
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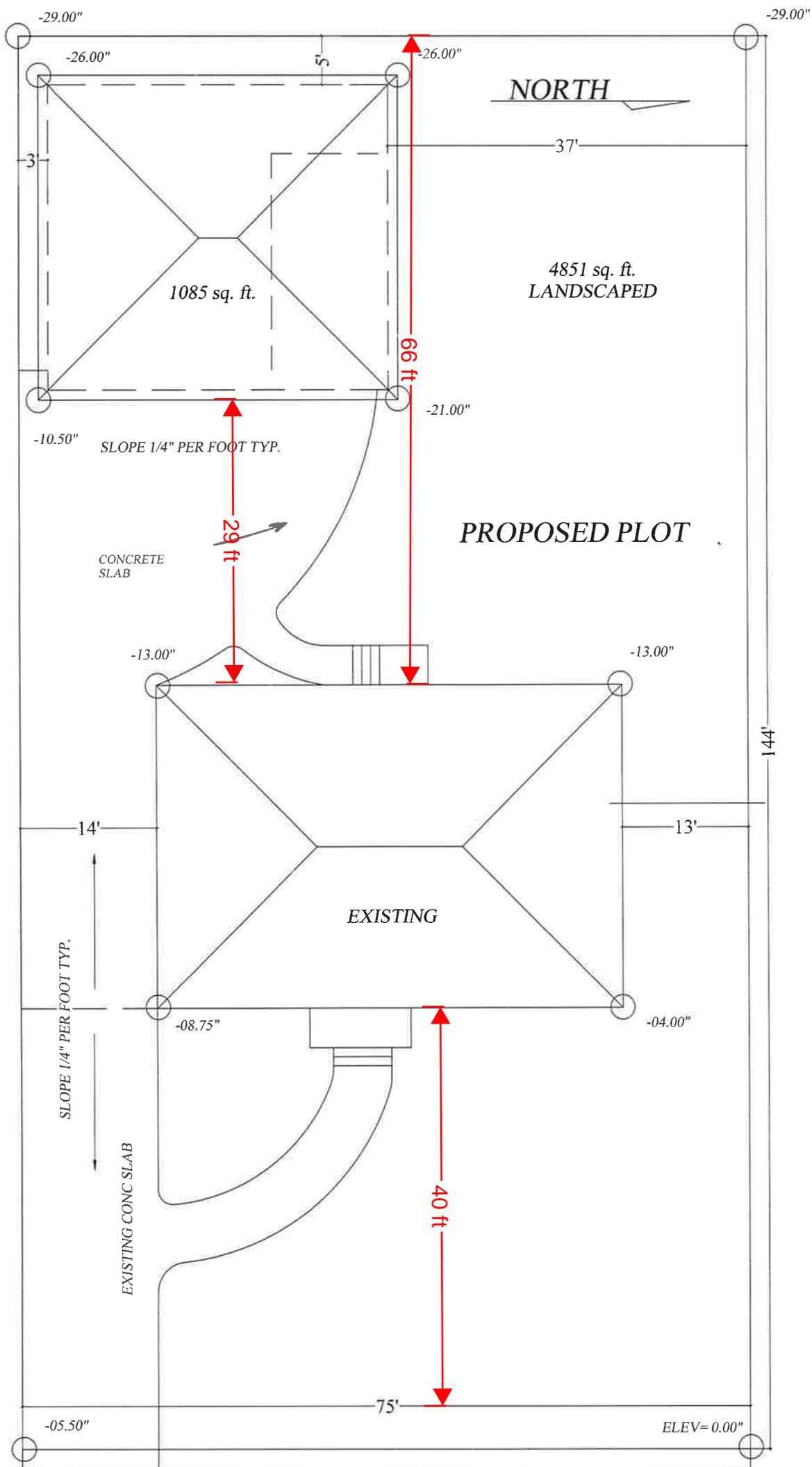


NORTH



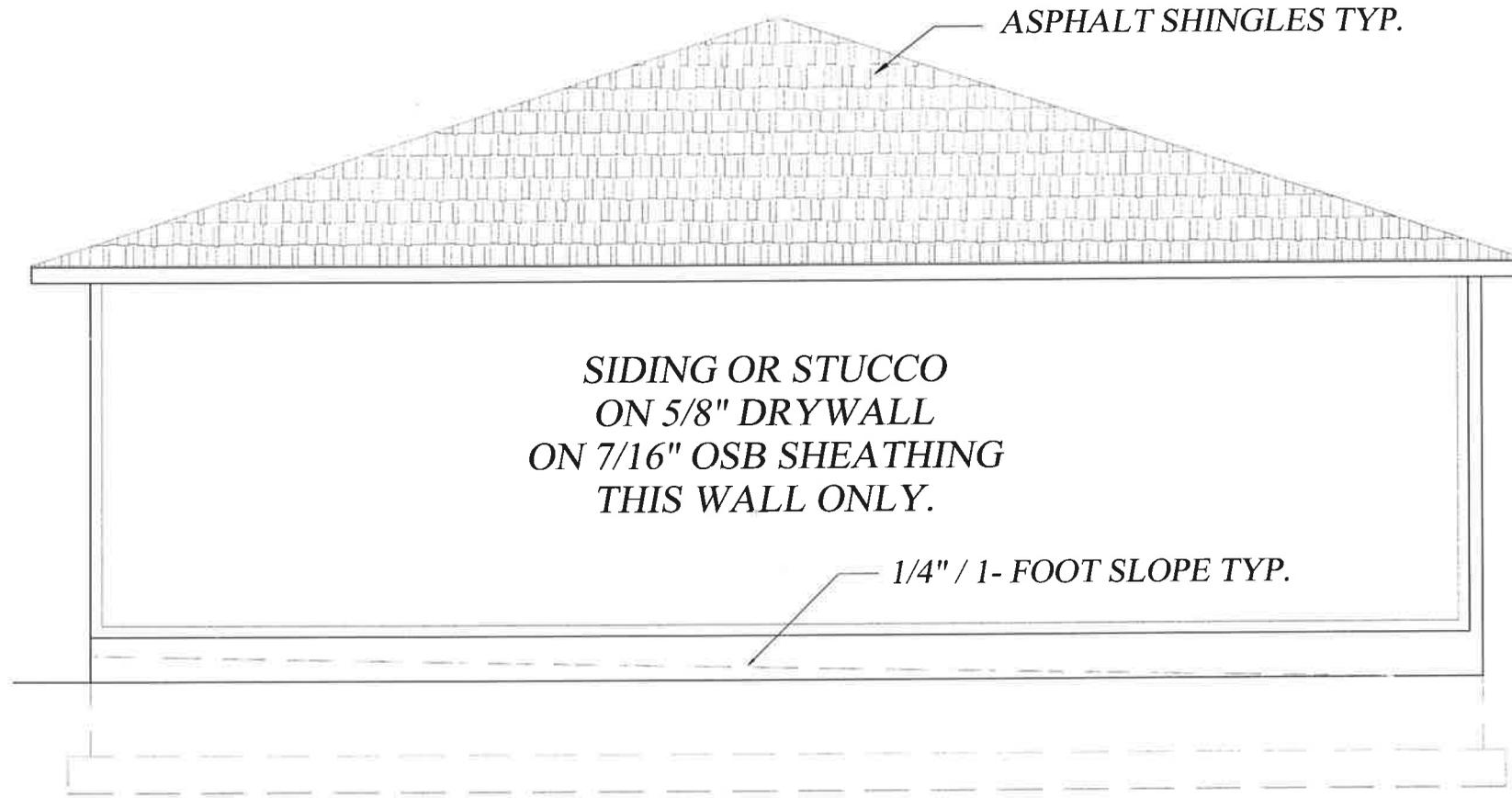
3616 So. 2400 East, SLC, UT.

Sheet	Description:	Client	Date/	Drawn By:
2	<i>EXISTING</i>	Mr. Ken Whitehead	09 Sep 2014	R Van Otten Blue Ridge Co. 801-571-7797



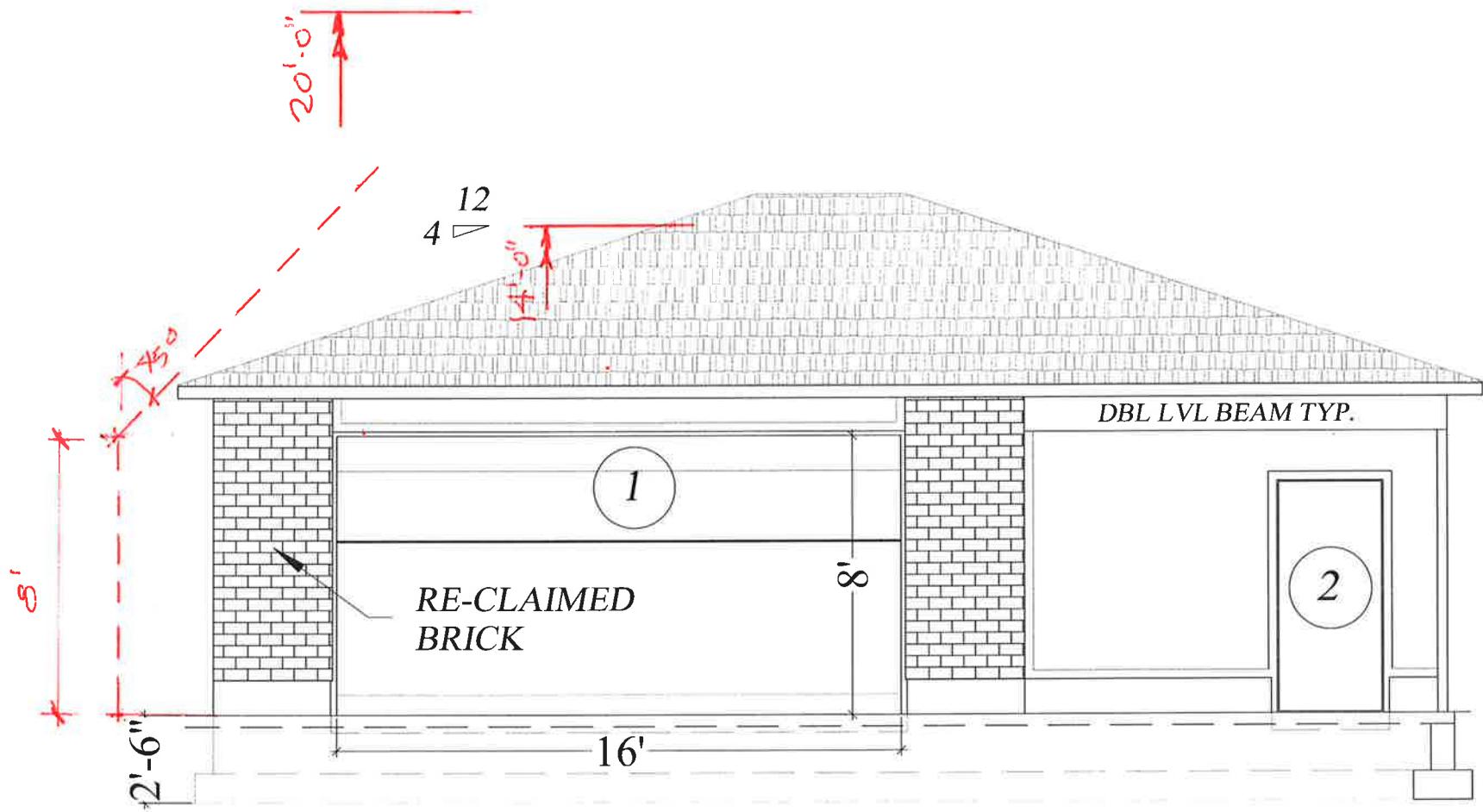
3616 So. 2400 East, SLC, UT.

Sheet	Description:	Client	Date/	Drawn By:
1	PLOT	Mr. Ken Whitehead	14 NOV 2014 REV-02	R Van Otten Blue Ridge Co. 801-571-7797



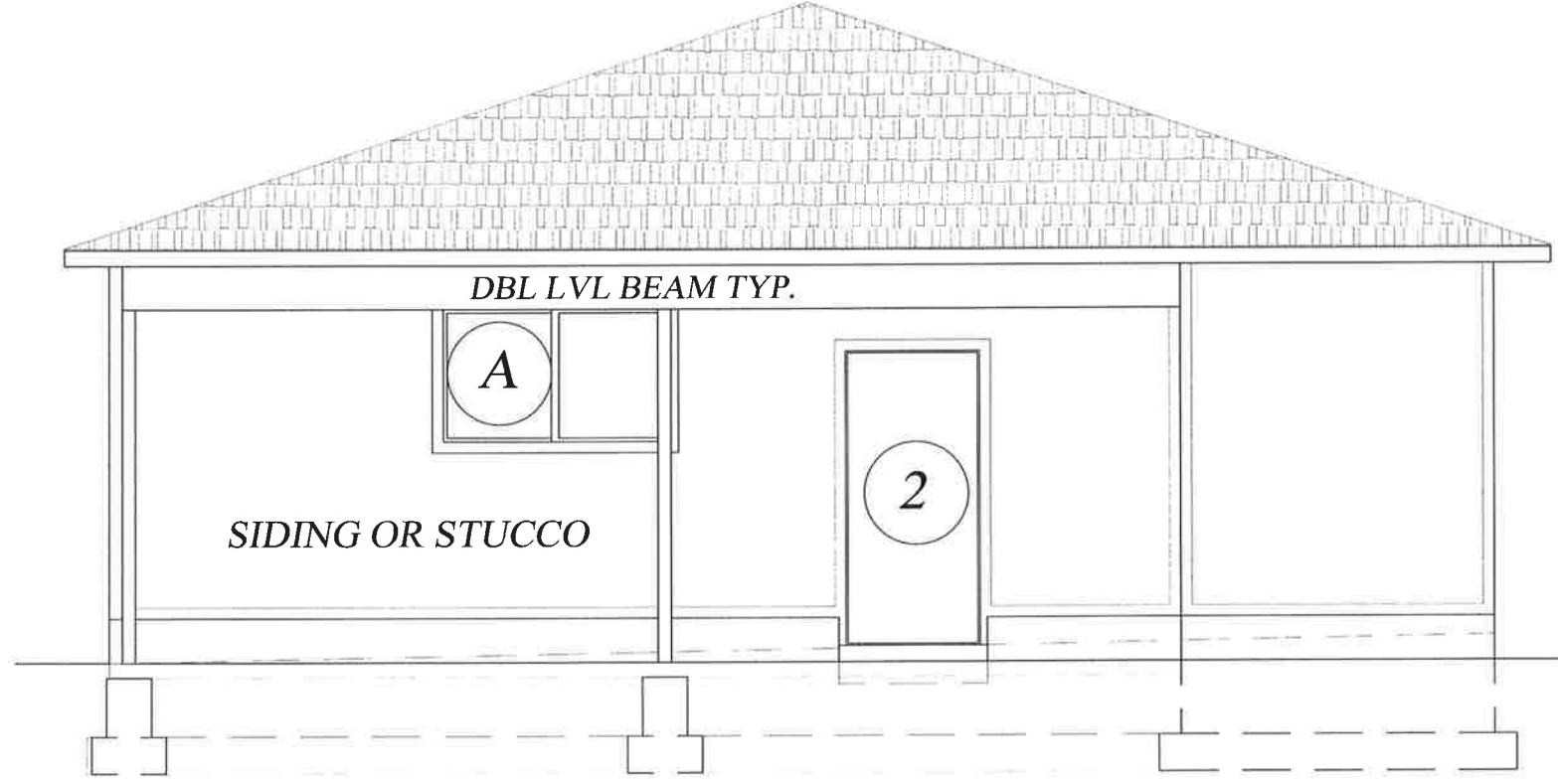
SOUTH ELEVATION

Sheet	Description:	Client	Date/	Drawn By:
4	S- ELEV	Mr. Ken Whitehead	14 NOV 2014 REV-02	R Van Otten Blue Ridge Co. 801-571-7797



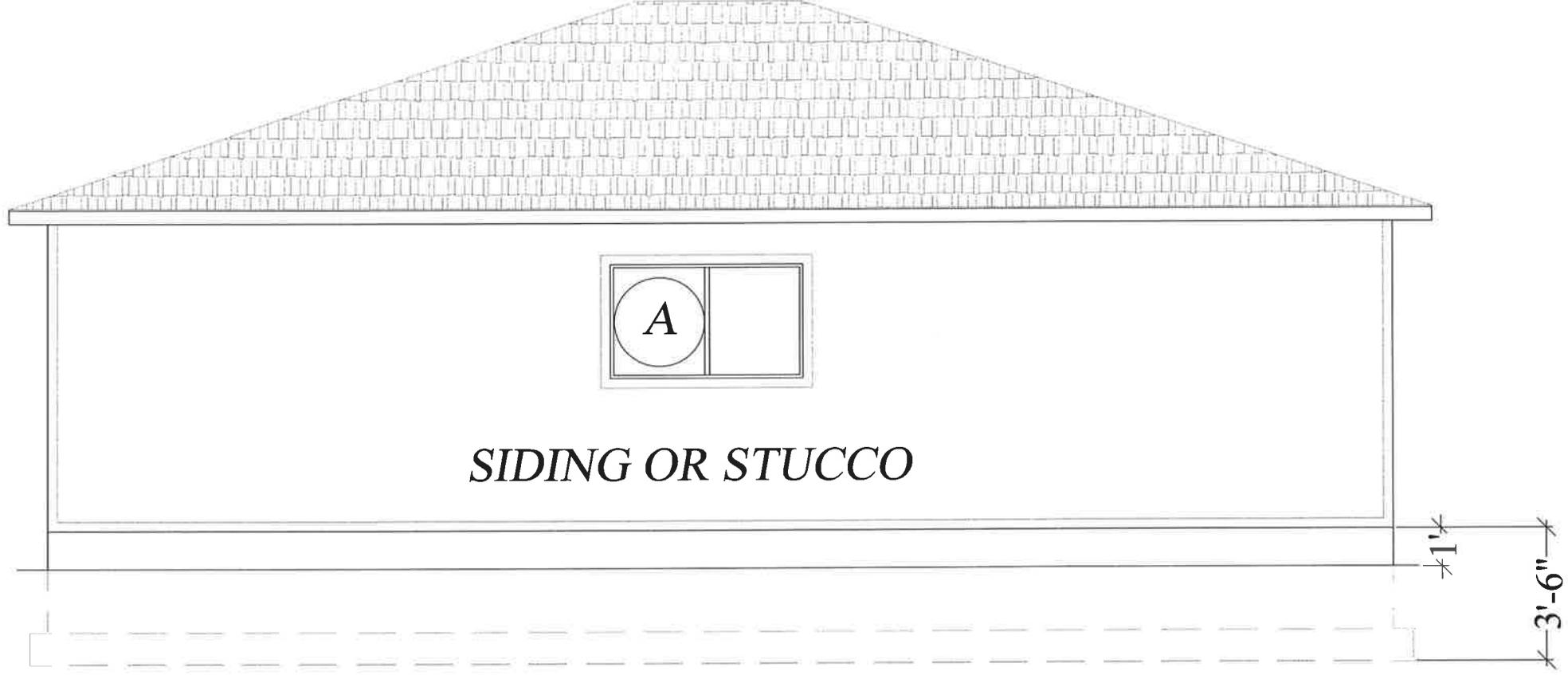
EAST ELEVATION

Sheet	Description:	Client	Date/	Drawn By:
5	E-ELEV	Mr. Ken Whitehead	14 NOV 2014 REV-02	R Van Offen Blue Ridge Co. 801-571-7797



NORTH ELEVATION

Sheet	Description:	Client	Date/	Drawn By:
6	N- ELEV	Mr. Ken Whitehead	14 NOV 2014 REV-02	R Van Otten Blue Ridge Co. 801-571-7797



WEST ELEVATION

Sheet	Description:	Client	Date/	Drawn By:
7	W- ELEV	Mr. Ken Whitehead	14 NOV 2014 REV-02	R Van Otten Blue Ridge Co. 801-571-7797



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STAFF SUMMARY AND RECOMMENDATION

Public Body:	Millcreek Township Planning Commission	File Number: 29100
Meeting Date:	1/14/2015	
Request:	Conditional Use Approval 32 Apartments for elderly persons	
Zone:	R-M/zc (High Density Residential) zoning conditions of height and use	
Property Address:	4195 S 700 E	
Applicant:	Scott Dee, SDEVCorp	
Planner:	Spencer W. Brimley	

Project Description:

Scott Dee, representing S-Devcorp, is requesting conditional use approval for a 32-unit apartment building for elderly persons. Located at 4195 South 700 East, in the R-M/zc (Residential Multi-Family with Zoning Conditions) zone.

Site and Vicinity Description (see attached map):

The subject property is located on a busy main arterial (700 East). To the south and the east, the surrounding properties are zoned residential (R-1-8 and R-1-10) and have been primarily been developed as single-family residential. To the west, across 700 East, the properties are zoned R-M (residential multi-family/high-density residential). The properties have been developed as a mix of residential and professional office as part of the Old Farm development. To the immediate North, properties are zoned residential (R-1-5), with R-2-10 zoning (medium-density residential). Closer to 3900 south is a mix of C-1 and C-2 (Neighborhood and Community Commercial) zoning and some R-M zoning

Topography on the site is fairly flat with several large trees across the property. There is no curb, gutter or sidewalk on 4200 S. Applicant is aware of this requirement and

engineering staff is requiring these improvements as a part of the project.

Zoning: R-M/zc

Associated zoning conditions are as follows:

1. The building height is limited to a maximum of 3 stories
2. Uses shall be limited to Professional and Regular Offices, Assisted Living Facility, Senior Living and Nursing Home.

Parking Requirements 19.80.040 (33)

1. Apartments for elderly persons, one space for each dwelling unit;

Zoning Considerations:

Requirement	Standard	Proposed	Compliance Verified
Height	3 stories	2 stories	Yes
Front Yard Setback	25'	31'	Yes
Side Yard Setbacks	8' feet, but no less than 18	15' with the two side yard exceeding 18'	Yes
Rear Yard Setback	30'	41'	Yes
Lot Width	50'	314'	Yes
Lot Area	5,000 SF	59,241 SF	Yes
Parking	1 stall/unit, ADA, 35	36	Yes
Compatibility with existing buildings in terms of size, scale and height.			Yes
Compliance with Landscaping Requirements.			Yes
Compliance with the General Plan.			Yes

Issues of Concern / Proposed Mitigation:

Issue: The current proposal is for 1.36 acres that is held in four separate parcels.

Mitigation: applicant will need to apply for and receive approval of a lot consolidation for the parcels prior to receiving final approval for the project.

After reviewing the proposal staff has no concerns related to the project that require additional mitigation efforts at this time. These items, if they do arise can be addressed during the technical review phase of the project.

Neighborhood Response:

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

Community Council Response:

This item was presented to the CC at their December meeting, but at the request of the CC it was heard by the Millcreek Community Council on Tuesday January 6, 2014 as well.

Reviewing Agencies:

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

Unified Fire Authority- Fire Safety
Preliminary Approval pending Planning Commission Decision

Traffic Engineer- Traffic Safety
Preliminary Approval pending Planning Commission Decision

SWPPP Supervisor - Natural Hazards, Soil and Slope Conditions, Liquifaction, Grading,
Storm Water Pollution Prevention
Preliminary Approval pending Planning Commission Decision

SLCO Health Dept.- Environmental Health Hazards
Preliminary Approval pending Planning Commission Decision

SLCO Engineering(Urban Hydrology) - Storm Drainage, Flood Control
Preliminary Approval pending Planning Commission Decision

UDOT- UDOT Roads
Under Review

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

Staff Recommendation:

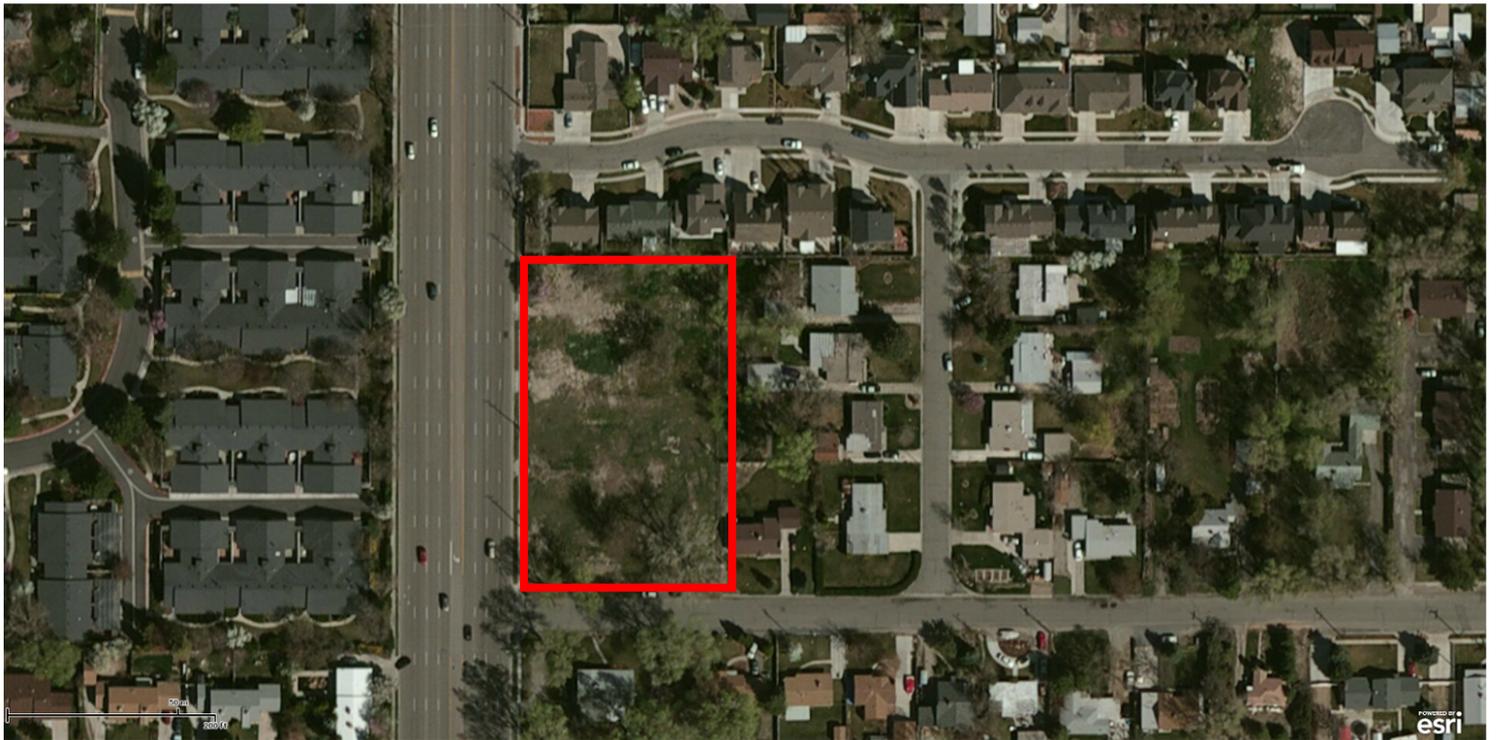
“Unless otherwise designated, a decision approving a conditional use application shall be a preliminary approval of the application.” [19.84.095] “...the [Development Services] director...shall issue a final approval letter upon satisfaction of the planning commission’s conditions of approval.” [19.84.050]

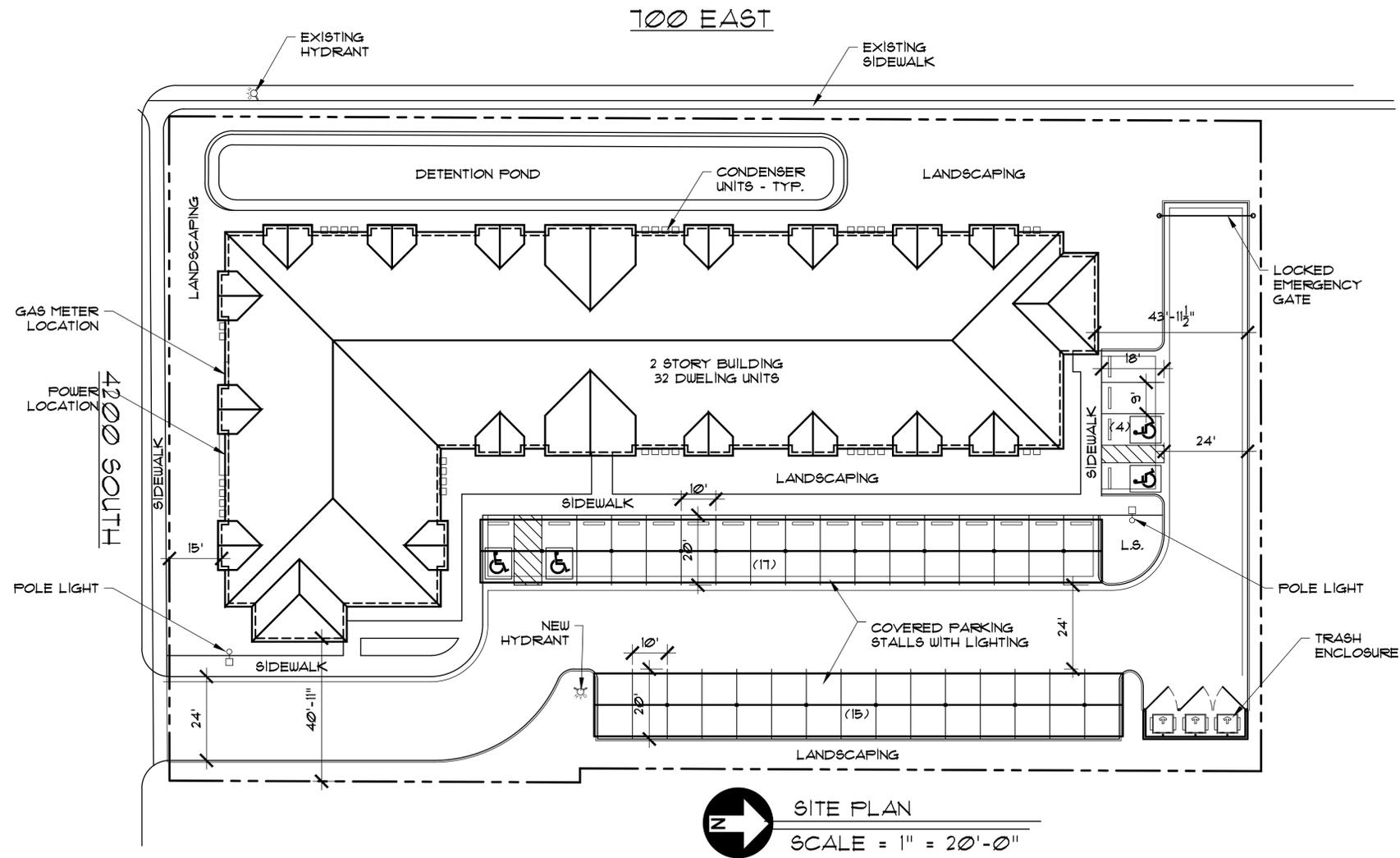
Staff has reviewed this request for compliance with the standards set forth in Section 19.84.060 of the Zoning Ordinance and recommends preliminary approval be granted subject to the following:

1. All exterior lighting fixtures shall be located and adjusted so that night lighting is directed down and is not allowed to spill beyond site boundaries.
2. The proposed trash dumpster enclosure shall be constructed of masonry and use materials and/or colors that are compatible with the building.
3. Solid visual barrier will be located along the east and north sides of the property as proposed.
4. All mechanical equipment shall be screened as outlined in 19.77.070 of Salt Lake County Water efficient landscape design and development standards.
5. Amenities included in this proposal shall be approved as meeting requirements for recreational facilities.
 - a. 1,700 SF of game room, lounge and sitting area as well exercise room.
 - b. 300 SF of outdoor social gathering space on the north end of the development including integrated landscaping and paved area.
6. The Lot Consolidation application (#29100) for all 4 parcels shall be completed prior to final occupancy.



Wed Dec 24 2014 12:31:54 PM



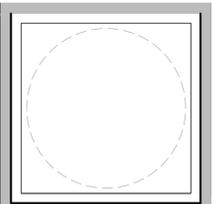


SITE PLAN
 SCALE = 1" = 20'-0"

1.36 ACRE SITE = 59,242 SF.
 19,299 SF. LANDSCAPING
 33% LANDSCAPING ON SITE
 FULLY AUTOMATIC IRRIGATION
 WATERING ON SITE TO ADHERE TO
 SALT LAKE COUNTY WATERING STANDARDS
 AS OUTLINED IN THE WATER
 EFFICIENT LANDSCAPE REGULATIONS

BUILDING AREA:
 LEVEL 1 = 18,053 SF.
 LEVEL 2 = 18,053 SF.
 TOTAL RETAIL = 36,106 SF.

PARKING:
 I/UNIT REQUIRED = 32
 REGULAR STALLS PROVIDED = 32
 A.D.A STALLS PROVIDED = 4
 TOTAL PROVIDED = 36



S-DEV CORP, INC.
 90 East 7200 South, Suite 200 • Midvale, Utah 84047
 Telephone (801) 255-1222 • Fax (801) 255-2314

MILLCREEK LANDING
 4200 S. 700 E.
 MILLCREEK, UTAH

SITE PLAN

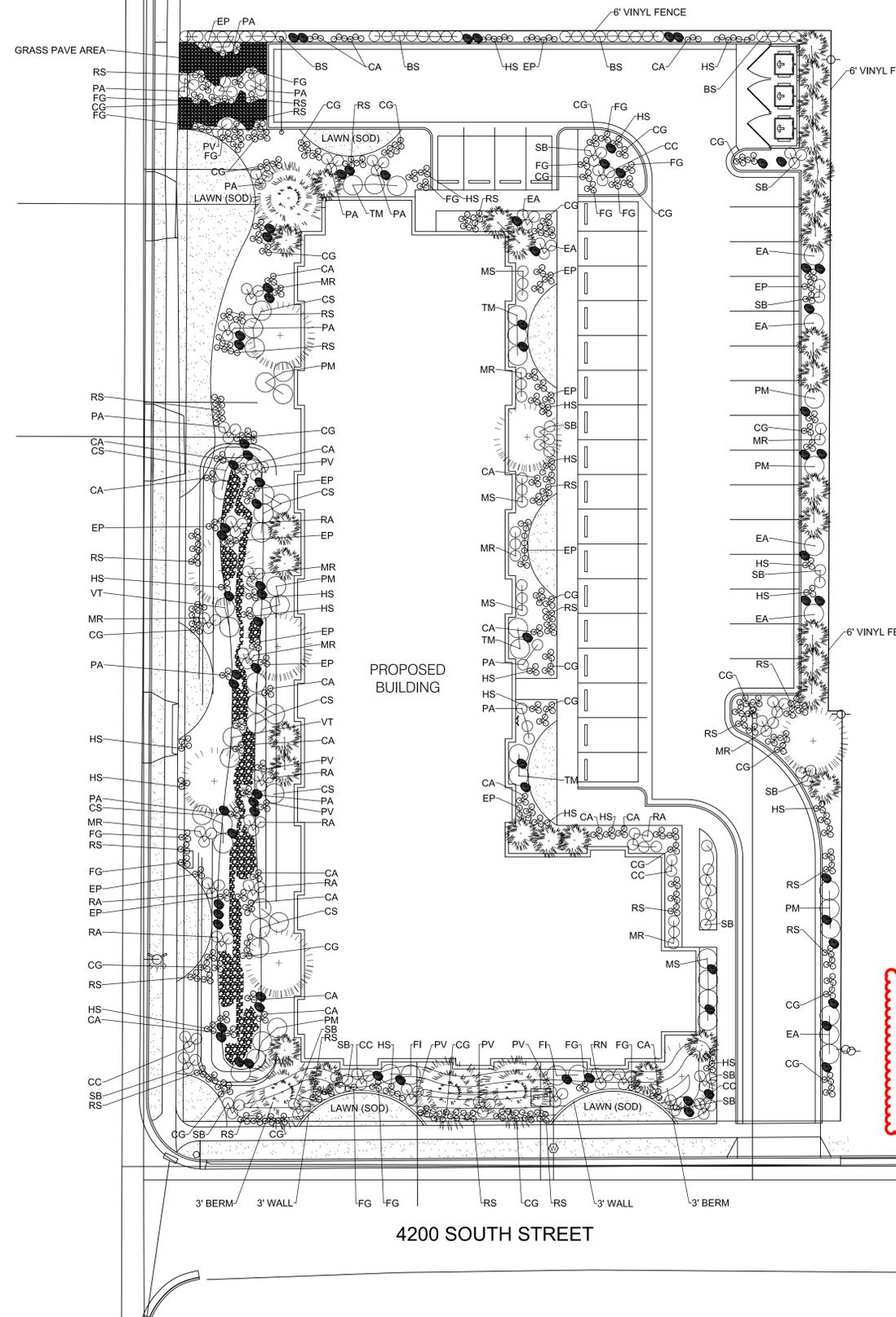
REVISIONS

NO.	DATE	REASON

PROJ.NO.:1341

A0

11-19-14



700 EAST STREET

PROPOSED BUILDING

4200 SOUTH STREET

LANDSCAPE NOTES

- EXISTING TREES ARE TO BE REMOVED FROM SITE. SEE DEMOLITION AND TREE REMOVAL PLAN.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW TURF AREAS TO BE SODDED WITH BELLA BLUE DROUGHT AND HEAT TOLERANT KENTUCKY BLUEGRASS. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
- 4"x6" CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL TURF AND PLANTER AREAS PER PLAN.
- DEWH 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS.
- TREES LOCATED IN LAWN AREAS SHALL HAVE A 4" Ø TREE WELL AROUND BASE OF TREE WITH 3" DEPTH OF SHREDDED BARK MULCH.
- ALL TREES TO BE STAKED AT TIME OF PLANTING. LOOSEN AFTER FIRST GROWING SEASON AND REMOVE STAKING AFTER SECOND GROWING SEASON.

SOIL AMMENDMENT NOTES

- THREE SOIL AMMENDMENT OPTIONS HAVE BEEN GIVEN IN ORDER TO MEET POST CONSTRUCTION SOIL CRITERIA AS PER SALT LAKE COUNTY. CONTRACTOR SHALL APPROVE METHOD CHOSEN FROM THIS LIST WITH OWNER OR OWNER'S REPRESENTATIVE.
- LEAVE NATIVE SOIL UNDISTURBED AND PROTECT FROM COMPACTION DURING CONSTRUCTION. AMEND EXISTING SOIL IN PLACE. APPLY A LAYER OF COMPOST TO EXISTING SOIL AT THE PRE-APPROVED AMMENDMENT RATE OF 2.5"
 - IMPORTS TOPSOIL MIX WITH 8-13% SOIL ORGANIC MATTER CONTENT, WHERE SUBSOIL IS TOO ROCKY, COMPACTED OR POORLY DRAINED TO AMEND EFFECTIVELY. A TOPSOIL MIX WITH 8-13% SOIL ORGANIC MATTER CAN BE IMPORTED AND PLACED ON THE SURFACE. TOPSOIL MIXES SHOULD BE WEED FREE, MAKING THEM IDEAL FOR SEEDING NEW LAWNS AND PLANTING OF PLANTER BED AREAS.
 - STOCKPILE SITE DUFF AND TOPSOIL, AND REAPPLY AFTER GRADING AND CONSTRUCTION. FOR THE BEST RESULTS REAPPLY TOPSOIL TO LANDSCAPE AREAS TO A MINIMUM 8 INCH DEPTH AFTER GRADING AND OTHER DISTURBANCES ARE COMPLETED. FLOW OR TILL COMPACT SUBSOIL AT LEAST 2 INCHES DEEP BEFORE REPLACING STOCKPILED TOPSOIL, AND ROTO-TILL SOME OF THE REPLACED TOPSOIL INTO THE SUBSOIL.

OPEN SPACE CALCULATIONS

AREA	SQUARE FEET	ACRES
LANDSCAPE %	33%	
LANDSCAPE	19,299	.44
BUILDING	36,106	.80
TOTAL PROJECT AREA	59,242	1.36

TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QUANTITY	SIZE	HYDROZONE
	TILIA CORDATA 'CORINTHIAN' CORINTHIAN COLUMNAR LINDEN	11	2" CAL. B&B	MODERATE
	GLEDITSIA TRIACANTHOS INERMIS HONEY LOCUST	9	2" CAL. B&B	LOW
	FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE ASH	13	2" CAL. B&B	MODERATE
	MALUS SP. SPRING SNOW SPRING SNOW CRAB APPLE	12	2" CAL. B&B	LOW
	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY REDBUD	12	7-8" TALL B&B	LOW
	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	3	7-8" TALL B&B	LOW
	PICEA PUNGENS BLUE SPRUCE	4	7-8" TALL B&B	MODERATE
	PINUS NIGRA AUSTRIAN PINE	7	7-8" TALL B&B	LOW

SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QUANTITY	SIZE	HYDROZONE
	BUXUS SEMPERVIRENS COMMON BOXWOOD	32	5 GAL.	MODERATE
	CARYOPTERIS CLANDONENSIS 'DARK KNIGHT' BLUE MIST SHRUB	14	2 GAL.	LOW
	CORNUS SERICEA RED TWIG DOGWOOD	22	5 GAL.	HIGH
	EUONYMUS ALATUS COMPACTA DWARF BURNING BUSH	13	5 GAL.	HIGH
	FORSYTHIA X INTERMEDIA 'SPRING GLORY' SPRING GLORY FORSYTHIA	4	5 GAL.	MODERATE
	MAHONIA 'REPENS' CREEPING OREGON GRAPE	6	5 GAL.	LOW
	PINUS MUGO 'SLOWMOUND' SLOWMOUND MUGO PINE	15	1 GAL.	LOW
	TRIBES ALPINUM ALPINE CURRANT	23	1 GAL.	MODERATE
	SPIRAEA BUMALDA 'GOLDMOUND' GOLD MOUND SPIREA	43	5 GAL.	MODERATE
	TAXUS X MEDIA 'DARK GREEN SPREADER' DARK GREEN SPREADER YEW	10	5 GAL.	MODERATE
	VIBURNUM TRILOBUM AMERICAN CRANBERRY	4	5 GAL.	HIGH

PERENNIAL LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QUANTITY	SIZE	HYDROZONE
	COREOPSIS GRANDIFLORA 'SUN RAY' SUN RAY COREOPSIS	205	1 GAL.	MODERATE
	ECHINACEA PURPUREA PURPLE CONEFLOWER	81	1 GAL.	MODERATE
	HEMEROCALLIS 'STELLA DE ORO' STELLA DE ORO DAYLILY	97	1 GAL.	MODERATE
	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE	67	1 GAL.	LOW
	ROSA SP. 'NOARE' x P.P. FLOWER CARPET RED GROUNDCOVER ROSE	6	1 GAL.	LOW
	RUDBECKIA SP. BLACK EYED SUSAN	156	1 GAL.	LOW

ORNAMENTAL GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QUANTITY	SIZE	HYDROZONE
	CALAMAGROSTIS ACUTIFLORA KARL FOERSTER REED GRASS	67	1 GAL.	LOW
	FESTUCA LAUCA ELIJAH BLUE FESCUE	50	1 GAL.	LOW
	MISCANTHUS SINENSIS 'PURPURASCENS' FLAME GRASS	13	1 GAL.	MODERATE
	PANICUM VIRGATUM HEAVY METAL BLUE SWITCH GRASS	23	1 GAL.	MODERATE

	TURF GRASS	2,725 SQ. FT.	(SOD)
	NDS 2' GRASS PAVER PANELLING	567 SQ. FT.	
	2'-4' CALICO COBBLE STONE	1,777 SQ. FT.	
	1' CALICO COBBLE STONE	16,574 SQ. FT.	
	2'-4' BROWNS CANYON BOULDER		

TREE AND SHRUB REQUIREMENTS

TREES	REQUIREMENT	PROVIDED
700 EAST ROAD	1 TREE PER 25' OF STREET FRONTAGE (11)	12 TREES
INTERIOR ROADS (1600 LINEAR FEET)	1 TREE PER 25' OF STREET FRONTAGE (7)	7 TREES
EXISTING TREES REMOVED (10 TREES) (80 CALIPER INCHES)	REPLACE PER CALIPER INCH REMOVED (40) 2' CALIPER REPLACEMENT TREES	53 TREES
SHRUBS	REQUIREMENT	PROVIDED
TOTAL (1 BLDGS) (712' OF FOUNDATION)	1 SHRUB PER 4 LINEAR FEET OF FOUNDATION	928 SHRUBS

BENCHMARK CIVIL

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

PEC

PROJECT ENGINEERING CONSULTANTS
 986 WEST 9000 SOUTH
 WEST JORDAN, UTAH, 84088
 OFFICE: 801-495-4240
 INFO@PEC.US.COM

MILLCREEK LANDING

4165-4195 SOUTH 700 EAST
 MURRAY, UTAH 84107

SEAL/STAMP OF APPROVAL

ISSUE DATE: 11-19-2014 UT14134

NO.	REVISION	DATE
1		
2		
3		
4		
5		
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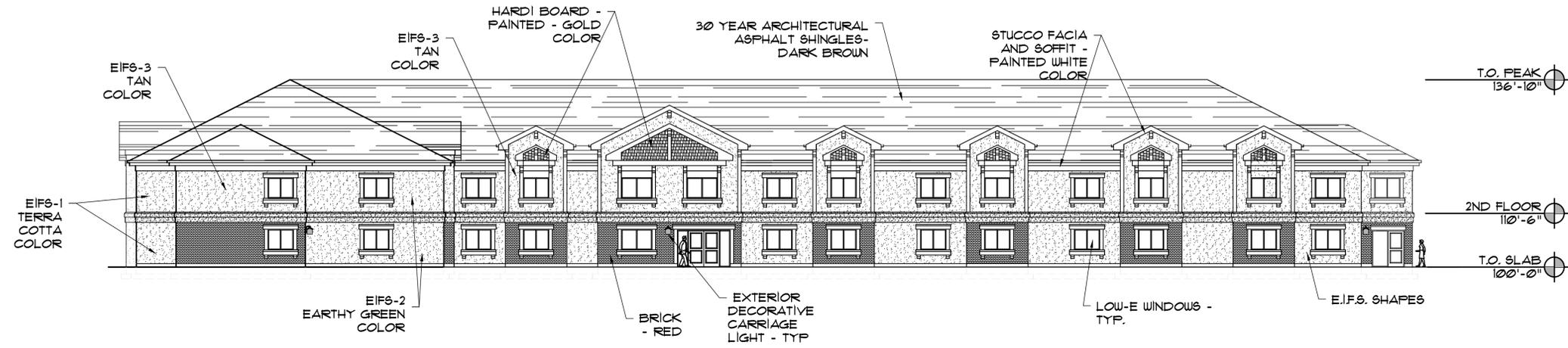
PLAN INFORMATION

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

811

SHEET NAME: LANDSCAPE PLAN

SHEET NUMBER: LP-1.1



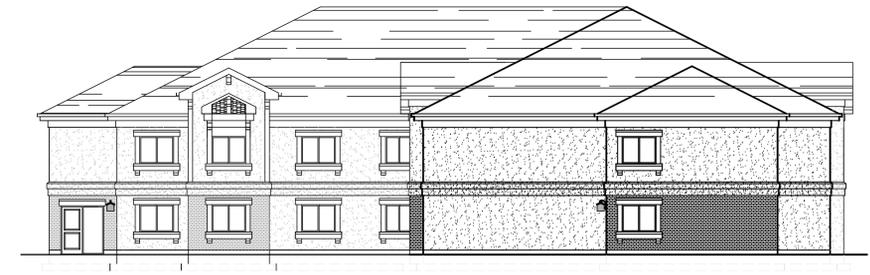
A EXTERIOR ELEVATION - EAST
SCALE: N.T.S.



B EXTERIOR ELEVATION - SOUTH
SCALE: N.T.S.



C EXTERIOR ELEVATION - WEST
SCALE: N.T.S.



D EXTERIOR ELEVATION - NORTH
SCALE: N.T.S.

EXTERIOR FINISHES

30YR ARCHITECTURAL COMPOSITION SHINGLES
 ALUMINUM GUTTERS AND DOWNSPOUTS
 SYNTHETIC STUCCO SOFFIT AND FACIA
 SYNTHETIC STUCCO WALL SYSTEM
 SECOND FLOOR DIFFERENT COLOR THAN THIRD FLOOR
 SYNTHETIC STUCCO AT BALCONY SOFFIT & FACIA, ALL
 BUILDOUTS AND SILL ABOVE BRICK MASONRY
 BRICK VENEER TO SECOND LEVEL FLOOR AT ALL POP-OUTS
 AND TO SECOND LEVEL FLOOR BETWEEN POP-OUTS
 ALL WINDOWS TO BE VINYL (PUTTY COLOR)
 GABLE ENDS AT ROOF ABOVE POP-OUT TO BE HARDI BD.
 SHINGLE PATTERN

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 90 East 7200 South, Suite 200 • Midvale, Utah 84047
 Telephone (801) 255-1222 • Fax (801) 255-2314

MILLCREEK LANDING
 4200 S. 700 E.
 MILLCREEK, UTAH

PROPOSED
 EXTERIOR
 ELEVATIONS

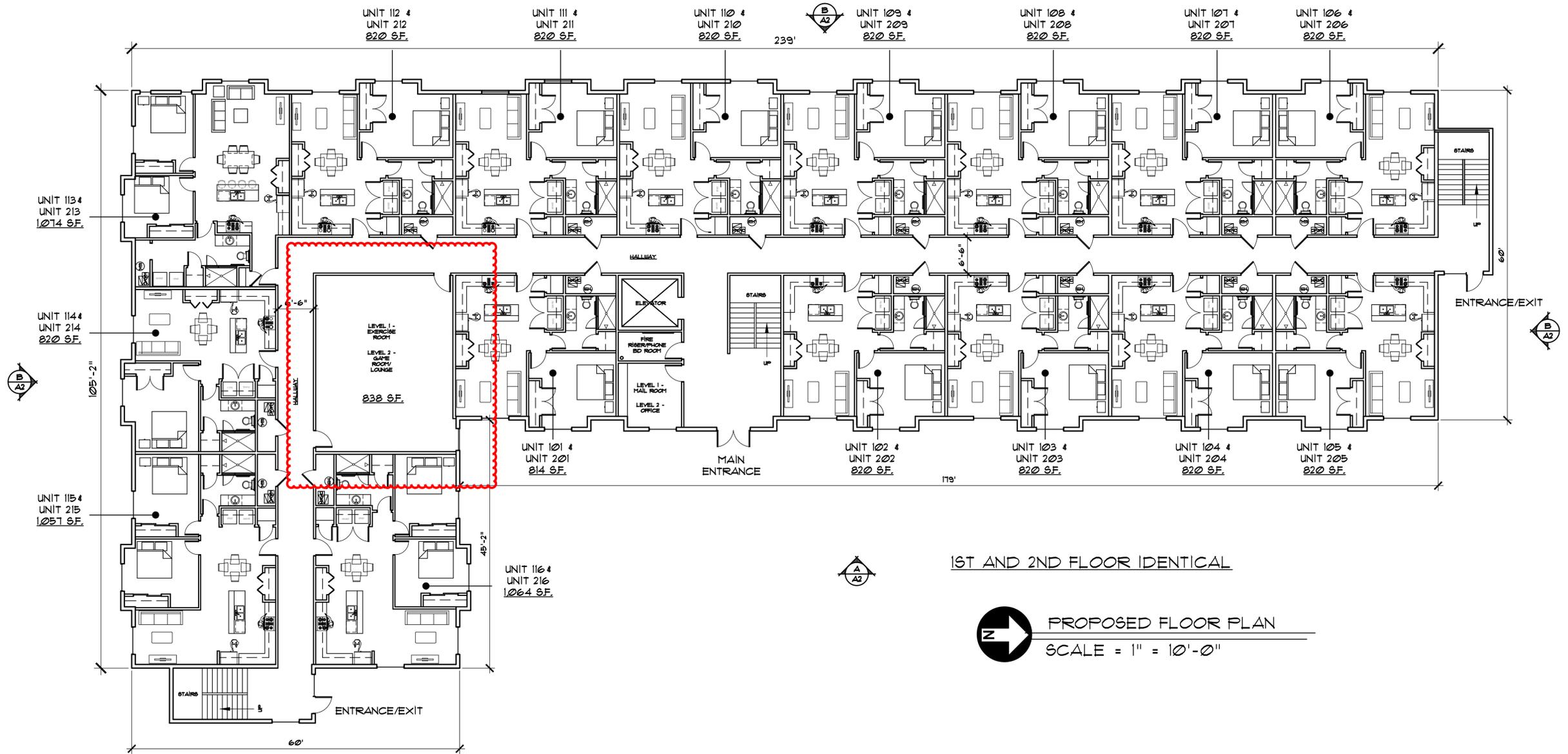
REVISIONS

NO.	DATE	REASON

PROJ.NO.:1341

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11-19-14

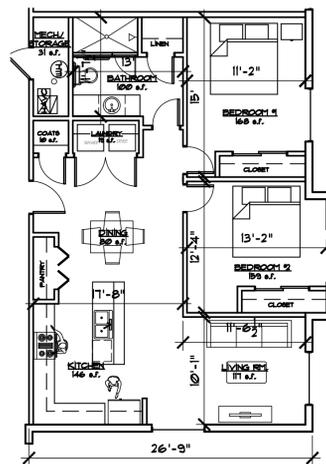


1ST AND 2ND FLOOR IDENTICAL

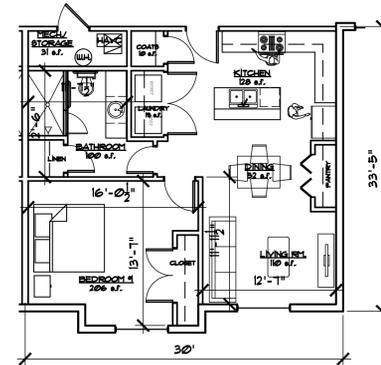


PROPOSED FLOOR PLAN

SCALE = 1" = 10'-0"



B TYPICAL 2 BED ROOM UNIT
SCALE: 1/8" = 1'-0"



A TYPICAL 2 BED ROOM UNIT
SCALE: 1/8" = 1'-0"

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MILLCREEK LANDING
4200 S. 700 E.
MILLCREEK, UTAH

PROPOSED BUILDING PLAN

REVISIONS

NO.	DATE	REASON

PROJ. NO.: 1341

A1

11-19-14

















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STAFF SUMMARY AND RECOMMENDATION

Public Body:	Millcreek Township Planning Commission	File Number: 29125
Meeting Date:	1/14/2015	
Request:	Rezone of approximately 8 acres from R-1-8 to R-M	
Zone:	R-1-8 (Single Family Residential)	
Property Address:	3942 – 4076 S Wasatch Boulevard	
Applicant:	Office of Township Services, Brigham Mellor, ED Director	
Planner:	Spencer W. Brimley	

Project Description:

The Salt Lake County Office of Township Services is requesting approval of a zone change from the R-1-8 (Single Family Residential) zone to the R-M (multi-family residential) zone at 3942 – 4076 S Wasatch Blvd. Purpose for this zoning request is to accommodate potential development identified in a study on hospitality that was conducted by the University of Utah, in May of 2014..

Site and Vicinity Description (see attached map):

These parcels are located across Wasatch Boulevard from the Olympus Hills shopping area and would be a natural extension of this neighborhood center. Previous plans and concepts for the parcel have included a neighborhood park, neighborhood scale commercial and office space, or a trail.

Property to the west (across I-215) is zoned similar to this property with R-1-8 (single family residential) and consists of uses that are single family in nature. Property to the North and South are public uses occupied by a UTA park and ride and a Salt Lake County Public Works site, there is no site specific zoning applied to these properties, per County GIS maps.

Zoning to the east is C-2 (commercial) and R-M (residential multifamily) and has uses consistent with such zoning. The majority of the area to east is within the Olympus Hills shopping Center and is zoned accordingly. There is some R-2-8 (residential medium density) on south end of the Mount Olympus shopping center but the predominant use for the area, is found with a typical C-2, commercial zone.

Issues of Concern / Proposed Mitigation:

In considering a proposed zone change, the question before the governing body relates to whether or not the change is consistent with the General Plan and appropriate for a given location. If a new zoning designation were to be approved, a different plan or use could be proposed for the site among the range of uses allowed by the new zoning designation.

Specific issues and mitigation measures are more appropriately addressed during the Site Plan and/or Conditional Use review process that is required. During that review, Ordinance compliance is verified and specific conditions addressing known impacts can be considered and implemented.

For 2015 the Office of Townships Services Engineering department has agreed to conduct a transportation survey to evaluate the placement of the stop light on Wasatch Blvd.

Application Responses:

Neighborhood Response:

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

Community Council Response:

This item was presented to the Mount Olympus and East Millcreek Community Councils prior to being scheduled for the planning commission meeting. No written recommendation have been received from either body at the time this report was written.

Staff Recommendation:

Staff has reviewed this request for compliance with the standards set forth in the Salt Lake County Zoning Ordinance and is recommending that a recommendation of approval be forwarded to the Salt Lake County Council for final approval.

Considerations for recommending approval to the County Council:

1. The proposed zone change is consistent with the Millcreek Township General Plan Official Map as a site dedicated to absorb future growth.
2. Specific site and use related issues and mitigation measures will be addressed during the conditional use review process for any proposed conditional use on this site
3. The proposed zone change is consistent with several Best Practices found within the Millcreek Township General Plan including Land Use & Mobility and Corridors.
4. The zone change is consistent with the Goals and Objectives of the Millcreek Township General Plan.

Considerations for denial to the County Council:

1. The proposed zone change is not appropriate for the location.
2. The proposed zone change is not compatible with the surrounding neighborhood.
3. The zone change is not consistent with the Goals and Objectives of the Millcreek Township General Plan.

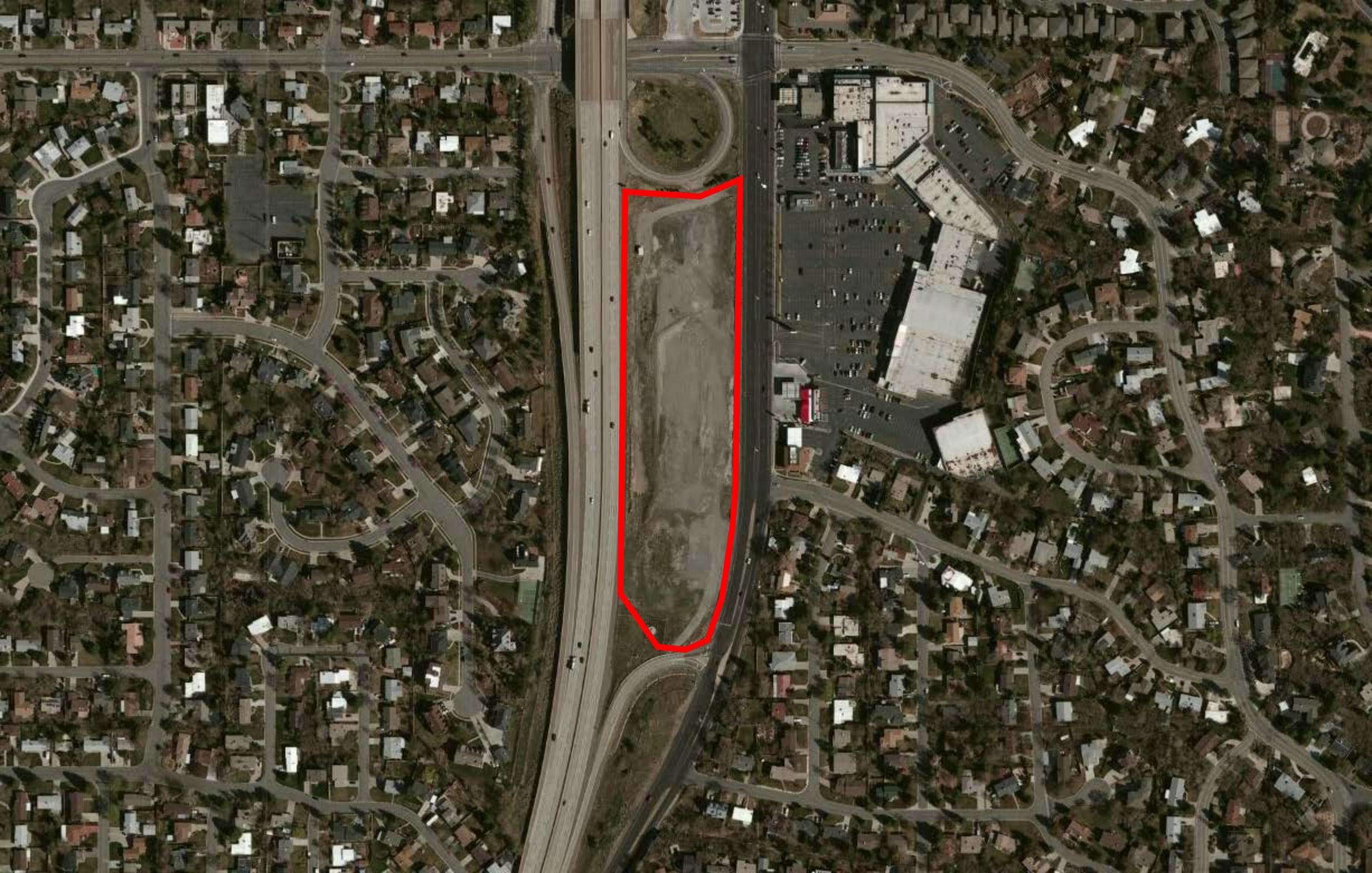
Other Considerations

19.90.060 Conditions to zoning map amendment.

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

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

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





R-1-8

C-2

R-2-8

Millcreek Township General Plan

Salt Lake County, Utah



<i>Index</i>
<i>Context</i>
<i>Best Practices</i>
Projects
<i>Official Map</i>
<i>Appendix</i>

43. Wasatch Boulevard Corridor



Project Category

Corridor.

Location

Wasatch Boulevard from 3300 South to 4500 South.

Objective

Improve north-south transportation options on the East Bench by inclusion of bike lanes, transit improvements, pedestrian crossings and sidewalk infrastructure.

Potential Stakeholders

UTA, UDOT, Salt Lake County, WFRC, and Millcreek Township will be initial stakeholders.

Recommendations

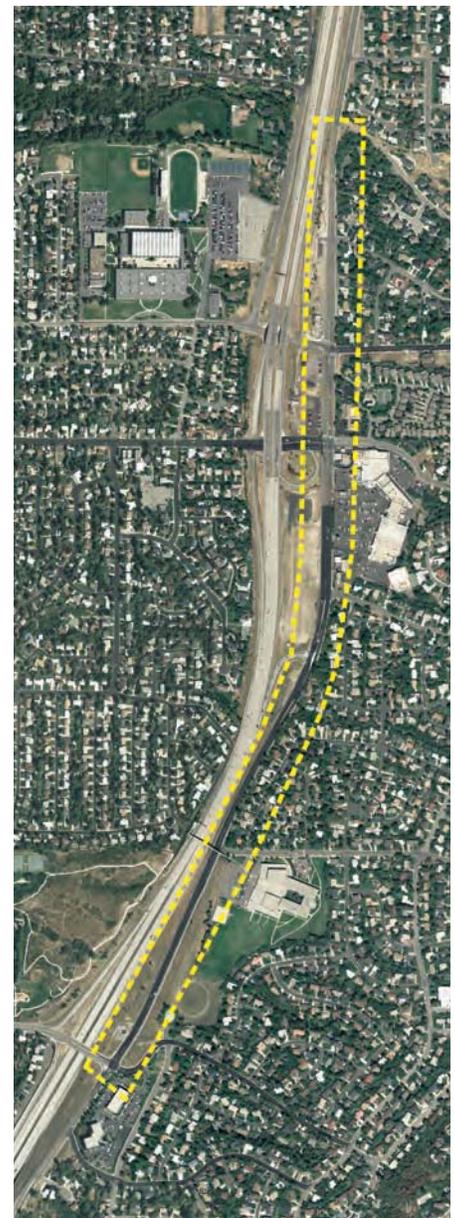


An east I-215 Express Enhanced Bus improvement project is currently on the Long Range Plan, although it remains unfunded. Wasatch Boulevard is a project that may be discussed with stakeholders involving funding feasibility studies and inclusion on the Long Range Plan. Funding for bike lanes should be considered as part of the Bonneville Shoreline Trail.

Timeline

Near term.

Project added July 2009.



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<i>Context</i>
<i>Best Practices</i>
Projects
<i>Official Map</i>
<i>Appendix</i>



44. Wasatch Boulevard UDOT Property

Project Category

Development.

Location

The Utah Department of Transportation (UDOT) owns a parcel of land located between I-215 and Wasatch Boulevard, and just south of 3900 South.

Objective

The UDOT parcel on Wasatch Boulevard is current being used as a staging area and concrete mixing plant to support renovations to I-80. When freeway construction is complete the community would like to see reuse of this parcel.

Potential Stakeholders

UDOT, Salt Lake City Public Utilities, Salt Lake County, UTA, Mount Olympus Community Council, and the community at large.

Recommendations



All affected stakeholders should coordinate to create a plan for this parcel that complements the neighborhood. The parcel is located across Wasatch Boulevard from the Olympus Hills shopping area and would be a natural extension of this neighborhood center. Previous plans and concepts for the parcel included a neighborhood park, neighborhood scale commercial and office space, or a trail.

Timeline

Near term.

Project added July 2009.



















UDOT Parcel
7 acres buildable

E 4145 S

Splendor

S Aura Dr

Aura Cir

E 3935 S

E 3883 S

Belt Route

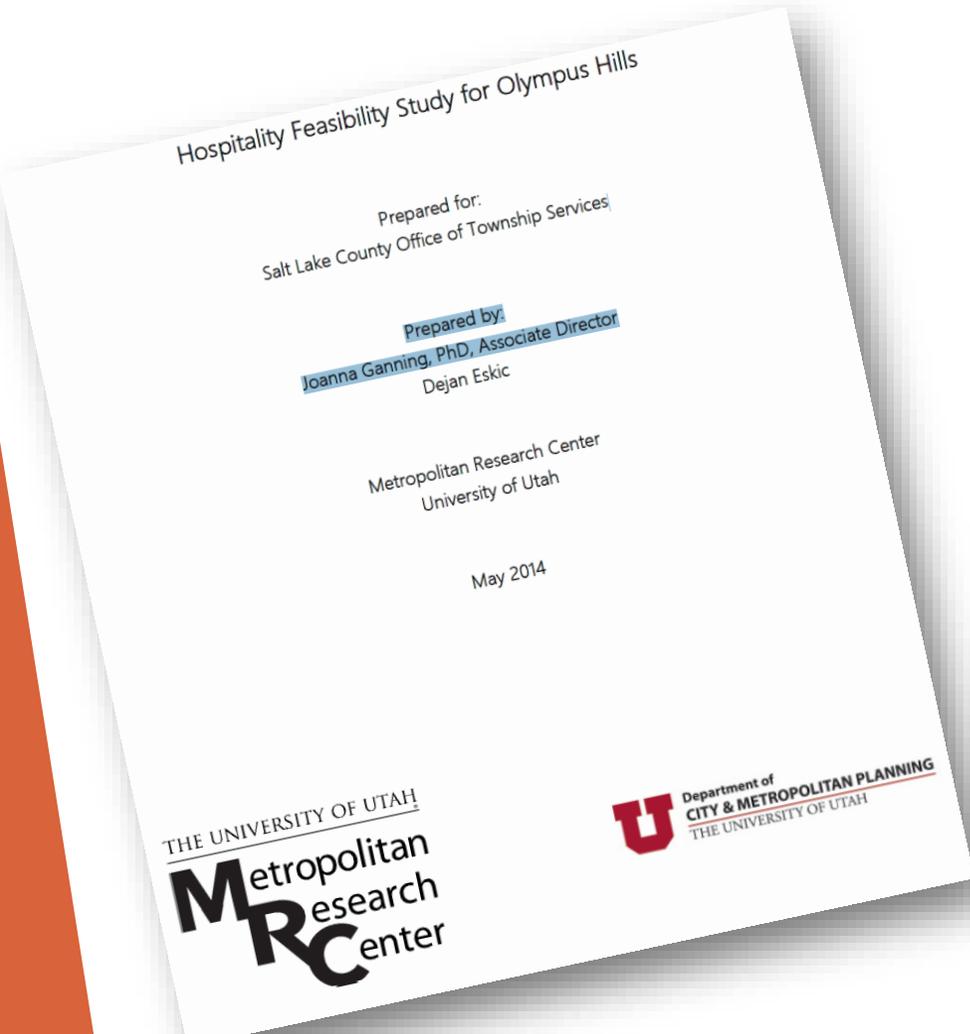
Wasatch Blvd

E 3900 S

3540 E

S Diana Way

In May 2014 a study was done on the feasibility of hospitality on this site.



- ▶ The number of hotels in area is expected to grow by 7-12 over the next 5 years
- ▶ Revenue associated with a hypothetical new hotel at Olympus Hills is estimated to be double the public cost associated with the project
- ▶ Current employment in Accommodations in Salt Lake County is slightly lower than would be expected compared to the nation as a whole, and to a regional comparison city (Denver).

Study Conclusion-

“This study... suggests that Olympus Hills is a practical site for a new hotel, and that efforts to strengthen the provision of nearby consumer-oriented amenities (restaurants, shops, etc.) would strengthen the site’s feasibility.”

Metropolitan Research Center

University of Utah

May 2014

Next steps

- ▶ Rezone the property.

Section 78B-6-521 (2) governs UDOT's ability to resell property acquired...

“UDOT cannot be “involved in the rezoning of the property . . . to enhance the value of the real property to be sold.”

Biggest concern with the R-M zoning?

- ▶ Permitted uses :

- ▶ – Agriculture;
- ▶ – Home business, subject to Chapter 19.85;
- ▶ – Home day care/preschool, subject to Section 19.04.293;
- ▶ – Household pets;
- ▶ – Residential development, with a maximum number of two units per structure per lot; (Multi-family 25 per acre, with a possibility of 32 max with proper amenities)
- ▶ – Residential facility for elderly persons.

- ▶ Conditional uses:

- ▶ Hotel

Biggest concern with the R-M zoning?

- ▶ Height:
 - ▶ 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.

What does 75 feet look like?

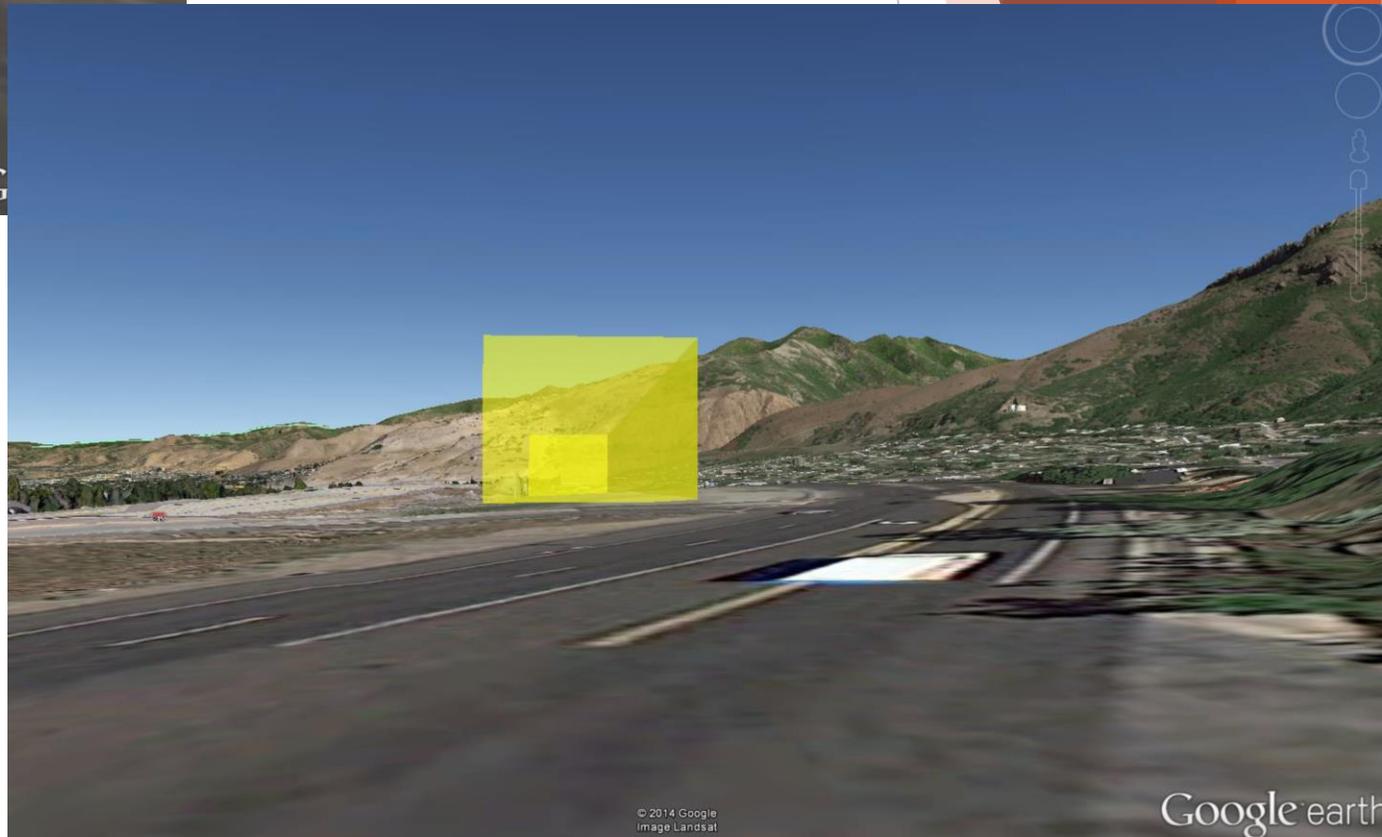
Spatial Analysis





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Image Landsat

G



© 2014 Google
Image Landsat

Google earth

$h = 75$ Feet



$h = 75$ Feet

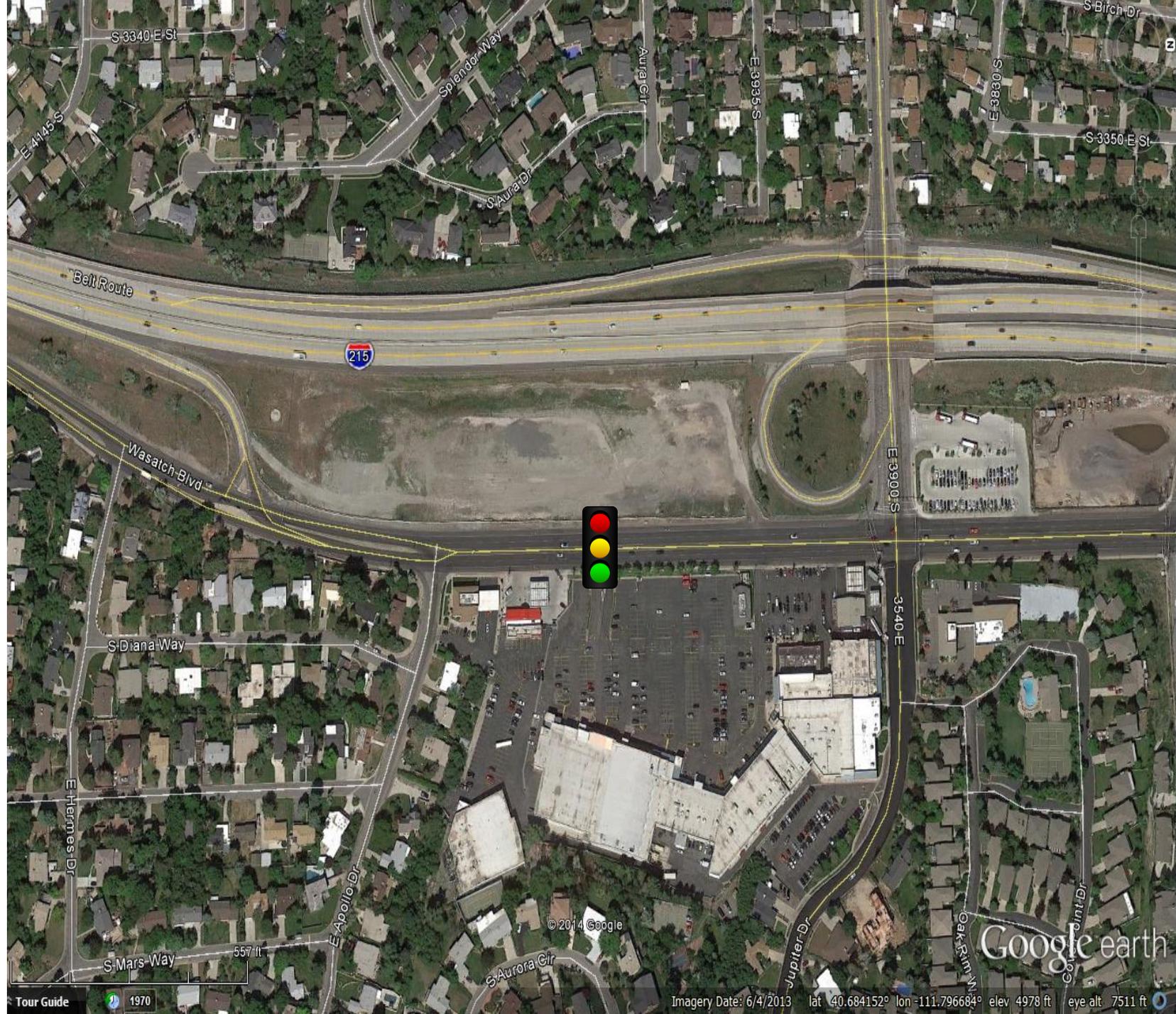


$h = 75$ Feet



Traffic Concerns

For 2015 the Office of Townships Services Engineering department has aged to conduct a transportation survey to evaluate the placement of the stop light on Wasatch Blvd.





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

STAFF SUMMARY AND RECOMMENDATION

Public Body:	Millcreek Township Planning Commission	File Number: 29141
Meeting Date:	1/14/2015	
Request:	Rezone of 3.02 Acres from M-1 & C-3 to R-M	
Zone:	M-1 (Manufacturing)	
Property Address:	36 & 46 E Columbia Ave & 4180-4190 S State Street	
Applicant:	Hooper Knowlton, Parleys Partners	
Planner:	Spencer W. Brimley	

Project Description:

Hooper Knowlton of Parleys Partners is requesting approval of a zone change of 3.02 acres of land from the M-1 (manufacturing) zone & C-3 (Commercial) to the R-M (multi-family residential) zone. Location: 40 – 46 E Columbia Ave & 4180 – 4190 S State Street.

Site and Vicinity Description (see attached map):

The applicant is requesting that that subject property be rezoned from the M-1 manufacturing zone to the R-M multi-family residential zone for the intent of building high density residential as the property is located near the Murray North Trax Station on 4400 S. and 50 W.

The property has been used recently for storage of vehicles and equipment. The desired development would essentially be a continuation of the Birkhill development in Murray City directly south of this parcel. The current proposal should the zoning be approved would be for a 5 story high density residential apartment building as allowed by the Rail Transit Mixed Use component of the R-M zone.

The site is located within the West Millcreek RDA. It is also designated on the Millcreek General Plan Map as being in an area of anticipated significant change for the absorption of future growth. The property is located along Main street which is dedicated as a corridor on the general plan map and recognized again as a location of expected growth. (See attached General Plan Map and Notes) Furthermore, the subject property, being part of the RDA, has recently been designated in the draft phases of the Millcreek Meadowbrook Small Area Plan as a site for multi-family residential. (See attached plan map)

General Plan

- Millcreek Township General Plan Official Map
- Official Map Text Explanation
- Millcreek General Plan Goals and Objectives

Adopted as part of the general plan in chapter 2 are several best practices such as Housing, Corridors, and Land Use & Mobility. These practices talk about clustering intense land uses in activity centers and in close proximity to transit, providing a variety of housing choices for a varied demographic base, and creating pedestrian friendly environments.

Existing Zoning and Land Use

The site is currently zoned M-1 (manufacturing) and C-3 (commercial) is used for the storage of construction equipment and vehicles.

Application Responses:

Neighborhood Response:

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

Community Council Response:

This item is scheduled to be heard by the Millcreek Community Council on Tuesday January 6, 2014

Issues of Concern / Proposed Mitigation:

In considering a proposed zone change, the question before the governing body relates to whether or not the change is consistent with the General Plan and appropriate for a given location. If a new zoning designation were to be approved, a different plan or use could be proposed for the site among the range of uses allowed by the new zoning designation.

Specific site and use related issues and mitigation measures are more appropriately addressed during the Site Plan and/or Conditional Use review process that is required to change uses on this site. During that review, Ordinance compliance is verified and specific conditions addressing known impacts can be considered and implemented.

Staff Recommendation:

Staff has reviewed this request for compliance with the standards set forth in the Salt Lake County Zoning Ordinance and recommends approval of this application be forwarded to the Salt Lake County Council:

Considerations for recommending approval to the Council:

1. The proposed zone change is consistent with the Millcreek Township General Plan Official Map as a site dedicated to absorb future growth.
2. Specific site and use related issues and mitigation measures will be addressed during the conditional use review process for any proposed conditional use on this site
3. The proposed zone change is consistent with several Best Practices found within the Millcreek Township General Plan including Housing, Land Use & Mobility, and Corridors.
4. The zone change is consistent with the Goals and Objectives of the Millcreek Township General Plan.

Considerations for recommending denial to the Council:

1. The proposed zone change is not appropriate for the location.
2. The proposed zone change is not compatible with the surrounding neighborhood.
3. The zone change is not consistent with the Goals and Objectives of the Millcreek Township General Plan.

Other Considerations

19.90.060 Conditions to zoning map amendment.

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

1. Uses;
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3. Building square footage;
4. Height of structures.

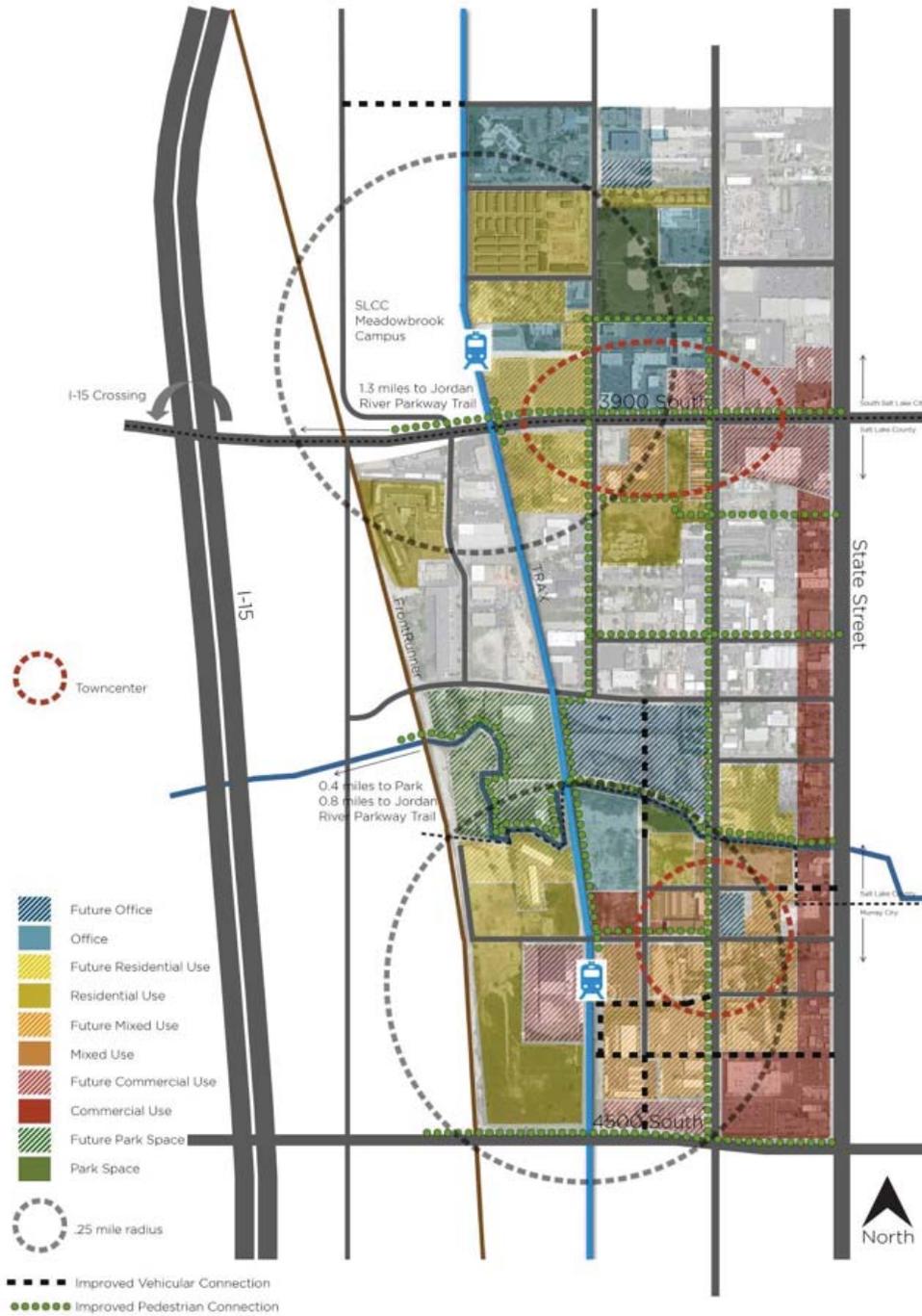
B. A zoning map amendment attaching any of the conditions set forth in subsection A shall be designated ZC after the zoning classification on the zoning map and any such conditions shall be placed on record with the planning commission and recorded with the county recorder.



MARCH 7th, 2014

RECOMMENDED SMALL AREA PLAN

Figure ES-1 is the recommended small area plan for the five to ten year horizon. The plan represents a 30 percent increase in residential, a 9 percent increase in general commercial/retail, and a 49 percent decrease in industrial acreage.



Millcreek Small Area Plan
Land Use Connections

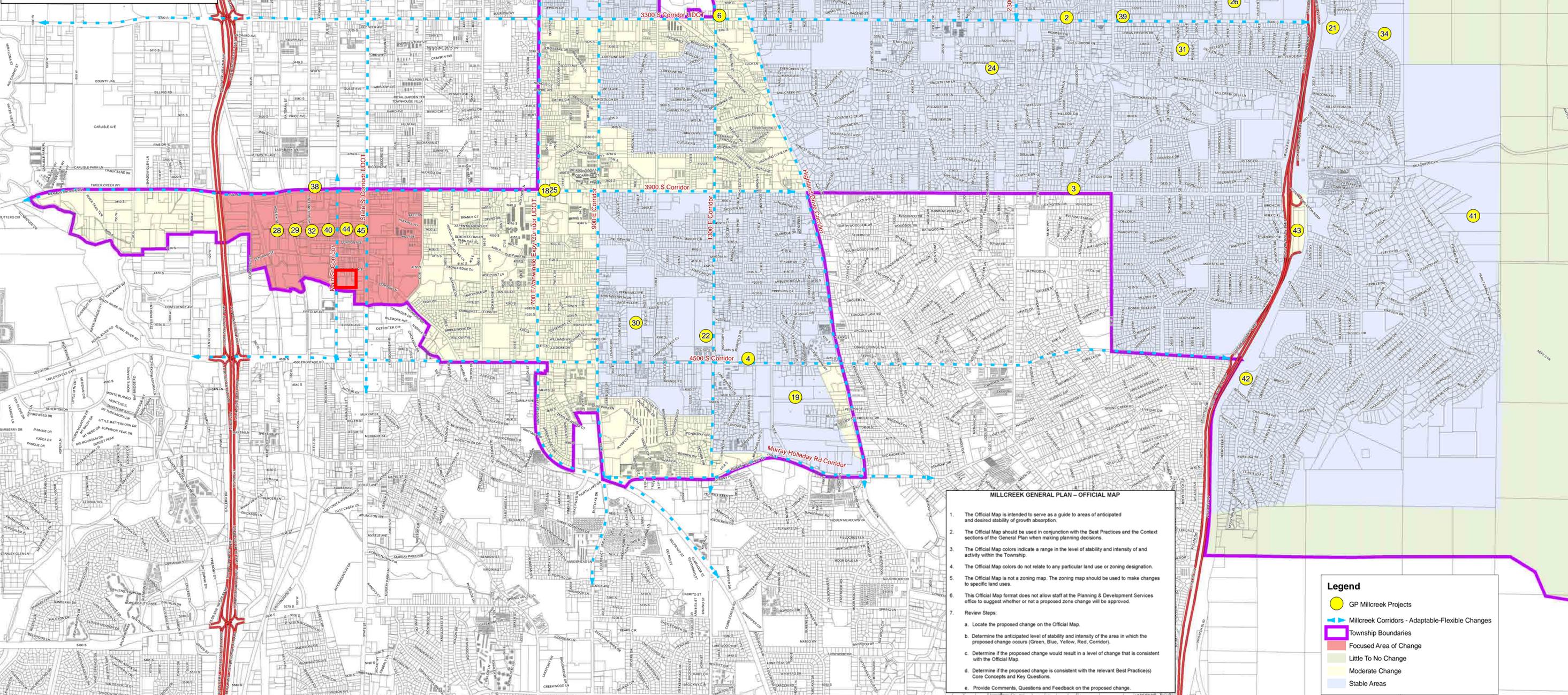


Figure ES-1: Proposed Plan - 10-Year Horizon

Exhibits from the Millcreek Township General Plan

(Adopted September 11, 2012)

- Millicreek Township General Plan**
- Projects: Alphabetized**
- Specific Projects, Programs, Codes & Ordinances**
1. 2300 East Project
 2. 3300 South Project
 3. 3000 South Project
 4. 4500 South Project
 5. Bicycle Network Plan
 6. Rockwood Commercial Area
 7. Commercial Design Standards
 8. Curb, Outer, & Sidewalk Execution Process Reform
 9. Dog Park
 10. Energy Plan
 11. Food Production
 12. Gateway Beautification
 13. Green Waste Recycling Program
 14. Historic Preservation
 15. Infiltration Improvements
 16. Mill Creek Canyon Parking Improvements
 17. Mill Creek Improvements
 18. Neighborhood Centers
 19. Open Space Preservation
 20. Park Feasibility: Skate Park
 21. Park Feasibility: Churchill Jr. High School
 22. Park Improvements: Cottonwood Regional Park
 23. Park Improvements: Detention Basin Park
 24. Park Improvements: Evergreen Park
 25. Redevelopment Plan: 3300 South at 700 East Smith's Area
 26. Redevelopment Plan: 3300 South Vacant Smith's Area
 27. Residential Infill Ordinance
 28. Riparian Corridor Regulations
 29. Sidewalk Plan
 30. Site Reuse Plan: Hillview School
 31. Site Reuse Plan: Libby Edwards Elementary
 32. State Street Corridor (RCA Area 2)
 33. Stormwater Management Plan
 34. Street Improvements: Crestwood Drive
 35. Street Lighting Plan
 36. Swimming Pool
 37. Tennis Subsite
 38. Traffic Calming Inventory
 39. Transit Improvements: 3300 South
 40. Transit Oriented Development (RCA Area 1)
 41. Urban Wildland Interface Standards
 42. Wasatch Boulevard Project
 43. Wasatch Boulevard UDOT Property
 44. West Millicreek Redevelopment (RCA Area 3)
 45. West Millicreek Area Analysis



MILLCREEK GENERAL PLAN – OFFICIAL MAP

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

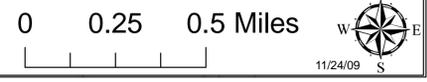
Legend

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

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

MILLCREEK TOWNSHIP GENERAL PLAN OFFICIAL MAP

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11/24/09

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Chapter 4 Official Map

Core Concepts

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

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

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

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

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

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

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

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

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

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

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

The Official Map uses just a few basic colors to categorize different areas of the community. Map colors indicate specific areas’ ability to absorb growth as described by their “level of stability.”

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

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

Definitions

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

- 1) Very limited or no changes in land use may occur. Overall, land uses in the area/corridor will exhibit little diversity and very low intensity, with the majority of the area being undeveloped. Changes will be limited to existing nonconforming uses, leaving the majority of the area/corridor undeveloped and unchanged.
- 2) Few improvements will occur, and will be limited to maintenance or improvement to pedestrian and recreational facilities (trails,

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parking area resurfacing, signage, etc.).

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



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

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

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

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



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

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

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

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

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

- 1) Major changes in land use will occur, and represent a significant diversion from the typical land uses in the area/corridor. Growth in these areas will increase, significantly raising the intensity of land uses. Changes in land uses may affect the majority of the area/corridor, and are not limited to a specific cluster.
- 2) Improvements are likely to occur which will significantly alter the appearance, economics, or sustainability of the area/corridor. Improvements will have a theme, and will create a destination or attraction. Development of this area will likely require consolidation of land and coordinated planning.
- 3) Mobility networks will be redesigned and will include highly connected, formalized, and multi-modal facilities. Public transit will have dedicated or fixed rights-of-way. Walkability and connectivity are critical to the success of the area/corridor.

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

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

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

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

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



1. Context

Core Concepts

1. The Context section is intended to start a conversation about the future of the Township by outlining the context for all future decision-making.
2. The Context section is specific to each Township General Plan.
3. The Context section is intended to provide a snapshot of the Township at a given point in time, and provides an overview of existing conditions on a variety of topics ranging from Land Use to Natural Resources.
4. The Context section does not provide any recommendations or future plans.
5. The Context section should be updated with each major General Plan update - typically scheduled in five-year intervals.
6. The goals and objectives of the Context section should guide all Township decision-making, and should be reviewed as part of any decision-making process.

Millcreek Township Goals & Objectives

Goal 1: FRAMEWORK



Establish a framework for development that follows sustainable best practices and is consistent with the vision and core values of the community.

Objective 1.1: Implement best practices in the General Plan document that are consistent with the community's values and are also in line with the County vision.

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Objective 1.2: Collaborate with adjacent townships, cities and jurisdictions for a coordinated and sustainable development of the region with regards to use of County resources and services.

Goal 2: COMMUNITY

Develop communities with quality urban design that encourage social interaction and support family and community relationships, as well as healthy, active lifestyles.

Objective 2.1: Preserve and foster the concepts of good community design at the city, neighborhood, and project level.

Objective 2.2: Develop spaces and programs that engender community involvement and activity such as community gardens, public plazas, community centers, trail systems, etc.

Objective 2.3: Develop a network of physical connections that maximize the number of potential routes between neighborhoods that improves access to schools, churches, public facilities, and commercial centers.

Objective 2.4: Create legible gateways into Millcreek that are easily identifiable, meaningful, and unique to the Township.



Planning for mobility is at the center of quality communities.

Goal 3: MOBILITY



Promote land use development patterns that provide a high quality of life to all and offer choice in mobility.

Objective 3.1: Adopt measures to create pedestrian priority in major centers and develop places that encourage walking and street life.

Objective 3.2: Develop bicycle routes and paths that can be integrated with the street network and also with trail systems and greenways.

Objective 3.3: Coordinate with UTA to improve connections for Millcreek to the region's transit systems to improve transportation choices for township residents and visitors.

Objective 3.4: Provide a balanced transportation system that will accommodate all modes of travel, while implementing traffic



Prioritizing pedestrians in major centers can encourage walking and street life.

calming and access management measures in high activity and residential areas to ensure the safety of residents.

Objective 3.5: Coordinate with county policy makers to adopt “Safe Routes to School” legislation that will improve the quality of access to schools for students.

Objective 3.6: Incentivize transit-oriented development in suitable areas of the township, specifically near the 3900 South and 4400 South TRAX stations and along the 3900 South corridor.

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Goal 4: ACTIVITY CENTERS

Promote the development of viable commercial, employment, and activity centers to serve the community.

Objective 4.1: Develop a healthy and vibrant , pedestrian oriented “town center” for the Millcreek Township that will offer residents a variety of services and employment opportunities.

Objective 4.2: Consider a mixed-use pattern of development for major centers, arterials and nodal points to create density and critical population mass to support diverse activities.

Objective 4.3: Develop neighborhood level retail, commercial activity and professional services for quick and easy access by residents.

Objective 4.4: Consider establishing a Millcreek Township historic preservation commission that would identify historic corridors, neighborhoods and buildings that can be refurbished and integrated into new development projects.

Objective 4.5: Identify and pursue strategically-targeted business clusters that can provide job opportunities and broaden the economic base of Millcreek Township.

Objective 4.6: Improve the quality of streetscape along key corridors in Millcreek’s neighborhoods, especially along major arterial streets.



Mixing uses within a development can support a wider variety of activities.



Providing sufficient affordable housing in a community enables a diverse population to enjoy the benefits of the community.

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Projects**Goal 5: HOUSING CHOICES**

Provide diverse housing choices for a variety of needs and income levels to create places where all citizens are welcome to live.

Objective 5.1: Provide sufficient housing for current and future populations that are appropriate, safe, and affordable, where all citizens are welcome to live.

Objective 5.2: Consider life-cycle housing alternatives that allow for aging populations to “age in place,” as well as provide diverse housing choice for other demographic groups.

Objective 5.3: Develop residential neighborhoods that integrate multiple community facilities and services such as retail, recreation, professional services, schools, churches, etc.

Objective 5.4: Encourage residential development that establishes a variety of lot sizes, dwelling types, densities, and price points, as well as an appropriate balance of owner occupied and rental units.

Objective 5.5: Develop safe and visually pleasing residential neighborhoods that are integrated into the natural environment with open space, trails and green systems.

Objective 5.6: Develop programs and neighborhoods that will make home ownership attractive and possible for all members of the community.

Objective 5.7: Preserve and protect the quality and character of existing neighborhoods, including sensitivity of compatible infill development.

Goal 6: PUBLIC FACILITIES

Provide a full range of public facilities and services that reflect the needs of the community.

Objective 6.1: Develop community and neighborhood centered recreational facilities and programs for residents.

Objective 6.2: Encourage development that provides services in a logical, orderly manner such that adequate streets, water, sewer,

drainage facilities, schools and other essential services can be economically provided.

Objective 6.3: Organize and support community response committees, neighborhood watches, and surveillance for crime prevention and public safety.

Objective 6.4: Develop a capital improvement plan that will help provide appropriate township infrastructure and public facilities and that will be compatible with the township land use plan.

Objective 6.5: Encourage collaborative regional infrastructure planning and provide incentives to encourage private developers to be involved in “public-private partnership” projects.

Objective 6.6: Ensure that public space is welcoming, safe and programmed to be accessible to the entire population.

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Goal 7: NATURAL RESOURCES



Ensure that future development practices sustain a high level of environmental quality, preserve the County’s natural resources, maintain quality open space, and reduce the township’s overall ecological footprint.

Objective 7.1: Ensure that new developments preserve and sustain the function of natural systems and environments such as waterways, wetlands etc.

Objective 7.2: Protect valuable environmental resources along the foothills, as well as throughout the township, such as natural areas, watersheds and water bodies which contribute to the quality of life in Millcreek.

Objective 7.3: Promote the use of renewable sources of energy, and encourage recycling and clean waste disposal methods in order to reduce the overall ecological footprint of the township and its residents.

Objective 7.4: Use effective and efficient landscaping and grading to prevent soil erosion and slippage, and encourage responsible use of water resources.

Objective 7.5: Reduce the risk of public and private property damage and injury from geological hazards and seismic activity.



Every community has natural resources that must be protected.

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Objective 7.6: Create land use and development patterns that integrate natural areas and resources into the built environment and increase public awareness and responsibility towards the natural environment.

























**MEETING MINUTE SUMMARY
MILLCREEK TOWNSHIP PLANNING COMMISSION MEETING**

Wednesday, November 12, 2014 4:00 p.m.

Approximate meeting length: 2 hours 57 minutes

Number of public in attendance: 22

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Janson

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

ATTENDANCE

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent	Planning Staff / DA	Public Mtg	Business Mtg
John Janson – Chair	x	x		Spencer Brimley	x	x
Pamela B. Juliano			x	Wendy Gurr	x	x
Andrew Gruber			x	Max Johnson	x	x
Jonathan Jemming (Alternate)	x	x		Chris Preston (DA)	x	x
Shawn LaMar			x	Zach Shaw (DA)	x	x
Julia Tillou (Alternate)			x	David White	x	x
Tom Stephens – Vice Chair	x	x				
Geralyn Parker-Perkins	x	x				
Ann Ober	x	x				

OTHER BUSINESS ITEMS

Began at – 4:02 p.m.

- 1) Planning Commission Appeals discussion

Counsel Chris Preston provided a brief of the Appeal to the Land Use Hearing Officer and the decision that was issued. The appeal was of a subdivision plat amendment. Actions were upheld.

PUBLIC HEARINGS

Hearings began at – 4:05 p.m.

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

Staff Spencer Brimley provided an analysis of the Staff Report.

Commissioners and Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

No one from the public was present to speak.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion.

Motion: to recommend application #29095 to the Mayor for denial of the exception, and to include a request for a delay agreement.

Motion by: Commissioner Stephens

2nd by: Commissioner Ober

Vote: unanimous in favor (of commissioners present)

Commissioner Stephens recused himself at 4:13 p.m.

28980 – (Continued from 09/10/2014 and 10/15/2014) 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

Staff Spencer Brimley provided an analysis of the Staff Report.

Commissioners and Staff provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Representative of Applicant

Name: Steven Hopkins

Address: 5420 Cottonwood Lane

Comments: He said this is a problem house and has been sitting for a number of years and is run down. With the current configuration, he needed to be able to subdivide to make it financially, economically viable. The reason they separated the applications and pulled the garage was people will be living in this house and they need to close on the property. Because this is an existing house, they have been working with staff to solve the problems. With the rear setback or parking on the street, there is no parking on the street right now, it just doesn't conform. Both are the same issues, has no relevance whether or not the subdivision conforms to the RCOZ ordinance. One concern, they have done calculations and one thing is based on staff interpretation, and zoning administrator and served an official ruling. Some concern, McNeill Engineering took the most conservative approach to make it bigger, they are still within 31% lot coverage.

Commissioner Janson asked if that included the garage. Mr. Hopkins said it does not. Commissioner Jemming asked who the occupant is. Mr. Hopkins confirmed Matt and Katy Lowe are trying to buy it. They are trying to buy it, but can't until they can sale them the part they want to be. Commissioner Jemming confirmed the sale of the property would be to improve the home. The home has gone through 2 or 3 owners. Commissioner Jemming asked at what time in history was it unified into one parcel instead of two. Staff Spencer Brimley confirmed 2002.

Speaker # 2: Citizen

Name: David Baird

Address: 2825 East Cottonwood Parkway

Comments: He provided a copy of a summary.

Commissioner Jemming asked if staff has had a chance to review the summary. Mr. Baird said this is a summary of a 5 page that was submitted to staff. The applicant delayed the submittal of a revised plan. They didn't have time to get it to Staff Spencer Brimley and they have new issues with neighborhood

opposition. They have been in constant opposition to this when it was a double application. He is the face of the neighborhood and had over 40 separate property owners in opposition. They would like to see the Lowe's in the house, once it's behind them. They understand they can get past this and move forward. In the staff report there are clerical errors that are critical. Staff Spencer Brimley said the neighborhood indicated 3-4 years. Mr. Baird said it didn't sit vacant. The original owner attempted the variance and lost it to foreclosure and one interim owner. He referred to Commissioner Ober's questions needing opening stalls. The only way to justify putting parking is a surface stall. Commissioner Jemming asked about term "monster house" of current home or new. Mr. Baird said current home. Because no exceptions or variances were requested by applicant, they would need to refer to Option A. Mr. Baird read from the summary. He doesn't believe it has been sitting in a non-confirming state for this term as the applicant said. It has been undefined. They have secured what the garage was going to look like. They have reviewed the revised preliminary plat, the neighborhoods confrontation in excess with the current improvement. It is material to approve. Very important they get the right numbers. He quoted ordinances. Based on their review of the application, that may have been incorrectly measured. He wants to know why the deck is 3 feet more shallow than originally presented, scalable drawings, smaller by approximately 240 feet. They haven't made any changes and curious why it's smaller. Ironically the owner appealed their property taxes and they want to look at the assessors. Assessor's office measured and it exceeds the maximum allowable square footage and they have measured twice in the past 2 months. The computation does not include computable square footage. Once they add the 97.5 square feet, they come to 6058 feet. Commissioner Ober said she understands that maybe what the concerns are of the new parcel. She said the building structure will not change if this is approved. Mr. Baird said they took the maximum lot coverage. Commissioner Ober said this may not be able to change the structure that if they are over 6 feet. She's trying to understand the story. Mr. Baird said they oppose the subdivision and believe there hasn't been accurate information. Commissioner Perkins said she wants to get to the bottom and the neighborhood is unhappy. Mr. Baird said hypothetically they want to make sure they don't come back and build a garage. He said they tend to doubt they would hold to 2 parking stalls and they would come back to build a garage, they have plenty of room to divide and only build 2 parking stalls for a 15,000 square foot home. He said the sample of aerial pictometry of the roof line of the current improvement exceeds the square footage. They believe of importance would not comply with rear yard setback. They never defined parking. What they see is a graded driveway and was to be built to conform. Applicant must obtain an exception or variance for the parking stalls with a rear yard setback of 30 feet. They are concerned that a future property owner is making a promise they will never have a garage, if they have 2 uncovered parking stalls.

Commissioner Jemming asked if information provided here, has not been able to consider that was provided. Staff Spencer Brimley didn't receive a letter from the community until Monday. Commissioner Jemming asked if he received new and different information that he needs to go back and consider. Staff Spencer Brimley said there have been variations from the community with different calculations. He was in a meeting with the assessors and there were elements not included. He doesn't feel new information could cause him additional concern and staff has to go with the most accurate information which would be from the engineering surveyor. Commissioner Jemming said he asked because he is a lawyer and his decision should have all the rational information. Commissioner Janson asked if the information received, if this was received Monday and he looked at today. Staff Spencer Brimley said there is a disagreement in the measurements. Commissioner Janson said they went through an application and the zoning violation in effect for 10 years. A request can be made for rectification but can become legal. Staff Spencer Brimley read from the ordinance. Counsel Zach Shaw said the Planning Commission regularly puts conditions on subdivisions. The technical review process be completed and they comply. Commissioner Ober asked the sf by his calculations if subdivided because of the existing structure. Staff Spencer Brimley said can still request Option C and that would come back to the Planning Commissioner. Commissioner Janson said that isn't a condition they could come back with. Counsel Zach Shaw said

applicant could request a variance for the rear yard setback. Commissioner Jemming said it helps him understand if they oppose the subdivision unless they oppose the garage. Commissioner Janson said as a group, if the subdivision meets zoning ordinance they don't have a choice but to approve, because it's considered an administrative decision. Commissioner Janson reconfirmed Mr. Beard's concerns.

Speaker # 3: Citizen

Name: Steven Sullivan

Address: 4553 Thousand Oaks Drive

Comments: He said his backyard kiddie corners their backyard. This home already is a deviation from the rest of the neighborhood and already takes a big portion of the lot. The home is on the border line of the lot and once subdivided, there would be another home. Eventually a garage will be put in there and another home with a garage with the setback to 15 feet. The neighborhood does not have that density, the average is 16%. He knows RCOZ requires strict coherence and can't go over the line. The letter the neighborhood put together requests the panel consider the letter before making a decision. Request someone take a look at the square footage, they think it's over the 31% line even without a garage.

Speaker # 4: Citizen

Name: George Flint

Address: 3853 East Thousand Oaks Circle

Comments: He said this is a huge house on a big lot and the big lot absorbs the house. This instance understates the impact of the home on 3 stories. The actual ratio allows them to construct in terms of the grandfathered status. The only grandfather is a house that has no parking. Parking stalls would be available through the hearing officer. Through Option A, they can't obtain the variance. They would have to proceed through Option B or C of RCOZ. There is an additional structure built to the south side of the house and is not mentioned anywhere in the drawings. The square footage perspective once the subdivision is accomplished.

Commissioner Janson confirmed variances should be obtained before the subdivision. Mr. Flint said the buffer strip should be transferred to the other lot. He can see if set facts and its logical for things to happen. With this interpretation they will drive the applicant to Option C.

Speaker # 5: Citizen

Name: Sheila Gelman

Address: 3858 East Thousand Oaks

Comments: She is opposed. The original intent was to build a garage and she provided photos. The lot doesn't warrant the subdivision with non-conforming things about the house. She is opposed to the subdivision. It was presented on a listing when they purchased, they were buying a house on .6 acres.

Speaker # 6: Citizen

Name: Jeanine Flint

Address: 3853 East Thousand Oaks Circle

Comments: She spoke with commission about the numbers they are discussing. She has provided the numbers the county has provided and the assessors themselves. It does appear to them it is over 31%.

Speaker # 7: Citizen

Name: Jennifer Hathaway

Address: 4570 Thousand Oaks Drive

Comments: They built a house 8 years ago. They have to respect each other in the community. They built a large home and conformed to everything and respected the neighborhood. They can see it from their lot.

Most homes have 3 car garages and it preserves the neighborhood and they get 3 feet of snow and are is a preservation issue from them within the neighborhood.

Speaker # 8: Citizen

Name: Kyoko Bannai

Address: 3843 East Thousand Oaks Circle

Comments: She lives next door, the neighbors used to be friends. The owner told her he is going to build the driveway down. Sheila gave a picture, the driveway is already up and he was going to build garage down the hill and is very unsafe.

Speaker # 9: Citizen

Name: Kathy Pederson

Address: 4539 Thousand Oaks Drive

Comments: She has lived there 25 years and she didn't receive the postcard she should have received to know about the meeting. She wants it looked at holistically. She has been looking at property values and will it make a difference. She doesn't know if an easement was resolved for draining water from the mountain.

Commissioner Janson asked about easement from storm water. Staff Spencer Brimley didn't go into the pipe directly and there was a concern this was in a flood zone. Flood control determined this is in flood x which is ideal where you want to be not in a flood zone. There is a pipe that runs down the mountain and it looks to be in that easement. When someone comes to build on that lot, they would have to deal with that. Staff Spencer Brimley said from staff prospective to clarify from Mrs. Flint identified the page 3 that the assessors did go out and measure for the property. They double counted some square footage and put the applicant over the lot coverage ratio. The original plan was counted 333+102 as 435. Assessor clarified the calculations to 5961 which is under 31%.

Speaker # 10: Citizen

Name: Scott Biedermann

Address: 3775 East Thousand Oaks Circle

Comments: He was a personal friend with the original owner. It was made clear by him that it was done by a development committee, that he could not add a garage without this other lot. He suggests someone can figure that out and determine why those 2 lots were combined. There is a dry creek bed and encroaches on his property, he suggested a lease agreement that runs on his property. Just shows how everything is being crammed onto this lot.

Speaker # 11: Citizen

Name: Jeanine Flint

Address: 3853 East Thousand Oaks Circle

Comments: The County assessor did not include the columns and would be over 31%. They are under support columns for the front deck and fully covered deck.

Commissioner Janson asked Staff Spencer Brimley if the columns are under the roof. They didn't include the parts that stay out. The assessor said they don't measure them because they aren't buildable area. Curtis did do an administrative determination for how lot coverage is calculated.

Speaker # 12: Citizen

Name: George Flint

Address: 3853 East Thousand Oaks Circle

Comments: He said when the assessor measured the front columns they put the laser on the face of the columns. The back deck columns, was not included at all in the measurement. The three back were partially included in the computation and the chimney.

Commissioner Janson asked Staff Spencer Brimley if he took what the applicant submitted to him based upon on Curtis's determination. A deck as stated earlier is excluded. Conclusion is a roof over a deck. Yes it needs to be included in the calculation. Mr. Flint is confused by an assertion, the applicant has redone his drawings and he hasn't seen the self-corrected work. Looking at assessors' calculation, they haven't seen anything like that from the applicant and take a look at if you use the assessors' interpretation. Air conditioner was added and ignored by staff.

Speaker # 13: Representative of Applicant

Name: Steven Hopkins

Address: 5420 Cottonwood Lane

Comments: One calculation by an engineer with an engineer's stamp showing 29% lot coverage. This is their 3rd month on this issue. They want to meet the standards and move on. They understand problems with the existing house. They need to let the Lowe's buy the house.

Speaker # 14: Engineer Surveyor

Name: Rob Poria

Address:

Comments: He said the numbers come out close. He doesn't know how someone never being onsite could come up within 1/10. He took conservative measurements of the complete deck. He has added everything into calculation and it still shows they confirm.

Commissioner Ober asked about the air conditioning units and if they are included in his calculations. Mr. Poria confirmed they are in his calculations.

Speaker # 15: Citizen

Name: George Flint

Address: 3853 East Thousand Oaks Circle

Comments: He thinks they have not included three feet of covered deck computation.

PUBLIC PORTION OF MEETING CLOSED

Commissioners, Counsel and Staff had a brief discussion.

Motion: to continue application #28980 to the December 10, 2014 meeting to provide clarification to be resolved or in light of clarifications by Curtis Woodward. A Staff analysis would be to supplement the current information and will not include any new public information.

Motion by: Commissioner Jemming

2nd by: Commissioner Ober

Vote: unanimous in favor (of commissioners present)

Commissioners provided comments with their vote.

Commissioner Stephens joined the Business Meeting at 6:22 pm.

BUSINESS MEETING

Meeting began at – 6:22 p.m.

- 1) Approval of Minutes from the August 13, 2014 meeting

Motion: to approve Minutes from the August 13, 2014 meeting as presented.

Motion by: Commissioner Ober

2nd by: Commissioner Jemming

Vote: unanimous in favor (of commissioners present)

- 2) Approval of Minutes from the September 10, 2014 meeting

Motion: to approve Minutes from the September 10, 2014 meeting as presented.

Motion by: Commissioner Stephens

2nd by: Commissioner Jemming

Vote: unanimous in favor (of commissioners present)

- 3) Approval of Minutes from the October 15, 2014 meeting

Motion: to approve Minutes from the October 15, 2014 meeting as presented.

Motion by: Commissioner Jemming

2nd by: Commissioner Stephens

Vote: unanimous in favor (of commissioners present)

- 4) Ordinance Issues from today's meeting

Commissioner Janson would like to review the meeting. Commissioner Janson has a copy of Curtis Woodward's memo. Staff David White's interpretation of a 10 year issue of a variance when you're working with a new district. There is a clear data issue. If you have a non-conforming, stay out and staff can say you built your house in 1890. Commissioner Janson wants everyone to continue thinking about this ordinance. He put together a list and PUD is at the top of the list. Last week was asked to be more specific with what are the issues of the PUD.

- 5) Other Business Items (as needed)

David White provided an analysis, investigation and investments and this is the beginning of the process. Different areas that aren't similar. He provided a map.

Commissioners and Staff had a discussion regarding the paperwork provided.

Motion: to send a letter to Patrick Leary, Township Executive on the subject of a new PUD Ordinance for endorsement.

Motion by: Commissioner Ober

2nd by: Commissioner Jemming

Vote: unanimous in favor (of commissioners present)

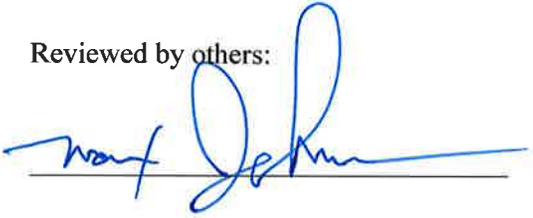
Max advised we have been asked to move our meeting for December, looking for alternate locations.

MEETING ADJOURNED

Time Adjourned – 6:59 p.m.

Minutes reviewed by:

Reviewed by others:



12-10-14

DRAFT