



Planning & Development Services Division

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Millcreek Township Planning Commission

Public Meeting Agenda

****REVISED****

Wednesday, February 11, 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

28980 – (Continued from 09/10/2014, 10/15/2014, 11/12/2014 and 12/10/2014) - 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

29080 – (Continued from 12/10/2014) - Troy Wolverton of Anderson, Wahlen and Associates requests approval of Conditional Use site plan amendments to the Smith's Food and Drug Center, including the addition of a drive up Pharmacy window. **Location:** 3215 South Valley Street. **Zone:** C-2. **Community Council:** Canyon Rim. **Planner:** Todd A. Draper

29112 – Travis Perry, representing Peak Capital Partners, is requesting to amend a conditional use approval to amend the existing site and add additional parking with landscaping to the south east area of the existing multi-family development. **Location:** 3994 S. Howick Street. **Zone:** C-2/zc (Commercial). **Community Council:** Millcreek. **Planner:** Spencer W. Brimley

29127 – Steve Sandlin is requesting a Conditional use approval to change the use of an existing building and site from a State Liquor Store (Bar) to a public / quasi-public use (Church). **Location:** 3165 South Richmond Street. **Zone:** C-3. **Community Council:** Millcreek. **Planner:** Todd A. Draper.

29108 – George Starks is requesting a rezone from C-1 (Neighborhood commercial) to C-2

(Community Commercial). **Location:** 2795 South 2300 East. **Community Council:** Canyon Rim. **Planner:** Todd A. Draper

29091 – Ken Keller of Keller Development, is requesting approval of a 70 unit PUD Apartment project, to be known as 1700 On The Park. **Location:** 1717 East Murray Holladay Road. **Community Council:** Millcreek. **Zone:** RM (Residential Multi-family). **Planner:** Spencer W. Brimley

29142 – Andrew Quist is requesting an exception to County roadway standards regarding the installation of Curb Gutter and Sidewalk. **Location:** 3940 South Hale Drive. **Zone:** R-1-21. **Planner:** Todd A. Draper.

BUSINESS MEETING

- 1) Approval of Minutes from the November 12, 2014 meeting.
- 2) Approval of Minutes from the January 14, 2015 meeting.
- 3) Election of Chair and Vice Chair for 2015
- 4) Staff Report to Planning Commission regarding Traffic concerns around application #29100.
- 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 from 12/10/2014								
Meeting Date and Time:	Wednesday, February 11, 2015	04:00 PM	File No:	2	8	9	8	0	
Applicant Name:	Richard Beckstrand	Request:	Subdivision						
Description:	2 lot standard subdivision								
Location:	3809 E. Thousand Oaks Dr.								
Zone:	R-1-10 Residential Single-Family	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>					
Planning Commission Rec:	Continue								
Staff Recommendation:	Approval								
Planner:	Spencer W. Brimley								

1.0 BACKGROUND

1.1 Summary

The applicant is requesting to subdivide an existing parcel into 2 lots. Up until 2002 this property was historically 2 lots but was combined by a previous property owner. For the subsequent 12 years this has been a single lot containing a single family dwelling that, according to information received from County archives, contained a garage in 2002 when the property was combined from two lots to one lot. This proposal is to keep the existing home on the property and subdivide a portion of the property to allow for the future construction on the proposed lot.

Since the Planning Commission meeting in November of 2014, staff has worked to answer the questions and concerns of the planning commission. The Planning Commission asked staff to clarify whether columns, pillars, and chimneys that protrude beyond the walls of the existing home should be included in the lot coverage determination. In response to this request, the County Zoning Administrator has revised his previous determination regarding the lot coverage definition, a copy of which is attached to this report, and portions of which will be discussed hereafter in this report. The Zoning Administrator will be in attendance at the February Planning Commission meeting to answer questions or provide clarification regarding his revised determination. Per Planning Commission directive, there has been no additional information provided by the applicant or the community related to application #28980. Staff has reviewed the information provided by the applicant and the community and sought to address the concerns presented as they apply to this application.

1.2 Hearing Body Action

This item is on the agenda for preliminary plat approval from the planning commission. The Mayor's office will hear this item at their upcoming meeting on 02/13/2015.

1.3 Neighborhood Response

There has been no additional information received from the community since the previous planning commission meeting in November. The planning commission limited any additional information to be submitted related to this application. The purpose for this was to allow for staff to consider all current information and make an accurate and appropriate determination of the applicant's request for a two lot subdivision related to any and all applicable ordinances.

1.4 Community Council Response

The Mt. Olympus Community Council is aware of the application for a 2-lot subdivision. This item was mentioned at their meeting held on 10/7/2014. However because of the nature of the application as a standard subdivision it is not an application type that receives recommendation from the community council.

2.0 ANALYSIS

2.1 Applicable Ordinances

The subdivision would be subject to compliance with **Title 18-Subdivisions**.

As a standard subdivision being a use by right, the applicant is responsible to show that the proposed lots meet requirements of the applicable zone (R-1-10 and RCOZ).

If given preliminary approval by the planning commission a preliminary and final plat approval from staff will be required prior to recording the completed subdivision.

19.14.040 Lot areas and widths.

R-1-10 10,000 square feet 80 feet at a distance 30 feet back from the front lot line.

Any construction proposed on the lots would be subject to the applicable zoning already in place over that property. The property is regulated by the R-1-10 zone and Residential Compatibility Overlay Zone (RCOZ).

19.80.035 - Parking in R-1 and R-2 Residential Zones.

A. Driveways. A driveway shall be provided for vehicular access from the street or right-of-way to the required parking spaces of any dwelling in an R-1 or R-2 zone. The driveway shall be constructed of a durable, hard surface such as: concrete (including permeable concrete), asphalt (including permeable asphalt), brick, pavers, stone, or block. The number, location, and width of driveways shall comply with the specifications set forth in sections 14.12.110 and 14.36.060 of the County Code of Ordinances. Driveways over one hundred fifty feet in length are subject to approval by the fire authority. The area within the front yard of any single- or two-family dwelling not occupied by a driveway or parking surface set forth above shall be landscaped in compliance with the applicable provisions of this title regulating landscaping.

B. Private vehicles. Private vehicles parked on residential property in any R-1 or R-2 zone shall comply with the following:

1. If parked or stored on a paved surface in compliance with section 19.80.030.C or 19.83.035.A, a private vehicle may be located in the front yard, side yard, or rear yard of a dwelling.

2.3 Other Agency Recommendations or Requirements

- 1) Reviews completed by Traffic and Unified Fire indicate that there is sufficient access to the lots as proposed.
- 2) The urban hydrologist has also given preliminary approval of the subdivision as proposed.
- 3) Geology does not have any concerns at this time. Based on previous subdivision applications it is planning staff's opinion that the property can be considered safe for the proposed lots.
- 4) Final approval will be subject to receiving a final approval from geology for soils, and slope issues as well as an in depth review by all regulatory agencies.

2.4 Other Issues

Issues to be addressed:

For the accomplishment of this proposal the applicant must show that they comply with the following items:

1. Lot coverage ratio as stated in the Residential Compatibility Overlay zone, R-1 zoning regulations.
2. Comply with any and all applicable subdivision regulations and ordinance requirements.

The issues that need to be considered at this time, related to the subdivision are whether or not it conforms to all required ordinances and regulations. As proposed the new subdivision must not create any non-compliance items or violations related to height, setback or lot coverage with the existing home, or the proposed lot. The proposed subdivision does not create any such violations that cannot be resolved.

Lot Coverage Analysis:

For the purposes of this analysis the lot coverage in a R-1-10 zone is not to exceed 31%. The current property is approximately 29,521 SF or 0.68 acres. The applicant is requesting to subdivide off 10,000 SF for an additional lot, which would meet minimum requirements for development. The remaining SF would be maintained around the existing home and contain 19,521 SF. The remaining SF would be required to conform to the RCOZ regulations of the Salt Lake County Ordinance, including no more than 31% lot coverage. Per the Salt Lake County Zoning Administrator's determination related to lot coverage, the areas that are not to be included in the lot coverage calculation are outlined in the following manner:

“...The recent questions have focused on what is considered "occupied" by a building, and what is meant by "patios," "decks," and "open porches," which are specifically excluded from lot coverage. In looking at the commonly used definitions of these terms, the one structural element that contains a roof by definition is a porch. Using the definition of porch in the current Merriam-Webster on-line dictionary as a reference, a porch is "a structure attached to the entrance of a building that has a roof and that may or may not have walls." Because a porch has a roof but may or may not have walls, the logical conclusion is that an "open porch" refers to a covered entrance that does not have walls.

Since the other elements on the exemptions list are flat surfaced structures, considered "outdoor" amenities, I would conclude that any portion of the lot over which there is finished interior floor space, including enclosed garage, is "occupied" by the home, and counts towards the coverage calculation. Because the issue is coverage, the outside measurement of walls (rather than interior floor square footage) should be used to calculate this area. In harmony with the "measurement of intensity" language, I would not include roof overhang or decorative elements such as wing walls or extended pillars in the measurement. They are merely decorative appendages, and the amount they add to or subtract from the "measurement of intensity" of a given building is debatable.”

Per this determination staff would not include in the calculation for lot coverage, the above stated items.

Specifically, and to answer the Planning Commission's questions from the November 2014 meeting, the pillars, columns, and chimneys protruding beyond the walls of the home would not be included in lot coverage, nor would the porch, roof overhangs, or wing walls. It is therefore staff's conclusion that the applicant would conform with the RCOZ lot coverage requirements, having a lot coverage ratio of 29%, which would leave an additional 423.51 SF that could be developed on this parcel.

Compliance with applicable Ordinances

However, relative to the existing home on lot one of the proposed subdivisions; it would seem that the current 15' rear set back is out of compliance with the required setback for this zoning designation, which only allows a 15' rear setback if there is a garage (otherwise, a 30' rear setback is required). Per County records, the previous property owner showed a garage on the western side of the property. This Garage existed in 2002, when the lot was combined from two lots into one which resulted in the current configuration . Staff has requested building permit information related to some of the remodeling that has taken place on the property, but from archived records, staff was unable to see when the garage was enclosed. Based on staff's review of the limited information that was available in County archives, staff infers that the 15' rear setback was originally approved based on the assumption that the applicant would have an attached garage on the property, and that the garage did exist and was filled in during the various remodeling projects at the residence that have occurred in the past 12 years. County archives showed that the previous owner requested a reduction in the rear setback from 15 feet to 12 feet, which was denied. Therefore, the applicant would be required to comply with the 15 foot allowed setback, which requires a garage.

If the subdivision is approved by the Planning Commission, the applicant will need to provide appropriate documentation showing that the subdivided lot with the existing home can comply with the existing rear yard setback. The applicant would be able to comply with the rear yard setback by building a single car garage or carport with the 423 square feet of developable space still allowed under lot coverage limitations, plus a one car driveway. Staff would not be able to issue final plat approval until this issue has been resolved. This review would make sure that all applicable ordinances and regulations are complied with and followed prior to any final approval being issued for this project.

Alternatively, Applicant could file, for the existing home, an application for determination of a noncomplying structure under County Ordinance section 19.88.150. The Planning Commission could similarly approve the preliminary subdivision plat, subject to or pending the Applicant obtaining such a determination.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Subdivision .

3.2 Reasons for Recommendation

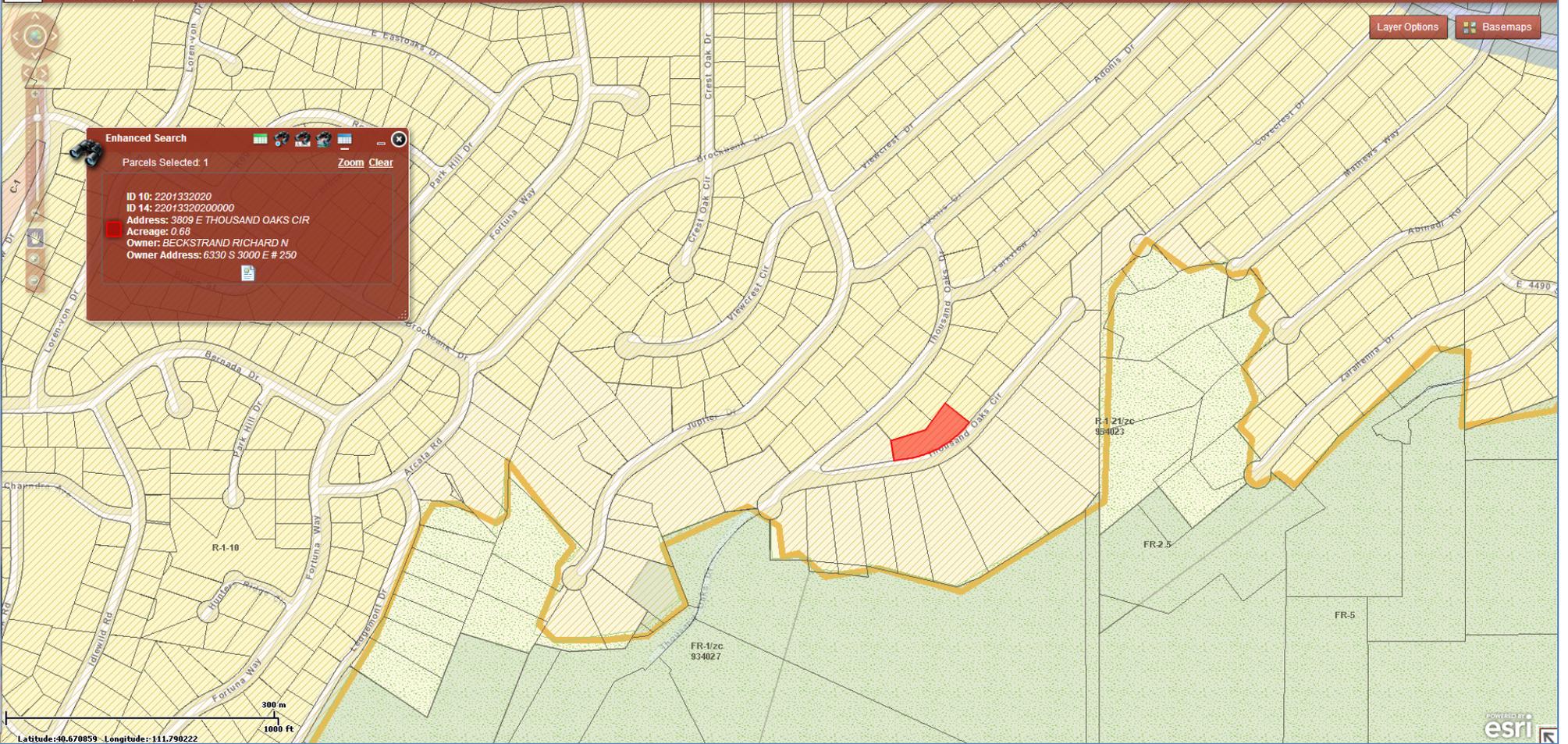
- 1) The proposed subdivision meets the requirements of the R-1-10 zone and has demonstrated ability to comply with all applicable ordinances and standards to verify safe development.
- 2) Rear yard setback could be brought into compliance through installation of a new single car garage with a driveway, or alternatively, applying for determination of a noncomplying structure. The Planning Commission could grant preliminary plat approval, subject to or pending the Director approving one of these options before final plat approval.
- 3) Lot coverage calculation, based on determination by zoning administrator, is in compliance with lot coverage restrictions for the RCOZ ordinance.

Layer Options Basemaps

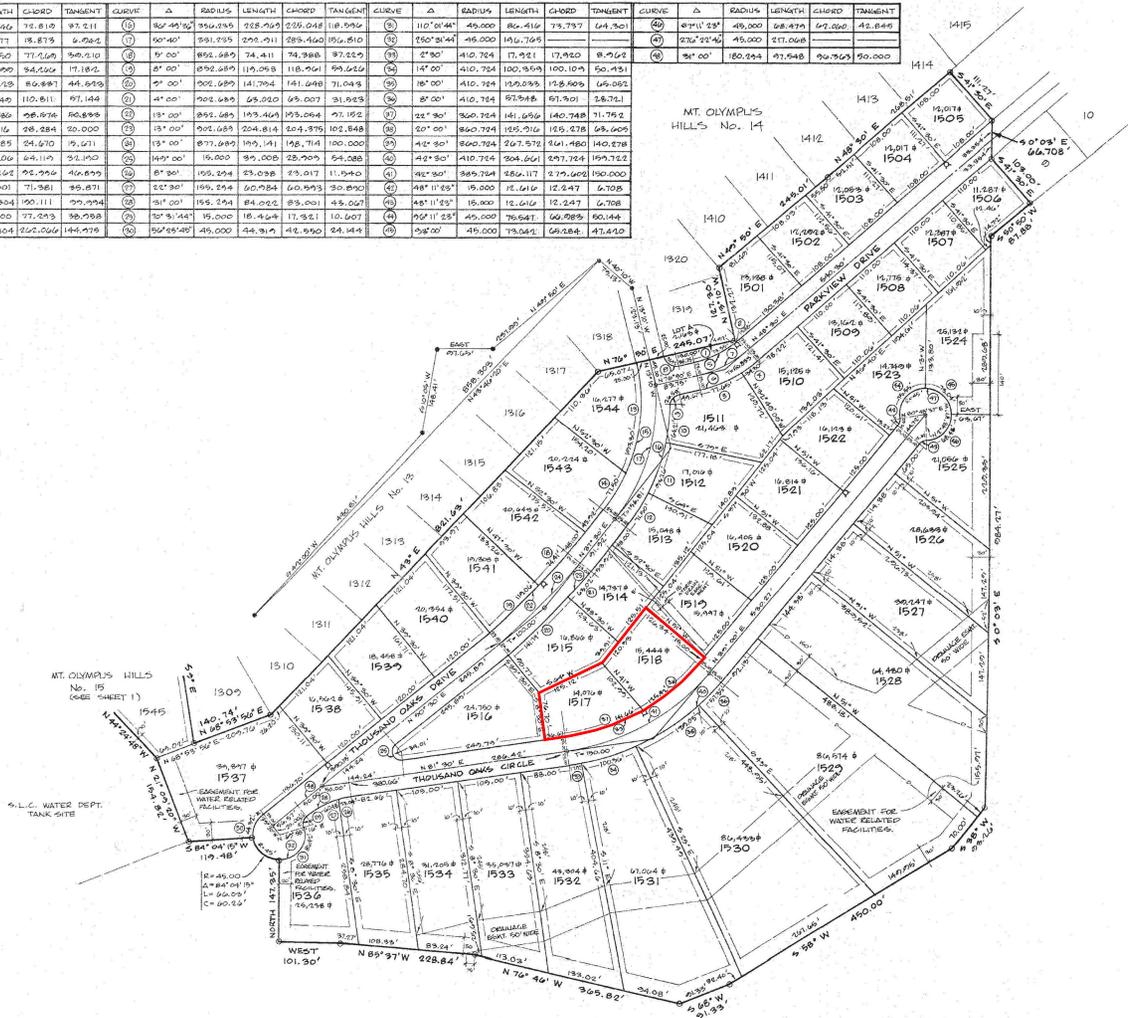
Enhanced Search

Parcels Selected: 1 [Zoom](#) [Clear](#)

ID 10: 2201332020
ID 14: 22013320200000
Address: 3809 E THOUSAND OAKS CIR
Acreage: 0.68
Owner: BECKSTRAND RICHARD N
Owner Address: 6330 S 3000 E # 250



CURVE	Δ	RADIUS	LENGTH	CHORD	TANGENT	CURVE	Δ	RADIUS	LENGTH	CHORD	TANGENT	CURVE	Δ	RADIUS	LENGTH	CHORD	TANGENT	CURVE	Δ	RADIUS	LENGTH	CHORD	TANGENT						
1	10°46'54"	170.885	79.892	72.810	97.211	16	30°49'50"	350.435	228.769	235.048	18.595	17	60°40'	331.935	229.911	233.450	160.810	18	110°21'44"	45.000	80.416	79.737	64.301	19	150°21'44"	45.000	80.416	79.737	64.301
2	4°40'58"	170.885	19.877	18.873	6.082	18	30°49'50"	350.435	228.769	235.048	18.595	20	60°40'	331.935	229.911	233.450	160.810	21	110°21'44"	45.000	80.416	79.737	64.301	22	150°21'44"	45.000	80.416	79.737	64.301
3	10°30'09"	215.883	77.620	71.269	90.510	23	30°49'50"	350.435	228.769	235.048	18.595	24	60°40'	331.935	229.911	233.450	160.810	25	110°21'44"	45.000	80.416	79.737	64.301	26	150°21'44"	45.000	80.416	79.737	64.301
4	8°40'51"	215.883	84.599	84.526	17.182	26	30°49'50"	350.435	228.769	235.048	18.595	27	60°40'	331.935	229.911	233.450	160.810	28	110°21'44"	45.000	80.416	79.737	64.301	29	150°21'44"	45.000	80.416	79.737	64.301
5	28°20'	170.885	87.423	86.897	44.643	30	30°49'50"	350.435	228.769	235.048	18.595	31	60°40'	331.935	229.911	233.450	160.810	32	110°21'44"	45.000	80.416	79.737	64.301	33	150°21'44"	45.000	80.416	79.737	64.301
6	28°20'	215.883	111.849	110.811	97.144	34	30°49'50"	350.435	228.769	235.048	18.595	35	60°40'	331.935	229.911	233.450	160.810	36	110°21'44"	45.000	80.416	79.737	64.301	37	150°21'44"	45.000	80.416	79.737	64.301
7	28°20'	215.883	92.886	92.876	50.899	38	30°49'50"	350.435	228.769	235.048	18.595	39	60°40'	331.935	229.911	233.450	160.810	40	110°21'44"	45.000	80.416	79.737	64.301	41	150°21'44"	45.000	80.416	79.737	64.301
8	20°00'	20.000	31.416	28.284	20.000	42	30°49'50"	350.435	228.769	235.048	18.595	43	60°40'	331.935	229.911	233.450	160.810	44	110°21'44"	45.000	80.416	79.737	64.301	45	150°21'44"	45.000	80.416	79.737	64.301
9	30°25'30"	20.000	29.989	27.670	19.271	46	30°49'50"	350.435	228.769	235.048	18.595	47	60°40'	331.935	229.911	233.450	160.810	48	110°21'44"	45.000	80.416	79.737	64.301	49	150°21'44"	45.000	80.416	79.737	64.301
10	07°18'30"	195.235	24.226	24.119	9.193	50	30°49'50"	350.435	228.769	235.048	18.595	51	60°40'	331.935	229.911	233.450	160.810	52	110°21'44"	45.000	80.416	79.737	64.301	53	150°21'44"	45.000	80.416	79.737	64.301
11	19°20'	195.235	29.225	29.225	10.879	54	30°49'50"	350.435	228.769	235.048	18.595	55	60°40'	331.935	229.911	233.450	160.810	56	110°21'44"	45.000	80.416	79.737	64.301	57	150°21'44"	45.000	80.416	79.737	64.301
12	11°30'	195.235	71.901	71.921	33.871	58	30°49'50"	350.435	228.769	235.048	18.595	59	60°40'	331.935	229.911	233.450	160.810	60	110°21'44"	45.000	80.416	79.737	64.301	61	150°21'44"	45.000	80.416	79.737	64.301
13	80°10'	195.235	195.934	190.111	209.294	62	30°49'50"	350.435	228.769	235.048	18.595	63	60°40'	331.935	229.911	233.450	160.810	64	110°21'44"	45.000	80.416	79.737	64.301	65	150°21'44"	45.000	80.416	79.737	64.301
14	04°30'	195.235	77.907	77.293	36.298	66	30°49'50"	350.435	228.769	235.048	18.595	67	60°40'	331.935	229.911	233.450	160.810	68	110°21'44"	45.000	80.416	79.737	64.301	69	150°21'44"	45.000	80.416	79.737	64.301
15	90°40'	195.235	270.804	222.026	144.229	70	30°49'50"	350.435	228.769	235.048	18.595	71	60°40'	331.935	229.911	233.450	160.810	72	110°21'44"	45.000	80.416	79.737	64.301	73	150°21'44"	45.000	80.416	79.737	64.301



MT. OLYMPUS HILLS No. 15
 LOCATED IN SEC. 1, T. 25. N., R. 11. E., S. 1. B. & M.
 SHEET No. 2 of 2

PREPARED BY
 APOSHIAN CONSULTING ENGINEERS, INC.
 1444 EAST 9500 SOUTH
 SALT LAKE CITY, UTAH

RECORDED # 3081584
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT
 THE REQUEST OF
 Western States Title Co.
 DATE: Mar 22, 1978 TIME: 3:44 pm BY: 78-3-94
 # 4450
 FEE \$

Recorders Note: 78-3-94
 Plat # 2 of 2

78-3-94 2 of 2

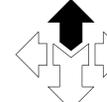
R-1-B + R-1-C
 65° 40' - 8005' 10000'
 8-21-77

MT. OLYMPUS HILLS NO. 15 (3) AMENDED

AMENDING LOT 1517A, MT. OLYMPUS HILLS NO. 15 AMENDED SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 01,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, UTAH

NORTH



SCALE: 1" = 30'



SURVEYOR'S CERTIFICATE

I, DENNIS K. WITHERS, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6135190. AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

MT. OLYMPUS HILLS NO. 15 (3) AMENDED
AMENDING LOT 1517A, MT. OLYMPUS HILLS NO. 15 AMENDED SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

LOT 1517A, MT. OLYMPUS HILLS NO. 15, AMENDED SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK "2003P" OF PLATS, AT PAGE 232 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1517A, MT. OLYMPUS HILLS, SAID LOT CORNER ALSO BEING EAST 1936.34 FEET (1938.51) AND NORTH 1429.36 FEET (1429.88) FROM THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 64°00'00" EAST 125.12 FEET; THENCE NORTH 37°30'00" EAST 126.53 FEET; THENCE SOUTH 51°00'00" EAST 126.34 FEET; THENCE SOUTH 39°00'00" WEST 14.99 FEET TO A POINT ON A 360.72 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG SAID CURVE 267.57 FEET THROUGH A CENTRAL ANGLE OF 42°30'00" (CHORD BEARS SOUTH 60°15'00" WEST 261.48 FEET); THENCE SOUTH 81°30'00" WEST 36.63 FEET; THENCE NORTH 08°30'00" WEST 76.70 FEET TO THE POINT OF BEGINNING.

CONTAINS: 29,521 SQUARE FEET, OR 0.678 ACRES, IN 2 LOTS

DATE _____ DENNIS K. WITHERS
S.L. LICENSE NO. 6135190

OWNER'S DEDICATION

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

MT. OLYMPUS HILLS NO. 15 (3) AMENDED
AMENDING LOT 1517A, MT. OLYMPUS HILLS NO. 15 AMENDED SUBDIVISION

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

INDIVIDUAL ACKNOWLEDGMENT

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

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

INDIVIDUAL ACKNOWLEDGMENT

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

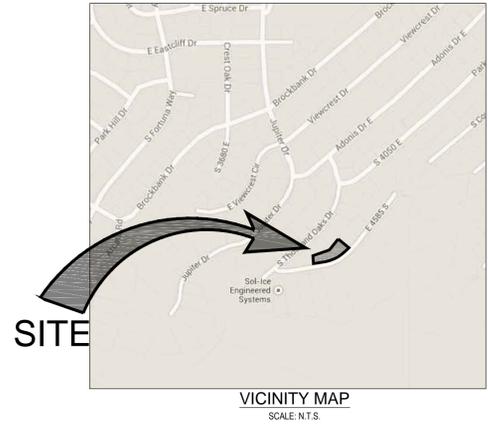
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

GENERAL NOTES:

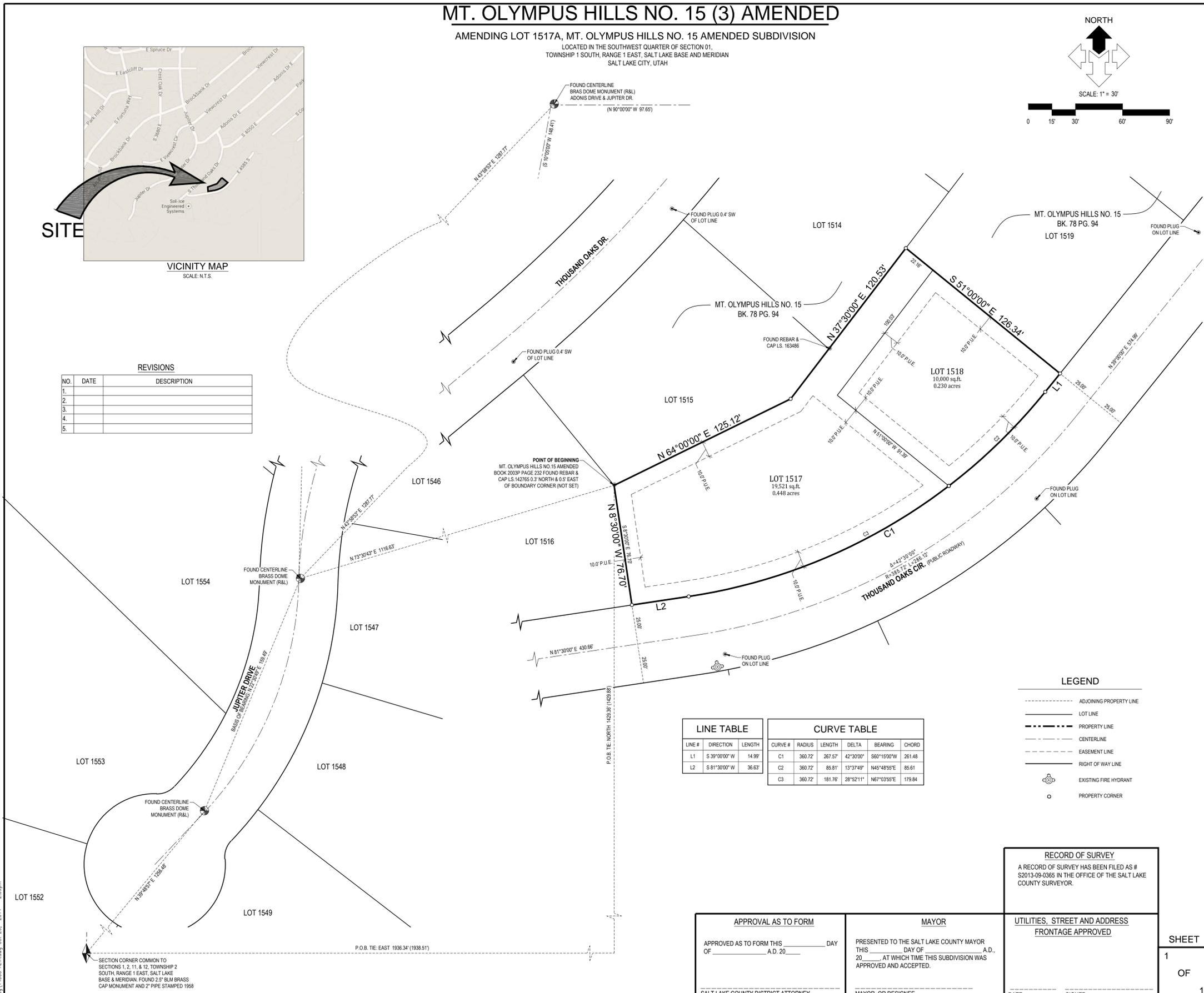
1. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 22°30'00" EAST, ALONG THE LONG CHORD OF PC. ALL MONUMENTS FOUND IN JUPITER DRIVE, AS SHOWN HEREON.
2. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESES INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
3. PROPERTY CORNERS NOT FOUND WERE MONUMENTED WITH A 5/8" REBAR AND RED NYLON CAP STAMPED "MCNEIL ENG." OR A NAIL & WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED HEREON.
4. THE BOUNDS OF THIS SUBDIVISION WAS ESTABLISHED BASED UPON THAT CERTAIN RECORD OF SURVEY, FILED AS S2013-09-0365, ON FILE WITH THE SALT LAKE COUNTY SURVEYORS OFFICE. (SEE NARRATIVE SHOWN THEREON.)
5. EXISTING EASEMENTS SHOWN ON THIS PLAT ARE BASED UPON THE EASEMENTS CITED IN THE COMMITMENT FOR TITLE INSURANCE PREPARED BY LANDMARK TITLE COMPANY, ORDER NUMBER 54532, HAVING AN EFFECTIVE DATE OF MAY 06, 2014 AT 6:59 AM.
6. THE SUBJECT PARCEL IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE ANNUAL 2% CHANCE OF 100 YEAR FLOOD, PER FEMA MAP NO. 4903.50C01662.

MT. OLYMPUS HILLS NO. 15 (3) AMENDED
AMENDING LOT 1517A, MT. OLYMPUS HILLS NO. 15 AMENDED SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 01,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, UTAH

SALT LAKE COUNTY RECORDER
RECORD NO. _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE \$ _____ SALT LAKE COUNTY RECORDER



REVISIONS		
NO.	DATE	DESCRIPTION
1.		
2.		
3.		
4.		
5.		



LINE TABLE			CURVE TABLE					
LINE #	DIRECTION	LENGTH	CURVE #	RADIUS	LENGTH	DELTA	BEARING	CHORD
L1	S 39°00'00" W	14.99'	C1	360.72'	267.57'	42°30'00"	S60°15'00" W	261.48'
L2	S 81°30'00" W	36.63'	C2	360.72'	85.81'	13°37'49"	N45°48'55" E	85.61'
			C3	360.72'	181.70'	28°52'11"	N67°03'55" E	179.84'

LEGEND	
---	ADJOINING PROPERTY LINE
---	LOT LINE
---	PROPERTY LINE
---	CENTERLINE
---	EASEMENT LINE
---	RIGHT OF WAY LINE
⊕	EXISTING FIRE HYDRANT
○	PROPERTY CORNER

RECORD OF SURVEY
A RECORD OF SURVEY HAS BEEN FILED AS #
S2013-09-0365 IN THE OFFICE OF THE SALT LAKE
COUNTY SURVEYOR.

APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____ SALT LAKE COUNTY DISTRICT ATTORNEY	MAYOR PRESENTED TO THE SALT LAKE COUNTY MAYOR THIS _____ DAY OF _____ A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. MAYOR, OR DESIGNEE	UTILITIES, STREET AND ADDRESS FRONTAGE APPROVED DATE _____ SIGNED _____
---	---	---

SHEET
1
OF
1

PREPARED BY:
McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

UNIFIED FIRE AUTHORITY
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____
UNIFIED FIRE AUTHORITY

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE MILLCREEK TOWNSHIP PLANNING COMMISSION.
CHAIR, MILLCREEK TOWNSHIP PLANNING COMMISSION

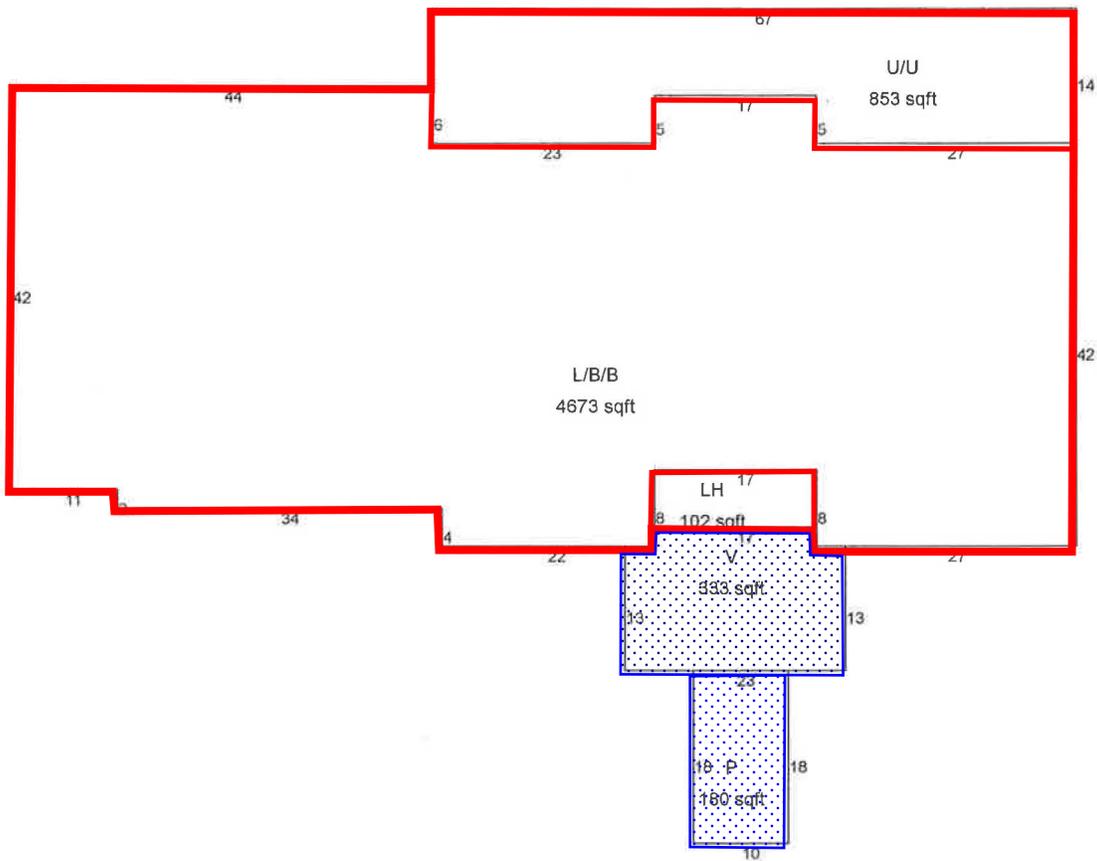
HEALTH
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____
SALT LAKE VALLEY HEALTH DEPT.

PLANNING & DEVELOPMENT SERVICES DIVISION
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
DATE _____ ASSOCIATE DIRECTOR

CHECKED FOR ZONING COMPLIANCE
ZONE: _____ LOT AREA: _____
LOT WIDTH: _____ FRONT YARD: _____
SIDE YARD: _____ REAR YARD: _____
Date _____ Signature _____

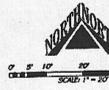
S:\2014files\14258\Survey\Prod\Draw\14258 ALTA.dwg Oct 29, 2014 - 2:39pm

Exhibit "A": November 5, 2014 on site laser measurements by Salt Lake County Assessor



Parcel ID: 22-01-332-020-0000

Label	Perimeter	Area
L/B/B	344	4673
U/U	172	853
LH	46	102
Lot Coverage SF		6051.51
Total SF		5628
Lot Coverage		28.83%



SURVEYOR'S CERTIFICATE

I, M. CARL LARSEN, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 142765 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY.

ALL OF LOT 1517 AND LOT 1518, MT. OLYMPUS HILLS No. 15 SUBDIVISION, A SUBDIVISION BEING LOCATED IN SECTION 1, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS EFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES; THAT NONE OF THE VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY ENCRUCH UPON ADJOINING PROPERTY AND THAT NO VISIBLE IMPROVEMENTS, FENCES OR EAVES OF ADJOINING PROPERTIES ENCRUCH UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN.

I ALSO FURTHER CERTIFY THAT THIS PLAT DOES NOT PURPORT TO DISCLOSE OVERLAPS, GAP, BOUNDARY LINE DISPUTES OF THE PROPERTY SURVEYED WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE ADJOINING PROPERTIES, NOR DOES IT PURPORT TO DISCLOSE OWNERSHIP OF OR CLAIMS OF EASEMENTS OR ENCUMBRANCES UPON THE PROPERTY SURVEYED.

M. Carl Larsen
M. CARL LARSEN, L.S. # 142765

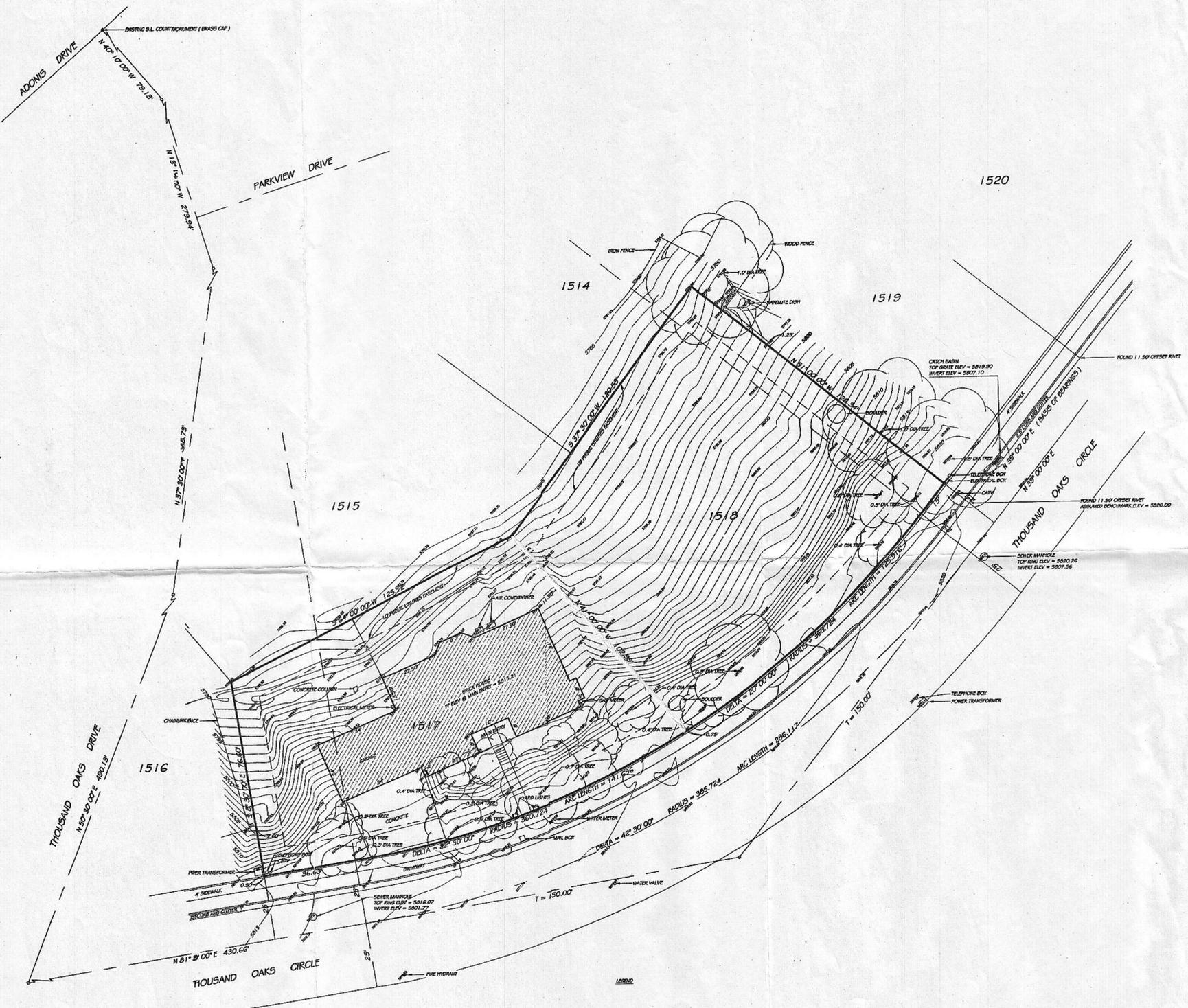
10/5/99
DATE

GENERAL NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BETWEEN FOUND RIVER 11.50 FOOT OFFSETS AT THE PROJECTION OF THE WEST LINE OF LOT 1519 AND THE OF LOT 1520 AS SHOWN ON THIS SURVEY PLAT.

FILE COPY
SALT LAKE BUILDING 1
MAY 2
APPR

C:\SOSK\PROJ\03984-59.dwg Larsen and Malmquist, Inc. All Rights Reserved



LEGEND

SET PEG AND CAP 1.5 INCHES	—
FENCE LINE	—
GRASS LINE	—
OVERHEAD POWER LINE	—
OVERHEAD TELEPHONE LINE	—
SECONDARY POWER LINE	—
STORM DRAIN LINE	—
UNDERGROUND POWER LINE	—
UNDERGROUND TELEPHONE LINE	—
WATER LINE	—

DATE	10-4-99
SCALE	1" = 80'
PROJECT	03984-59
DRAWN BY	JERRY A. McWILLIS
CHECKED BY	JERRY A. McWILLIS



LARSEN & MALMQUIST, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1574 WEST 1700 SOUTH SALT LAKE CITY, UTAH 84104
PHONE: (801) 972-2634 FAX: (801) 972-2698

SURVEY CERTIFICATE
ARCHITECTURAL TOPOGRAPHY
PREPARED FOR: JERRY A. McWILLIS
3800 EAST THOUSAND OAKS CIRCLE
SALT LAKE CITY, UTAH 84124
ATTN: JERRY / DAVID DEAN
LOCATION: SW 1/4 SECTION 1, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH

Ben McAdams
Mayor
Nicole Dunn
Deputy Mayor
Patrick W. Leary
Township Executive



Scott R. Baird, P.E., Director
Engineering Services
Rolen Yoshinaga, Director
Planning & Development Services
Brigham Mellor
Economic Development

DATE: December 26, 2014

TO: Spencer Brimley

FROM: Curtis Woodward

A handwritten signature in black ink, appearing to read 'Curtis Woodward', is written over the printed name.

RE: RCOZ "Lot coverage" definition

It has come to my attention that more questions have arisen regarding the definition of "lot coverage" in section 19.71.060 of the Residential Compatibility Overlay Zone (RCOZ). For reference, the definition in the code is: "Lot coverage" means the measurement of land use intensity that represents the portion of the site occupied by the principal building and all accessory buildings, but excluding all other impervious improvements such as sidewalks, driveways, patios, decks and open porches. The only terms within this definition which are specifically defined within the zoning ordinance are: "intensity" and "building:"

"Intensity" means the concentration of activity, such as a combination of the number of people, cars, visitors, customers, hours of operation, outdoor advertising, etc.; also, the size of buildings or structures, the most-intense being higher, longer and/or wider.

"Building" means any structure having a roof supported by columns or walls, for the housing or enclosure of persons, animals or chattels.

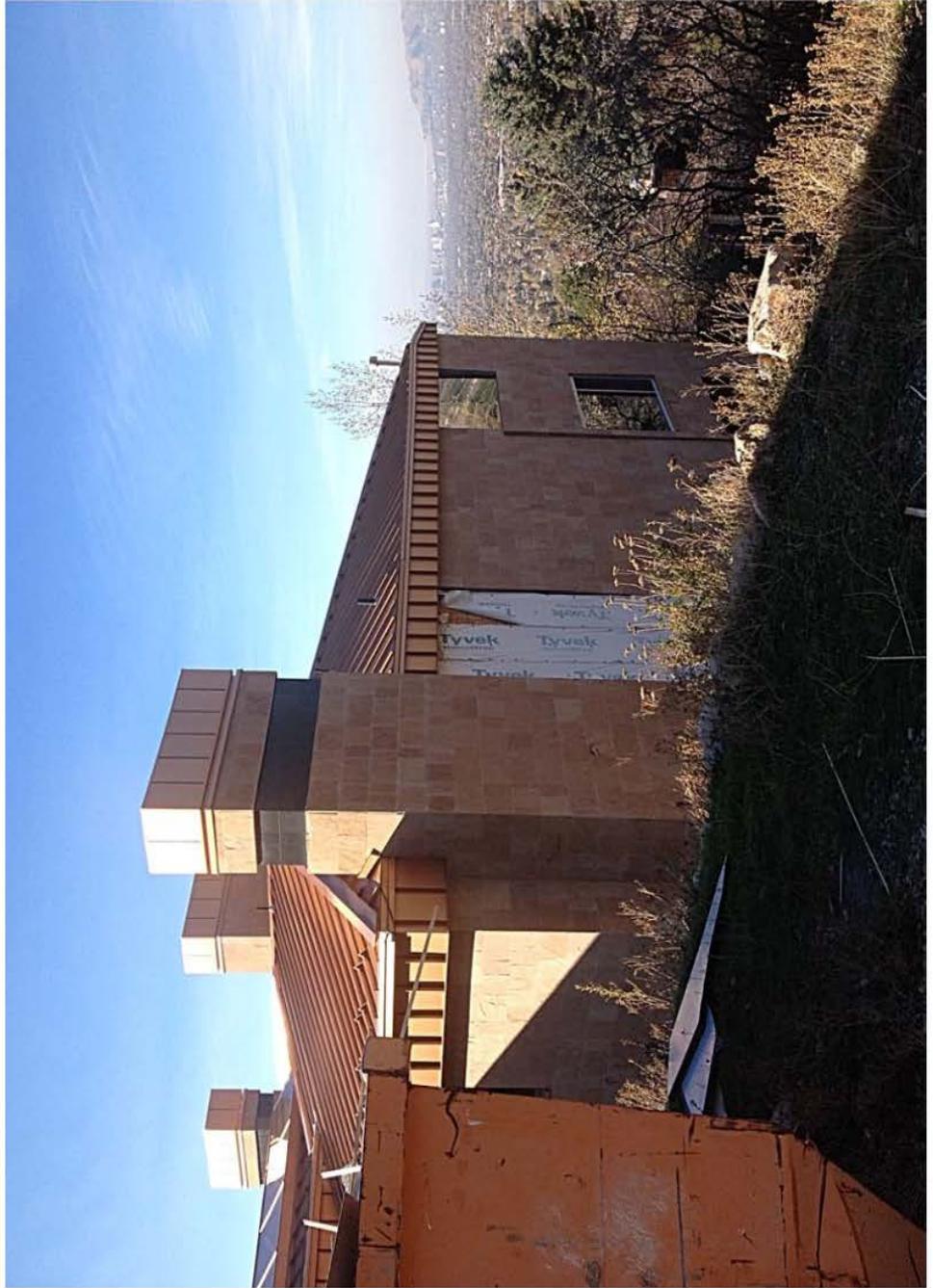
The recent questions have focused on what is considered "occupied" by a building, and what is meant by "patios," "decks," and "open porches," which are specifically excluded from lot coverage. In looking at the commonly used definitions of these terms, the one structural element that contains a roof by definition is a porch. Using the definition of porch in the current Merriam-Webster on-line dictionary as a reference, a porch is "a structure attached to the entrance of a building that has a roof and that may or may not have walls." Because a porch has a roof but may or may not have walls, the logical conclusion is that an "open porch" refers to a covered entrance that does not have walls.

Since the other elements on the exemptions list are flat surfaced structures, considered "outdoor" amenities, I would conclude that any portion of the lot over which there is finished interior floor space, including enclosed garage, is "occupied" by the home, and counts towards the coverage calculation. Because the issue is coverage, the outside measurement of walls (rather than interior floor square footage) should be used to calculate this area. In harmony with the "measurement of intensity" language, I would not include roof overhang or decorative elements such as wing walls or extended pillars in the measurement. They are merely decorative appendages, and the amount they add to or subtract from the "measurement of intensity" of a given building is debatable.











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

STAFF SUMMARY AND RECOMMENDATION

Public Body:	Millcreek Township Planning Commission	File Number: 29080
Meeting Date:	2/11/2015	
Request:	Amended Site Plan	
Zone:	C-2 (Commercial)	
Property Address:	3215 South Valley Street	
Applicant:	Troy Wolverton	
Planner:	Todd A. Draper	

Project Description:

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

Site and Vicinity Description (see attached map):

Property is accessed from Valley Street and also fronts on 3300 South. Area along 3300 South is primarily commercial in nature with abutting single-family residential to the north. The metropolitan water district owns and operates a large water storage tank complex to the East. .

Zoning Considerations:

Requirement	Standard	Proposed	Compliance Verified
Height	75'	25'	Yes
Front Yard Setback	20'	Exceeds 20'	Yes
Side Yard Setbacks	none	n/a	Yes
Rear Yard Setback	none	n/a	Yes
Lot Width	none	n/a	Yes
Lot Area	none	n/a	Yes
Parking	Retail Center: 4 spaces per 1000 square feet. Office: 1 space for every 250 square feet. Restaurant: 3 spaces per 100 square feet. – Total required for overall site:703 Spaces	542 Total (ADA spaces do not count towards total required)	No
Compatibility with existing buildings in terms of size, scale and height.			Yes
Compliance with Landscaping Requirements.			No
Compliance with the General Plan.			Yes

Issues of Concern / Proposed Mitigation:

Issue of Concern: Parking: Currently available parking would be reduced by up to 5 stalls under the current proposal. Significant parking reductions have previously been granted to the subject property and adjoining restaurant as part of a number of expansions that have occurred over time. However, the site has habitually remained non-complaint with those approvals. Per the current parking ordinance: the Grandeur Peak Office Building requires 101 parking stalls and has 103 Stalls located on their property; the Smith's Store requires 537 parking stalls, and has 395 stalls located on their property; and the McDonald's restaurant would require 65 parking stalls and has 31 stalls located on their property. There are another 13 stalls that exist across mutual property lines.

Additionally, per the parking ordinance ADA stalls do not count towards the total, but must be provided in addition to the required stalls. Overall there are 22 ADA stalls on the overall site where only 11 are required. ADA stalls must be dispersed between buildings and entrances.

12 spaces are currently approved for use as outdoor seasonal sales area (although it appears 18 are being used for such seasonal display and sales).

27 stalls that were required under the most recent site plan approval have never been striped/ installed. 15 of those are located near the loading docks and would significantly impact loading, unloading, storage, and parking of delivery trucks and trailers if installed.

Permanent outdoor storage has been moved from the North Side of the building (original approval) to the East side (rear). While this was done without impacting the net stall count it appears that the storage area is wider than the 18 foot available depth and is impacting the required drive aisle width for other adjacent parking spaces.

Proposed Mitigation: Provide a minimum of 565 (non-ADA) parking stalls for the entire property. Stalls must meet minimum size requirements of the county (9' X 18') and drive aisle widths must meet County Requirements (24' for 90 degree parking, 20' for 60 degree angled parking). Restriping of the parking areas on the North will require the use of angled parking and directional arrows to direct traffic to enter the drive aisle for the pharmacy traveling towards the west. No vehicle parking to be added in the area of the loading docks.

Issue of Concern: Landscaping: Original approval of this shopping center required very minimal landscaping. This proposal seeks to remove a planter bed of approximately 2050 square feet and replace it with approximately 1675 square feet of landscaping in the general vicinity.

Proposed Mitigation: Staff recommends that replacement landscaping be equal to that being removed. One possibility to increase the amount of landscaping in the vicinity could be accommodated by reducing the width of the pedestrian walkway on the west of the drive-through to only 5' of width (increase of 180 square feet), another possibility would be to increase the size of the planter island nearest to the northern entry door to include the additional landscape area by eliminating a parking stall or stalls in that area. Staff recommends that the applicants determine where the landscaping will go, but that the full replacement of 2050 square feet be required.

Neighborhood Response:

One phone call was received from the adjacent owner of the office building (also owns part of the land this proposal sits upon). They expressed concerns about the traffic flow patterns, joint maintenance and liability, and the need to re-negotiate some of the parking and cross access agreements in light of this proposal. An affidavit from this property owner consenting to the submittal of this application was received On January 15, 2015.

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

Community Council Response:

The Canyon Rim Community Council at their November 18, 2014 meeting recommended that the Millcreek Township Planning Commission approve of the addition of the drive through pharmacy to the site with the condition that the amount (square footage) of landscaping that is being removed be replaced in an equal or greater amount on the site, specifically in the areas proposed on this plan and that additional landscaping be added into the main parking area. They also requested that directional arrows be added to the pavement to direct vehicles around the north side of the parking lot and to enter the drive through lanes from the east. Also that signage be required to alert drivers to pedestrians crossing at the exit of the drive through and to remind them not to idle their car while in line. An official written response however has not been received from that Community Council.

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
Under Review

Traffic Engineer- Traffic Safety
Under Review

SLCO Health Dept.- Environmental Health Hazards
Approved

SLCO Engineering(Urban Hydrology) - Storm Drainage, Flood Control
Approved

SWPPP Supervisor - Natural Hazards, Soil and Slope Conditions, Liquifaction, Grading,
Storm Water Pollution Prevention
Approved

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:

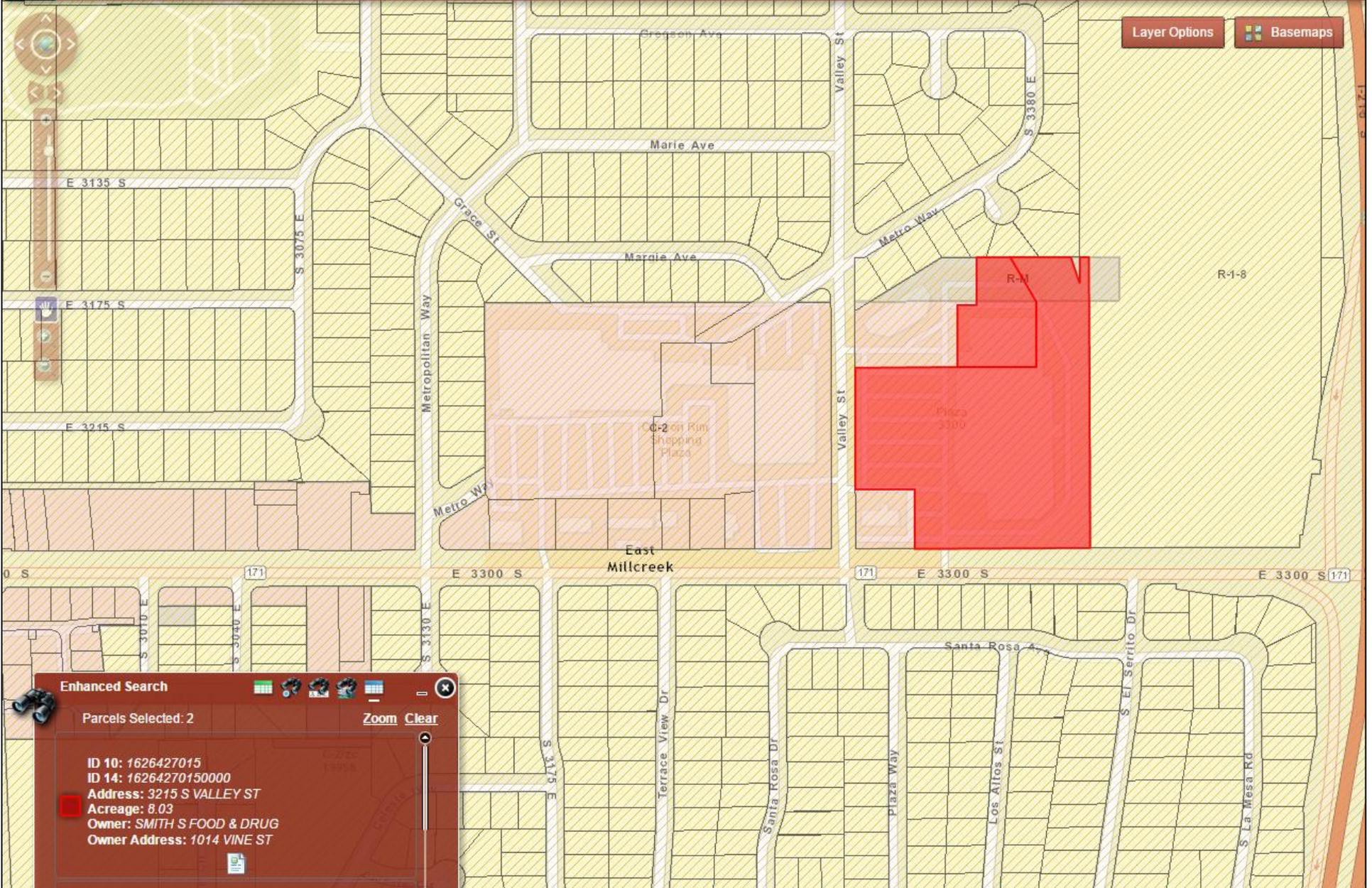
1. Work with staff to amend the site plan to address parking space size, drive widths, traffic flow, and accessibility consistent with the minimum ordinance and policy requirements of the County and other applicable agencies.

2. On the north of the Smith's building traffic shall be directed to facilitate entry into the drive-through aisles for vehicles traveling towards the west. Vehicles in drive through lane may not block or impede the access drive aisle. Pavement markings shall be utilized to direct drivers.
3. Increase the number of available parking spaces on the Smith's property in order to provide a minimum of 565 (non-ADA) parking stalls available to the overall site.
4. No additional vehicle parking to be installed in the area of the loading docks
5. Revise the site plan to include a minimum of 2,050 square feet of additional landscape area to replace the landscape area that will be removed.
6. Outside seasonal sales area to remain consistent with prior approval granted November 29, 2001. No additional outside sales area, display area, or expansions of this area allowed which would impede or limit available parking. In order to insure that necessary parking stalls remain primarily available for parking, use of the designated outside seasonal sales area shall be limited to 90 days within a calendar year.
7. Installation of signs in the area of the drive-through requesting that vehicles do not idle.
8. Installation of signs near the entry and exit of the drive-through alerting drivers of the pedestrian crossing and to watch for pedestrians.
9. Compliance with all other previous conditions of approval, including but not limited to delivery hours, delivery vehicle idling, storm water drainage, screening, lighting, and landscaping.



Layer Options

Basemaps



R-1

R-1-8

C-2 on Kim Shopping Plaza

Plaza 3100

East Millcreek

Enhanced Search

Parcels Selected: 2

Zoom Clear

ID 10: 1626427015

ID 14: 16264270150000

Address: 3215 S VALLEY ST

Acres: 8.03

Owner: SMITH S FOOD & DRUG

Owner Address: 1014 VINE ST





Layer Options

Basemaps

Enhanced Search

Parcels Selected: 2

Zoom Clear

ID 10: 1626427015
ID 14: 16264270150000
Address: 3215 S VALLEY ST
Acreage: 8.03
Owner: SMITH S FOOD & DRUG
Owner Address: 1014 VINE ST

500 ft
Latitude:40.702705 Longitude:-111.807650

Smith's #475 - Pharmacy Drive-Thru

3215 South Valley Street
Salt Lake City, Utah



Scale: 1" = 20'



Vicinity Map
Not to Scale



Abbreviations

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

Legend

Proposed Curb & Gutter	Existing Improvements	Existing Spot
Proposed Open Face C & G	Existing Asphalt	Existing Light Pole
Proposed Asphalt	Existing Concrete	Existing Street Light
Proposed Concrete	Existing Inlet Box	Existing Building
Proposed Truncated Domes	Existing Catch Basin	Existing Telephone Box
Proposed Inlet Box	Existing Manhole	Existing Power Meter
Proposed Catch Basin	Existing Fire Hydrant	Existing Electrical Box
Proposed Manhole	Existing Water Valve	Existing Electrical Cabinet
Proposed Transformer	Existing Overhead Power Line	Existing Gas Meter
Proposed Meter Box	Existing Water	Existing Water Meter
Proposed Water Meter	Existing Secondary Water	Existing Irrig. Control Box
Proposed Combo Box	Existing Sewer	Existing Bollard
Proposed Fire Hydrant	Existing Storm Drain	Existing Hose Bib
Proposed Water Valve	Existing Gas	Working Point
Proposed Water Line	Existing Power	Existing Deciduous Tree
Proposed Sanitary Sewer	Existing Telephone	Existing Coniferous Tree
Proposed Storm Drain	Existing Fence	Detail Number
Proposed Conduit Line	Flowline	Sheet Number
Proposed Power Line	Centerline	
Proposed Gas Line	Existing Contour	
Proposed Secondary Water Line	Existing Spot	
Proposed Roof Drain	Existing Light Pole	
Proposed Fence	Existing Street Light	
Ridge line	Existing Building	
Grade Break	Existing Telephone Box	
Proposed Contour	Existing Power Meter	
Direction of Drainage	Existing Electrical Box	
Proposed Spot	Existing Electrical Cabinet	
ADA Accessible Route	Existing Gas Meter	
Property Line	Existing Water Meter	
Sawcut Line	Existing Irrig. Control Box	
Proposed Light Pole	Existing Bollard	
Proposed Street Light	Existing Hose Bib	
Proposed Building	Working Point	
Existing Power Pole	Existing Deciduous Tree	
Existing Power Pole w/ Guy	Existing Coniferous Tree	
Existing Utility Marker		
Existing Post		

Civil Sheet Index

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

Benchmark

Finish Floor of the Existing Smith's Marketplace.
Elevation = 4850.00
(Assumed)

Smith's
FOOD & DRUG STORES

1550 South Redwood Road
Salt Lake City, Utah 84104
Telephone (801) 974-1400

475

3215 South Valley Street
Salt Lake City, Utah

Cover Sheet

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



4 Sep, 2014

SHEET NO.

CV

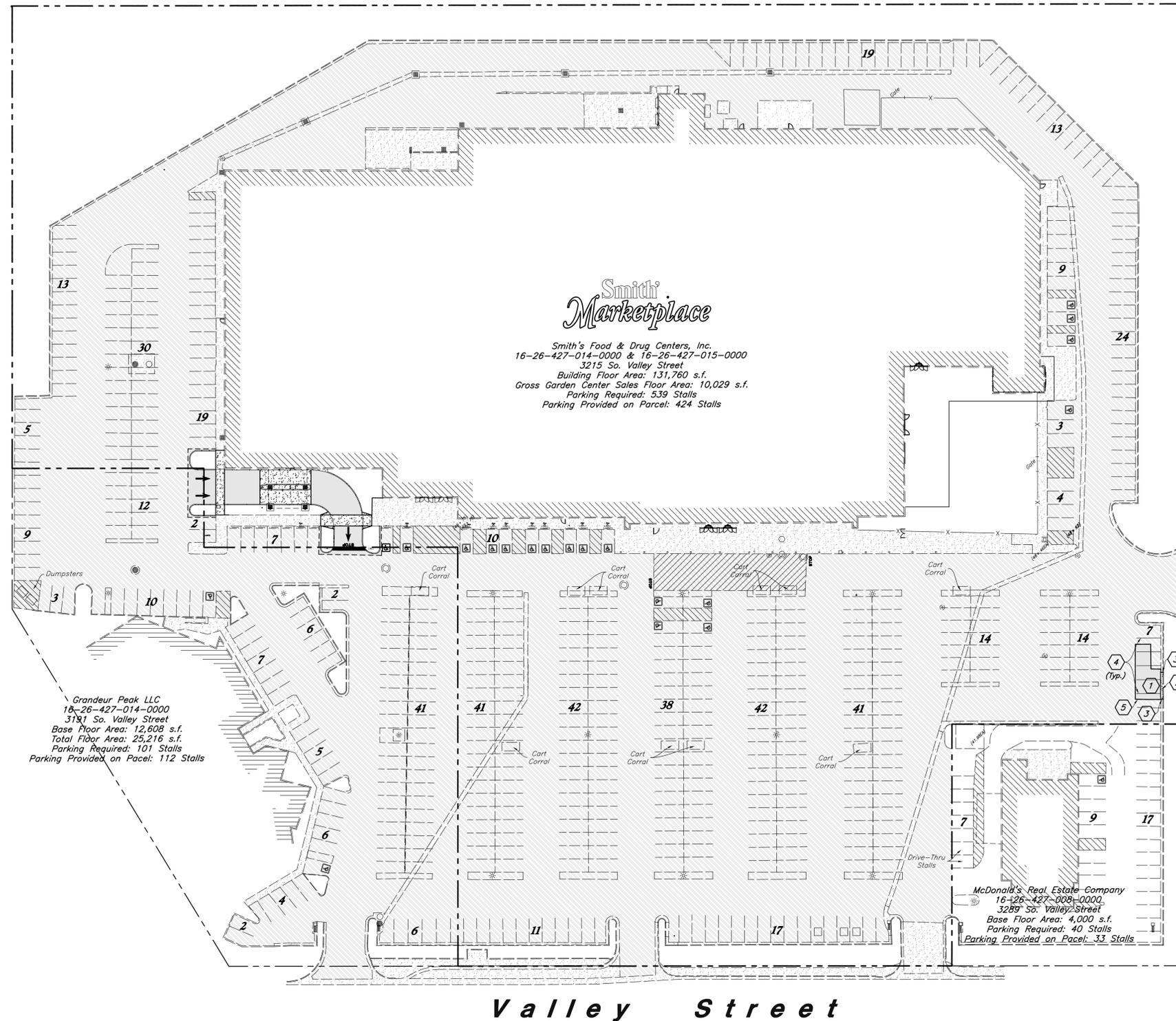
REV.	DATE	DESCRIPTION

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

ANWA
ANDERSON WAHLEN & ASSOCIATES
Great Basin Engineering South
2010 North 801 521-8929 - AlwaysEngineering.net



Scale: 1" = 40'



3300 South Street

Landscaping Analysis:

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

Parking Analysis:

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

Construction Note:

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

Site Construction Notes

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

Salt Lake County Code of Ordinances:

Section 19.80.040 (A)

- 3. Banks, post offices, business and professional offices; one space for each two hundred fifty square feet of gross floor area;
- 21. Restaurants or private nonprofit clubs, one space for each two and one half seats or three spaces per one hundred square feet of floor area, whichever is greater;
- 22. Retail stores, shops, etc., except as provided in this subsection, one space for each two hundred fifty square feet of gross floor area;
- 34. Outdoor display and sales including garden centers, nurseries, lumber yards, building materials sales yards; one space for each one thousand square feet of display and sales area;

Section 19.80.040 (C)

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

Smith's
FOOD & DRUG STORES

1550 South Redwood Road
Salt Lake City, Utah 84104
Telephone (801) 974-1400

475

3215 South Valley Street
Salt Lake City, Utah

REV	DATE	DESCRIPTION

Designed by: TW
Drafted by: AM
Client Name:
Smith's Food and Drug
smc475-0V-SP_Pharmacy

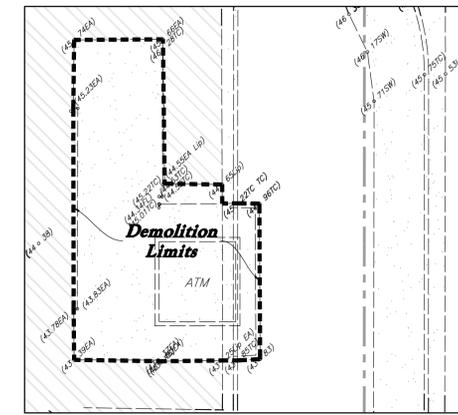
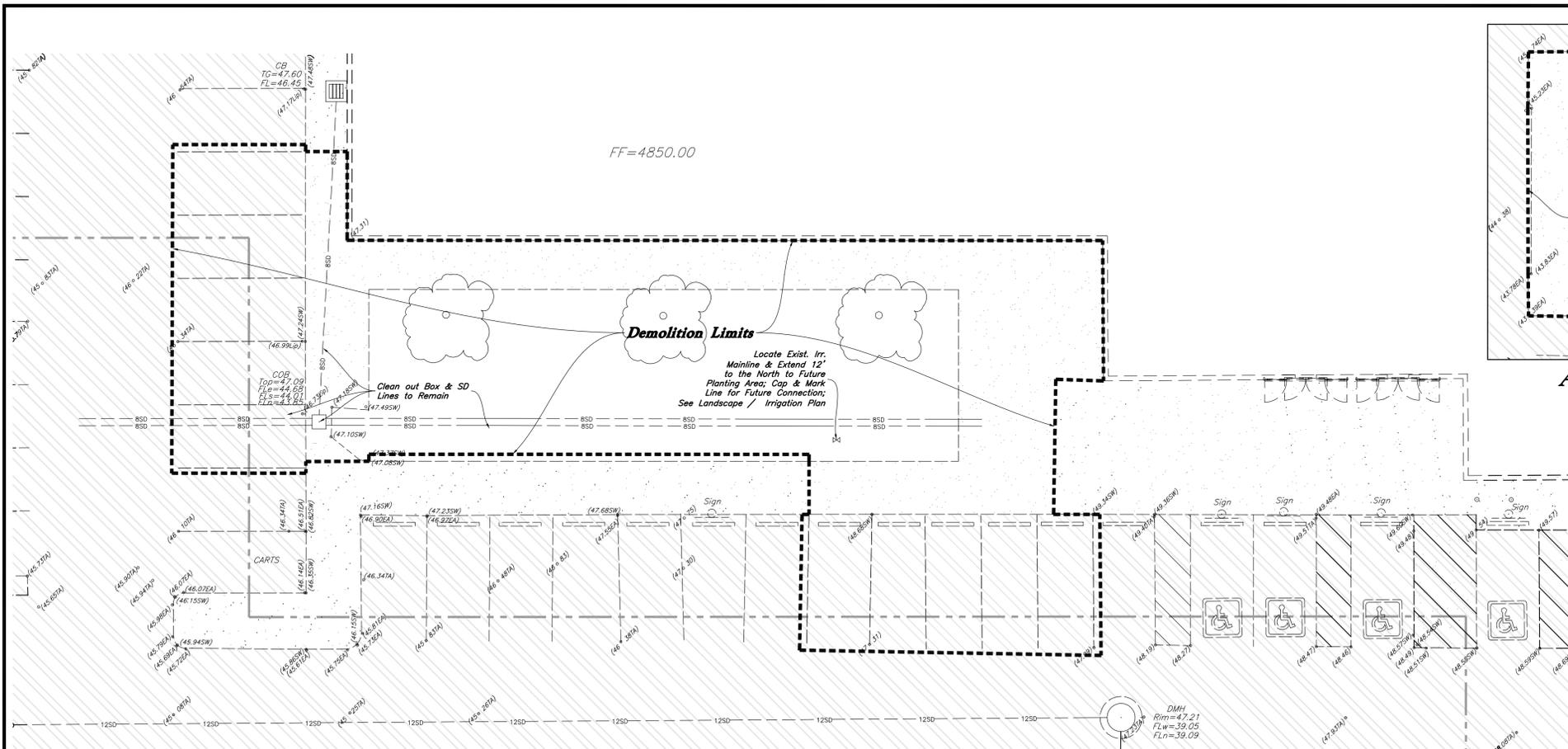
ANDERSON WAHLEN & ASSOCIATES
 Great Basin Engineering South
 2010 North Redwood Road, Salt Lake City, Utah 84116
 801.521.8529 - AWEngineering.net

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

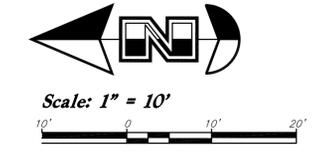


4 Sep, 2014

SHEET NO.
C1.0



ATM Demolition Plan

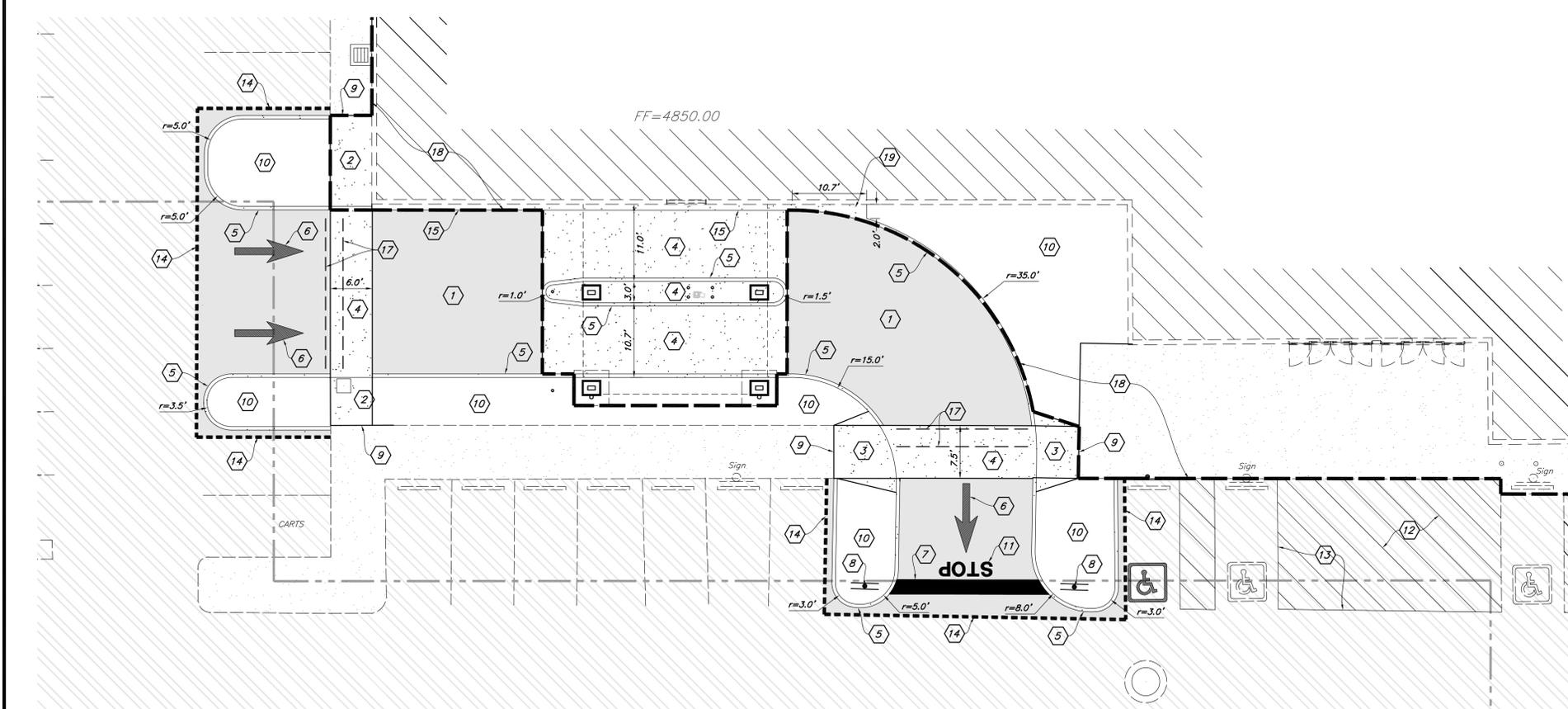


- General Demolition Notes:**
- Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
 - Refer to site improvement plans for more details on limits of removal.
 - All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines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

CAUTION :

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

Demolition Plan



- Site Construction Notes**
- Const. Standard Asphalt Paving
 - Const. Conc. Sidewalk
 - Const. ADA Accessible Ramp per ICC/ANSI A117.1 (Latest Edition)
 - Const. Conc. Paving
 - Const. 6" Curb Wall
 - Const. Directional Arrows per MUTCD
 - Const. 24" White Stop Bar
 - Const. Stop Sign per MUTCD R1-1 with Opposing "Do Not Enter" Sign per MUTCD R5-1
 - Connect & Match Existing Improvements
 - Landscaping (See Landscape Plans)
 - Paint White "STOP" per MUTCD
 - Const. ADA Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Editions)
 - Const. 4" Yellow Paint Stripes (Typ.)
 - Sawcut; Provide Smooth Clean Edge
 - Const. 10" Curb Wall (See Arch. Plans)
 - Const. ADA Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Editions)
 - Const. Irrigation Sleeves (See Irrigation Plan)
 - Site/Building Construction Limits (Typ.)
 - Place Concrete Between Wall & Curb Wall Flush to Top of Curb Wall.

ADA Note:

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

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

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

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

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

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.



Smith's
FOOD & DRUG STORES

1550 South Redwood Road
Salt Lake City, Utah 84104
Telephone (801) 974-1400

475
3215 South Valley Street
Salt Lake City, Utah

Anderson Wahlen & Associates logo and contact information.

Anderson Wahlen & Associates
Great Basin Engineering South
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521.8529 - AWEngineering.net

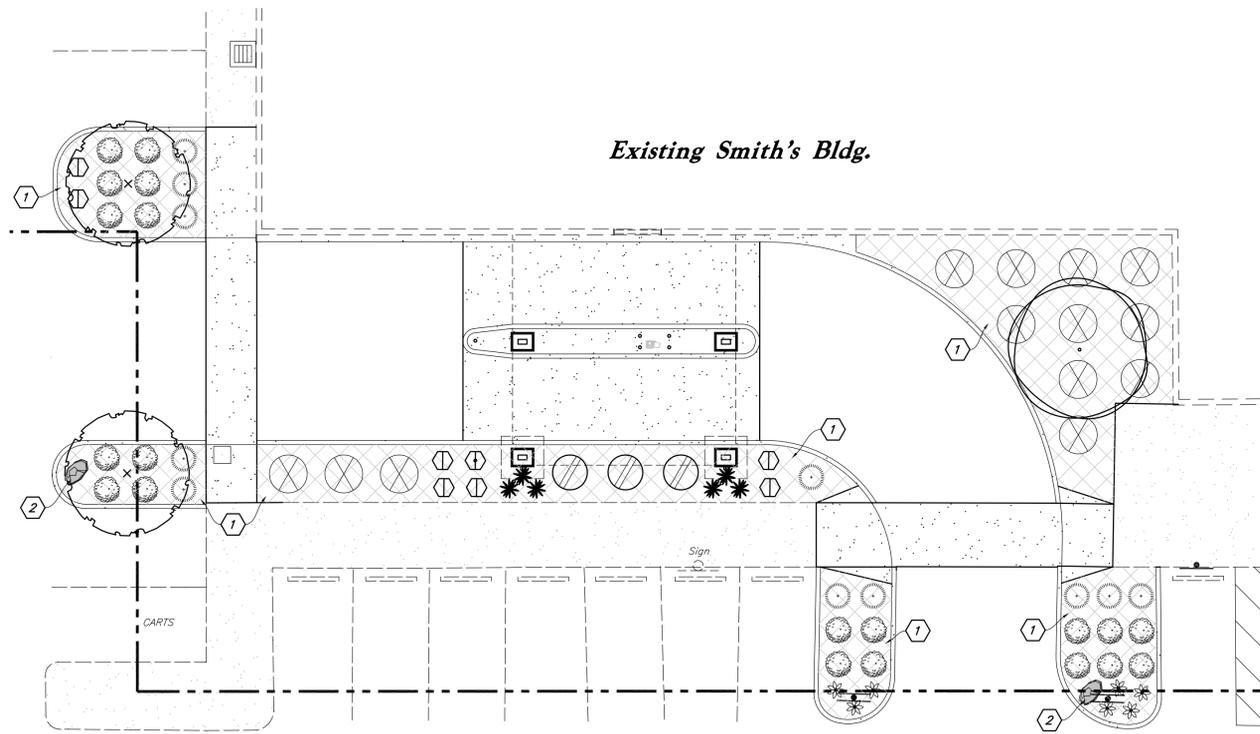
Demolition / Site Plan

Smith's #475 - Pharmacy Drive-Thru

3215 South Valley Street
Salt Lake City, Utah

4 Sep, 2014

SHEET NO. **C1.1**



Pharmacy Drive Thru Landscape Plan

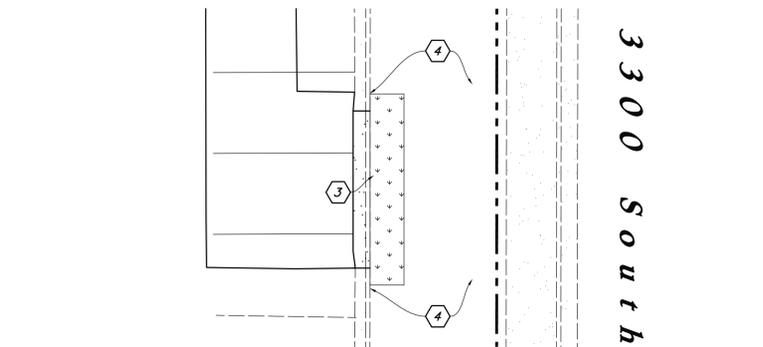
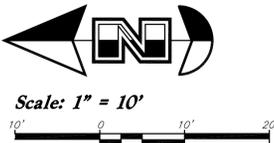
Plant Legend

Symbol	Qty.	Botanical Name	Common Name	Plant Size/Spacing
(Symbol)	2	Acer p. 'Crimson Sentry'	Crimson Sentry Maple	2" Cal., B&B 2/L3.1
(Symbol)	1	Cercis c. 'Forest Pansy'	Forest Pansy Redbud	2" Cal., B&B 2/L3.1
(Symbol)	13	Rhus a. 'Grow Low'	Grow Low Sumac	5 Gal. Cont., 10" Min. Ht. 1/L3.1
(Symbol)	20	Spiraea b. 'Limemound'	Limemound Spiraea	5 Gal. Cont., 15" Min. Ht. 1/L3.1
(Symbol)	11	Pinus m. m. 'Slowmound'	Slowmound Mugo Pine	5 Gal. Cont., 15" Min. Ht. 1/L3.1
(Symbol)	8	Berberis t. a. 'Crimson Pygmy'	Crimson Pygmy Barberrry	5 Gal. Cont., 10" Min. Ht. 1/L3.1
(Symbol)	3	Prunus cistena	Purple Leaf Sand Cherry	5 Gal. Cont., 24" Min. Ht. 1/L3.1
(Symbol)	7	Hemerocallis x. 'Stella de Oro'	Day Lily	1 Gal. Cont., 12" Min. Ht. 1/L3.1
(Symbol)	6	Calamagrostis x. a. 'Karl Forester'	Karl Forester Grass	1 Gal. Cont., 15" Min. Ht. 1/L3.1
(Symbol)		Kentucky Bluegrass Blend Lawn from a Local Source. Install over a 4 inch depth of Topsoil. Mix in a 2 inch depth of Soil Pep. Add a Lawn Starter Fertilizer Prior to Laying Sod.		none
(Symbol)		Decorative Rock Mulch - Install a 4 inch depth over Dewitt Pro5 Weed Barrier or Equal. Mulch to be 1 1/2" South Town from Nephi Sandstone or Approved Equal. No Cobble Stone* Submit Sample for Approval.		1/L1.1
(Symbol)		3-4" Dia. Decorative Landscape Boulder. Boulders to Match Rock Mulch & be Angular; No Cobble Stones; Submit Sample or Photo for Approval.		2/L1.1

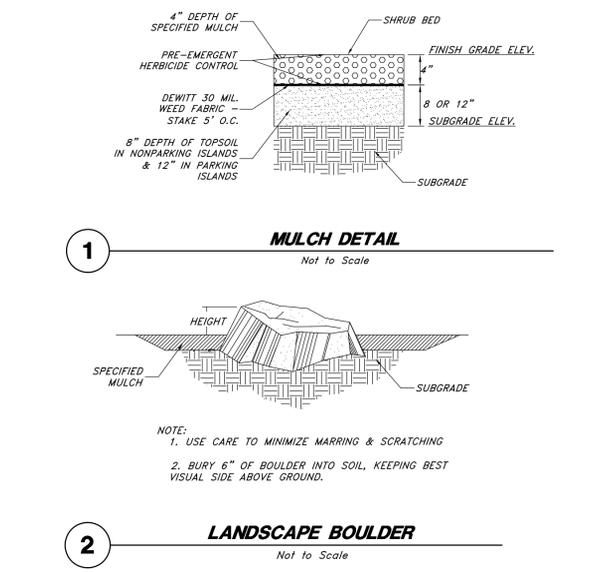
Plant Quantities Provided for Bidding Purposes Only. If there is a Discrepancy between Plant Legend Quantities and Plants Shown on the Plan, Plans take Precedence over Plant Legend.

Landscape Notes:

- All landscape material shall be fully irrigated by an automatic irrigation system. See this Sheet for Irrigation Layout & Sheet L2.1 for Notes & Details.
 - See Sheet L2.1 for Landscape Notes & Details.
- Landscape Keynotes**
- Planting Bed - See Legend
 - Decorative Landscape Boulder - See Legend
 - New Lawn - Install for Areas Indicated on Plan & Areas that are Destroyed Due to Construction; Blend in Edges w/ Existing Lawn
 - Popup Spray Heads to be Adjusted to Cover New Lawn Area; Replace Damaged Spray Heads as Needed to Provide Proper Irrigation to New & Existing Lawn Areas; Replace Irrigation Equipment w/ Equal Material as Needed; Irrigation for Adjacent Lawn Area to Remain Functional During the Demolition & Construction Phases to Keep Lawn Alive; Lawn Damaged due to Lack of Irrigation shall be Replaced by the Contractor at no Cost to the Owner.



Landscape Modifications ATM Removal



Irrigation Legend

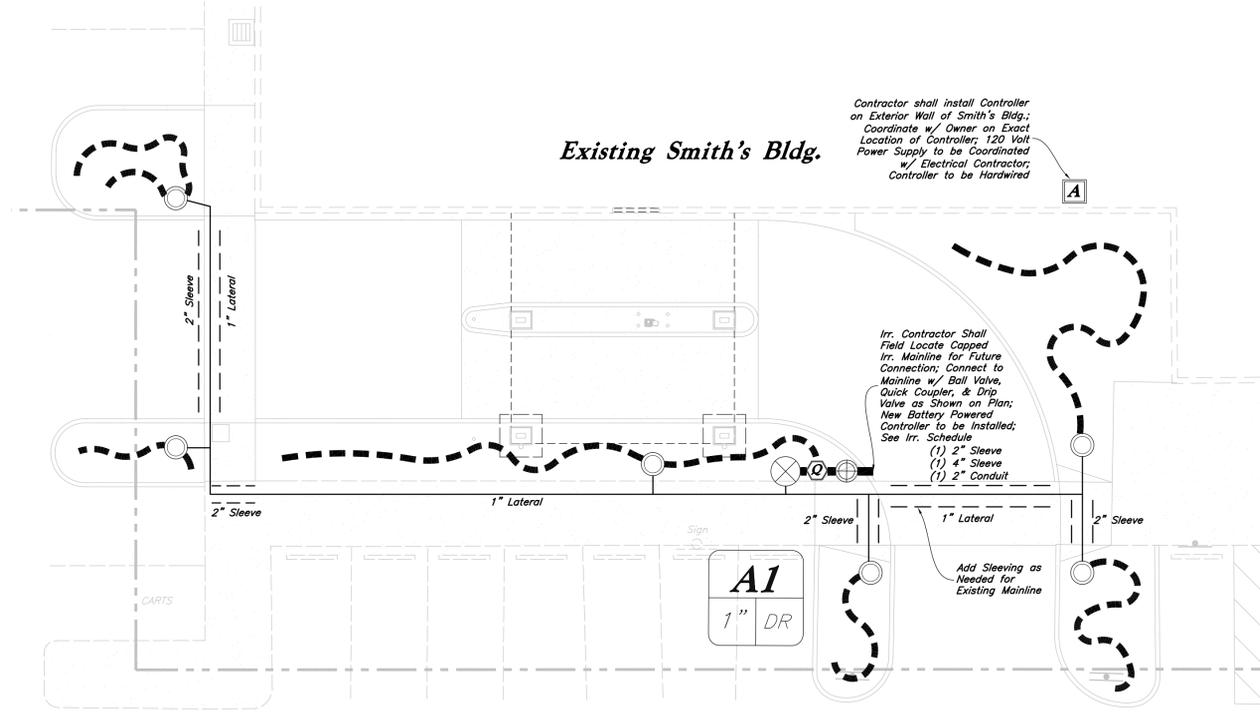
Symbol	Manufacturer/Model #	Description	Notes	Detail
(Symbol)	Rain Bird XCZ-100-PRB-COM	1 Inch Remote Control Valve	Provide New Drip Control Zone Kit; Install 1 in Standard Valve Box w/ 3" Depth of Gravel over Weed Barrier	4/L2.1
(Symbol)	Rain Bird 33DLRC	3/4" Quick Coupler Valve	Provide: 1 Valve Keys (Rain Bird 33-DK) & 1 Swivel Hoses (Rain Bird SH-0); Install in 10" Round Valve Box w/ 3" Depth of Gravel over Weed Barrier	11/L2.1
(Symbol)	Nibco T-580-A (Brass)	Isolation Ball Valve	Size to Match Line Size/Install in 10" Round Valve Box w/ 3" Depth of Gravel over Weed Barrier	None
(Symbol)	None	Manual Drain Valve	Install at all Low Points & in 10" Round Valve Box w/ Gravel Sump at 6" Depth over Weed Barrier	10/L3.1
(Symbol)	PVC Pipe To 3/4" Distribution Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	5/L2.1
(Symbol)	Rain Bird XT-700 Rain Bird XQ-100 Rain Bird XB-10PC / XB-20PC(Tree) Rain Bird TS025 Rain Bird DBC-025 Rain Bird MDCTCAP	3/4" Distribution Tubing - Pipe shown on Plan is Schematic; Adjust as Needed 1/4" Distribution Tubing - Install one per Emitter Xari-Bug Emitter (1 Gal/Hr.)-1 per Per., 2 per Shb./Orm. Grass./Odcvr., 4 per Tree Tie Down Stake - Tubing to be Staked every 3' Diffuser Bug Cap - Install one per Emitter Removable Flush Cap - Install at the End of Each Line		6&7/L2.1
(Symbol)	Schedule 40 PVC	Mainline Pipe	Connect to Existing Mainline & Match Size; Field Verify Mainline Size	9/L2.1
(Symbol)	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes unmarked to be 1 Inch; Minimum pipe size to be 1 Inch for PVC Pipe	9/L2.1
(Symbol)	Rain Bird ESP-Me Rain Bird LXMM for ESP-LX	4 Station Outdoor Controller Metal Locking Cabinet Only	Contractor Shall Install Controller on Outer Wall of Smith's Bldg.; Coordinate 120 VAC Power Supply w/ Electrical Contractor; Controller to be "Hardwired"; Install in Metal Locking Cabinet	none
(Symbol)	Schedule 40 PVC	Sleeving	Provide for Irr. Mainlines, Laterals, and Controller Wire Located under Concrete and Asphalt Paving at specified depths Contractor shall Coordinate the Installation of Sleeving with the Installation of Concrete Framework and Asphalt Paving. All Sleeving is by the Landscape Contractor unless otherwise noted.	8/L2.1

General Irrigation Note

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

Irrigation Notes

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



Pharmacy Drive Thru Irrigation Plan

Irrigation Controller Valve Sch. "A"

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



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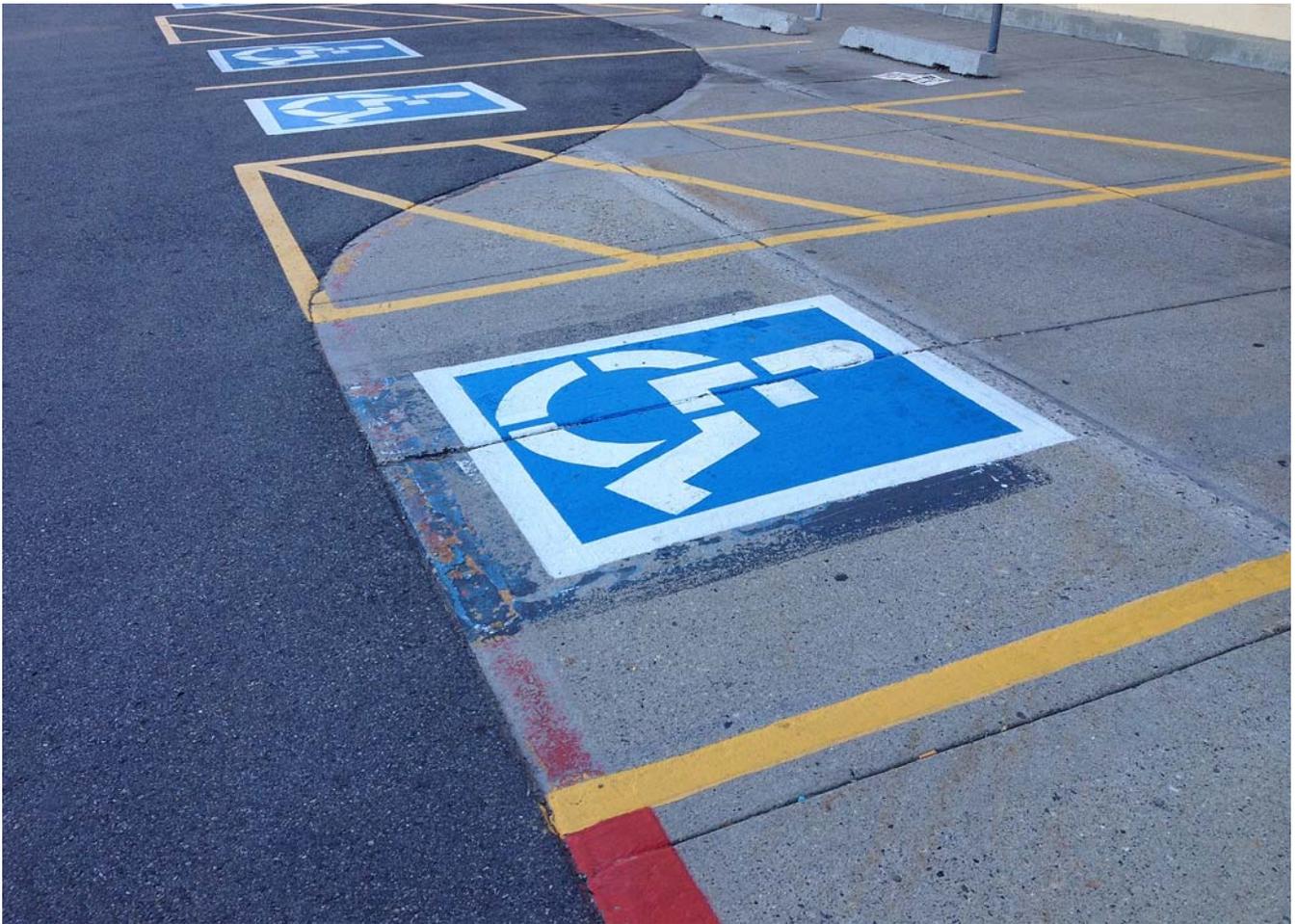
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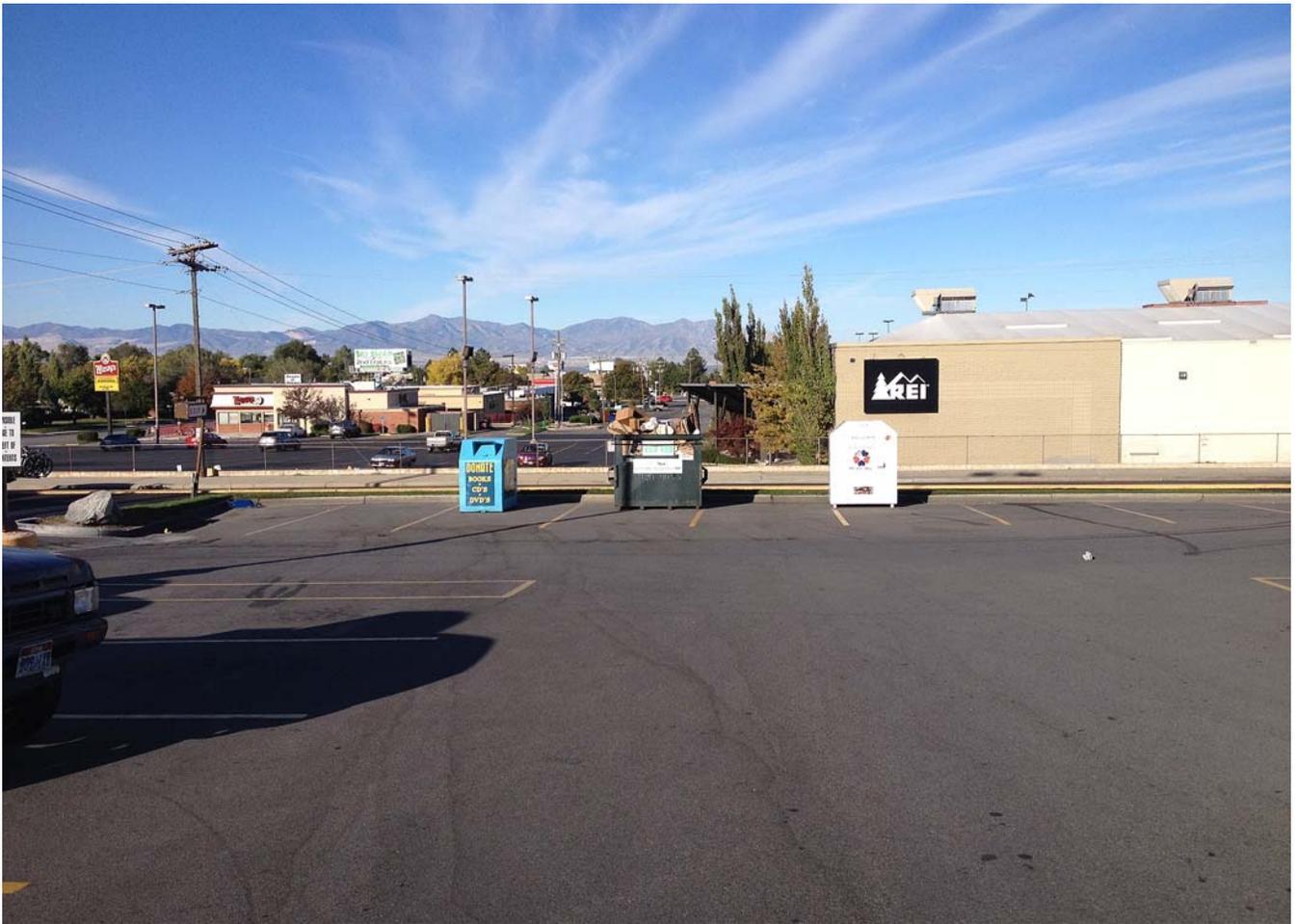
Landscape Plan
Smith's #475 - Pharmacy Drive-Thru
3215 South Valley Street
Salt Lake City, Utah



4 Sep, 2014
SHEET NO.
L1.1













STAFF SUMMARY AND RECOMMENDATION

Public Body:	Millcreek Township Planning Commission	File Number: 29112
Meeting Date:	2/11/2015	
Request:	Conditional Use Approval - amended site plan for additional parking	
Zone:	C-2 (Commercial)	
Property Address:	3994 S. Howick Street	
Applicant:	Travis Perry, representing Peak Capital Partners	
Planner:	Spencer W. Brimley	

Project Description:

Application 29112 from Travis Perry, representing Peak Capital Partners, is requesting conditional use approval to amend the existing site and add additional parking with landscaping to the south east area of the existing multi-family development. The location of the site is at 3994 S. Howick Street. Zoning on the property is C-2/zc (Commercial) with a zoning condition dictating the allowable density for the site.

The property, located at approximately 3994 S Howick Street in Salt Lake City has been sold to a new owner. Since purchasing this project the owners have been made aware of a deficiency in parking for the development and are requesting an area be developed into parking to better accommodate resident needs at this 245-unit community. Previously the development had received a reduction in the parking ratio to 1.61 prior to construction and lease-up. This has created issues for the new owner and the residents, and has remained a consistent source of justified complaints from residents and neighbors, as resident parking routinely overflows onto the adjacent street (Howick).

The proposal would increase the existing parking by 30 stalls. Parking for this

development was approved at 1.61 stalls per unit. Typical ordinance requires that there be at least 2 stalls per unit; however the reduction was approved by the Planning Commission due to the proximate location to transit (TRAX). At this time the applicant is requesting to increase the total number of stalls by 30 stalls to alleviate some of the over flow issues at this time. This would be more than was previously approved. Therefore staff is requesting planning commission decision for this request.

This item is on the agenda for a decision from the planning commission regarding the change in site plan for an existing conditional use. The planning commission previously reduced the parking requirements for this development and this item is considering conditions that may need to be imposed due to the change from what was previously approved on this site and changing it to parking. With the additional parking the development will still be less than the ordinance requirement of 2 per unit.

Staff has reviewed proposal to expand the parking lot on-site to create 30 additional stalls that would bring the parking ratio up to 1.74 parking spaces per unit. This space was originally designated for retail space but given the lack of draw for retail at this particular site, it would seem that mitigating a parking issue for the development would be a more appropriate use for the site at this time.

The intent with this request is to provide site planning that can adapt to the future that is represented by a mature transit system that promotes less reliance on individual automobiles and more demand for walkable retail at transit nodes. The current proposal meets this reality by allowing future adaptations as market conditions warrant.

Site and Vicinity Description (see attached map):

The Meadowbrook apartments are located just south of 3900 S between 300 W and Howick (210 W) Street, in the West Millcreek Redevelopment area. This area for this proposal is situated on the south eastern side of the development. This site was originally approved as a retail pad within the multi-family development. However after approved changes to the site it would seem that retail has not been successful for this location. The property has undergone previous changes to allow for retail units to be changed to residential based on current market demand. The area is comprised of manufacturing and commercial uses and is in close proximity to the Meadowbrook TRAX station just north of 3900 S.

Zoning Considerations:

Requirement	Standard	Proposed	Compliance Verified
Height	75 feet	No change	Yes
Front Yard Setback	25 feet	No change	Yes
Side Yard Setbacks	8-18 feet	No change	Yes
Rear Yard Setback	30 feet	No change	Yes
Lot Width	50 feet	No change	Yes
Lot Area	11,000	No change	Yes
Parking	1.61/unit	1.74/unit	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 of Concern:

No issues of concern related to this proposal. The owner of the property has received feedback related to problems caused from parking on the street.

Proposed Mitigation:

The applicant is proposing to increase parking on their site to reduce impacts of parking on the street for adjacent property owners.

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

- a. No changes to the building and it increases parking in a manner that meets the required minimum number of spaces, resolves a need for more parking, and fits within the ordinance
2. *The proposed use and site development plan shall comply with all other applicable laws and ordinances.*
 - a. The development plan appears to be able and will be required to comply with all other applicable laws and ordinances.
3. *The proposed use and site development plan shall not present a serious traffic hazard due to poor site design or to anticipated traffic increases on the nearby road system which exceed the amounts called for under the county transportation master plan.*
 - a. The purpose of the proposed parking increase is to help deal with traffic concerns and mitigate issues.
4. *The proposed use and site development plan shall not pose a serious threat to the safety of persons who will work on, reside on, or visit the property nor pose a serious threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.*
 - a. Reviews completed to date do not indicate that the proposal will cause any threat to those on or near the development.
5. *The proposed use and site development plan shall not adversely impact properties in the vicinity of the site through lack of compatibility with nearby buildings in terms of size, scale, height, or noncompliance with community general plan standards.*
 - a. The additional parking is compatible with other uses and is also at a site location that is tucked away where it has little visual impact on surrounding properties. Street and other landscaping will add to the street presence and screen parking from view.

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 2/3/2015.

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.

Unified Fire Authority- Fire Safety
Approved

Traffic Engineer- Traffic Safety
Preliminary Approval pending Planning Commission Decision

SLCO Health Dept.- Environmental Health Hazards
Approved

SLCO Engineering(Urban Hydrology) - Storm Drainage, Flood Control
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

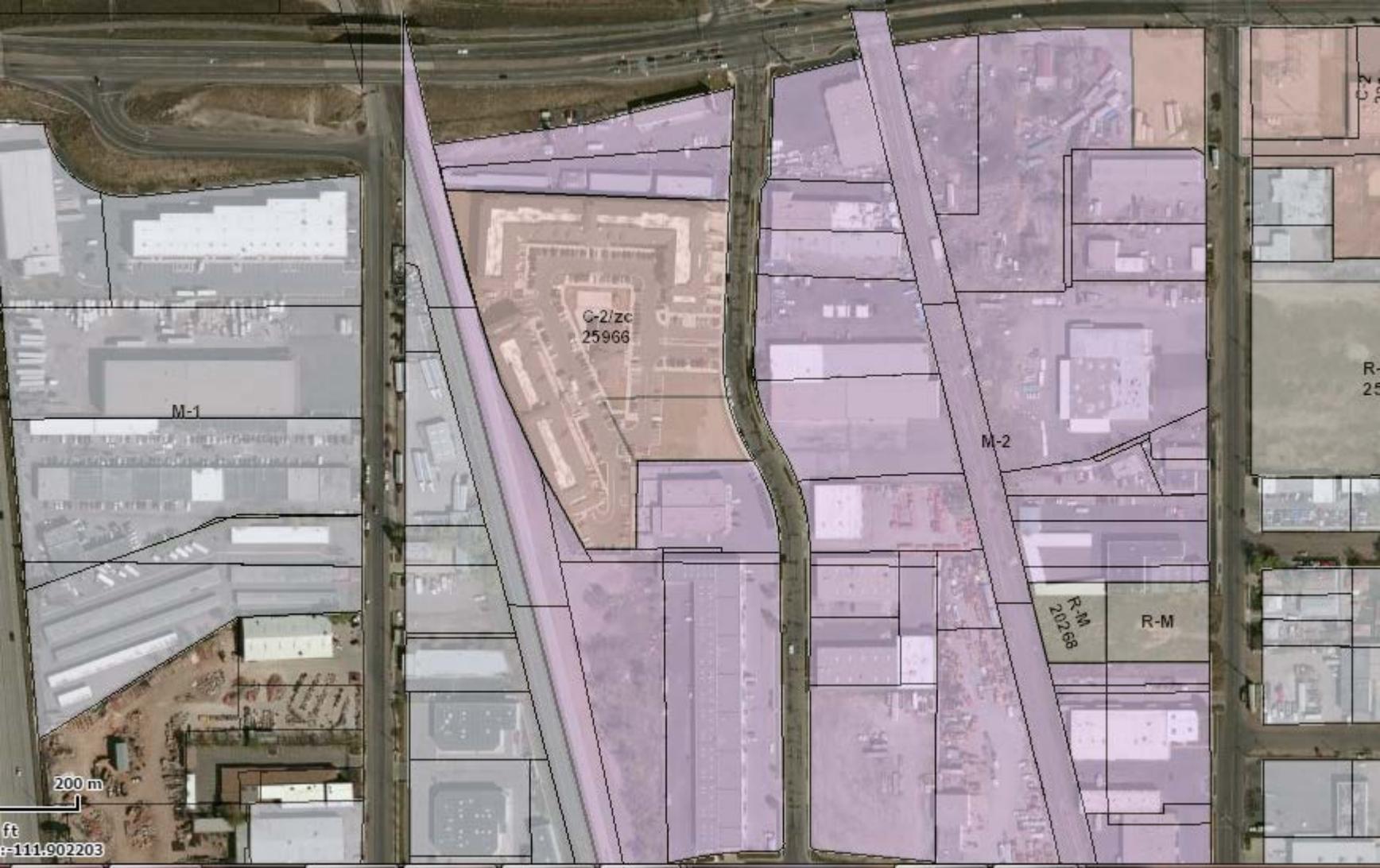
Compliance with current building, construction, engineering, fire, health and safety standards will be verified prior to final approval.

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 recommend preliminary approval be granted subject to the following:

1. The application appears to meet the criteria for conditional use approval and is in of itself a mitigation/resolution to an existing need for more parking.
2. Applicant will work with staff to finalize request and make sure it conforms to all applicable statutes and ordinances.
3. A final lighting plan shall be submitted for review and approval by staff during the Technical Review process that indicates all exterior lighting to be utilized within the project, including all proposed lighting.



G-2/zc
25966

M-1

M-2

R-M
20268

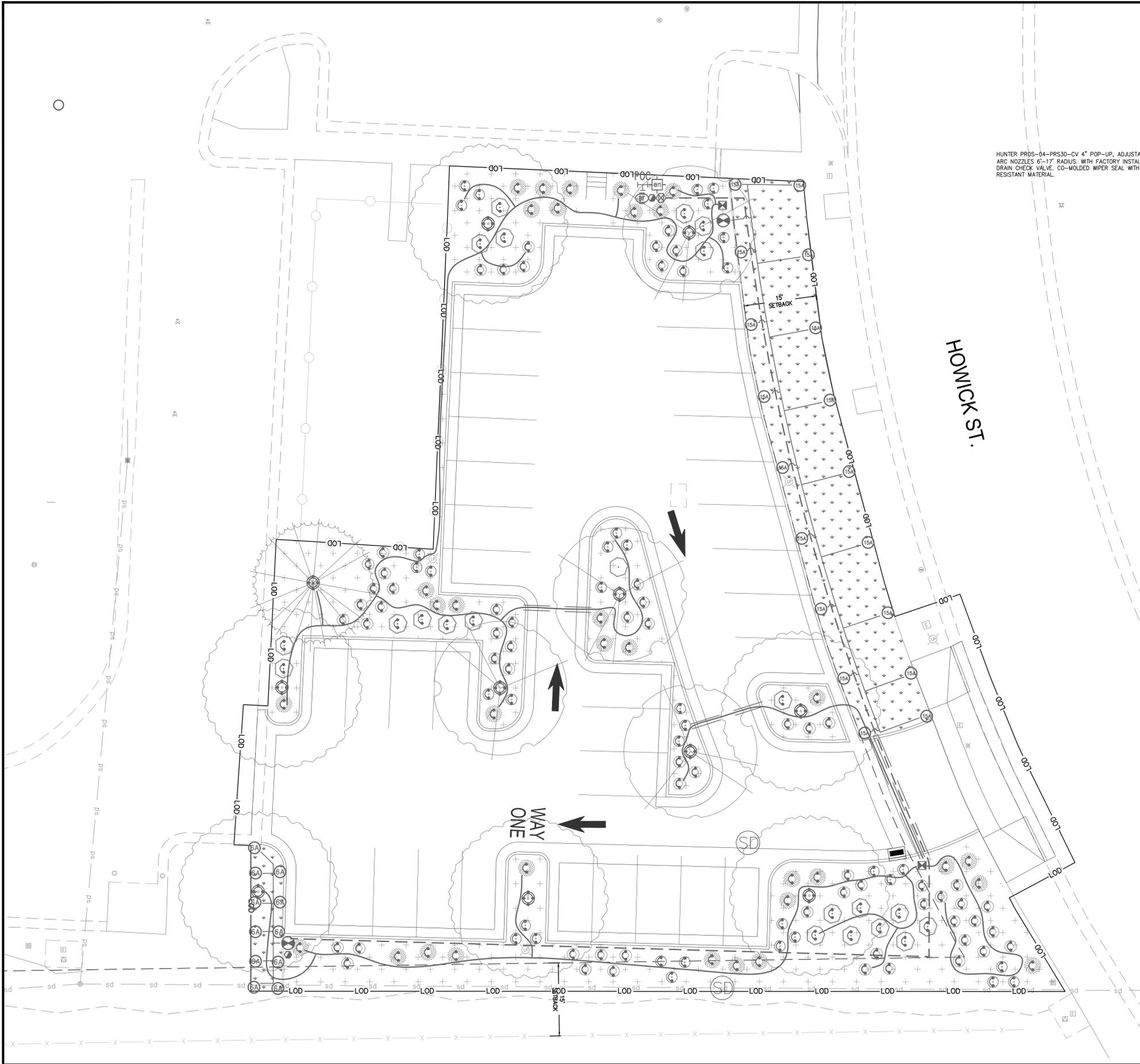
R-M

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200 m



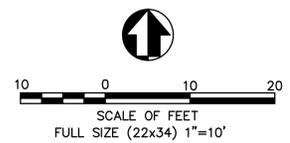
HUNTER PRO5-04-PRS30-CV 4" POP-UP, ADJUSTABLE ARC NOZZLES 6'-17" RADIUS, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER / MODEL / DESCRIPTION	QTY.
✕	HUNTER IC2-151-40 DRIP CONTROL ZONE KIT. 1-1/2" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 40 PSI. FLOW RANGE: 20 GPM TO 60GPM. 120 MESH STAINLESS STEEL SCREEN.	2
⊗	HUNTER PVI-100-MB125 1" PLASTIC ELECTRIC REMOTE CONTROL VALVE, FOR RESIDENTIAL/LIGHT COMMERCIAL USE. MALE THREAD X 1-1/4" BARB INLET/OUTLET. GLOBE CONFIGURATION NO FLOW CONTROL.	2
⊙	HUNTER DRIFLINE RING WITH 1 GAL. / HOUR EMITTERS AT EACH TREE PER MANUFACTURER'S GUIDE AND PER DETAILS.	11
⊙	HUNTER DRIFLINE RING WITH 0.5 GAL. / HOUR EMITTERS AT EACH SHRUB PER MANUFACTURER'S GUIDE AND PER DETAILS.	151
⊙ (1) (18)	HUNTER PRO5-04-PRS30-CV 4" POP-UP, ADJUSTABLE ARC NOZZLES 6'-17" RADIUS WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	29
⊗	BUCKNER VBM BRASS MANUAL ANGLE CONTROL VALVE. SIZE AS NOTED.	1
⊙	HUNTER HQ-3303C QUICK COUPLER VALVE. YELLOW RUBBER COVER, RED BRASS AND STAINLESS STEEL WITH 3/4" NPT INLET, 2-PIECE BODY.	2
⊙	FEBCO 829YA 1-1/2 REDUCED PRESSURE BACKFLOW PREVENTER	1
⊙	HUNTER ACC-1800 18 STATION OUTDOOR MODULAR CONTROLLER, WITH ONE ACM-600 MODULE. HIGH-END COMMERCIAL USE. METAL CABINET.	1
⊙	V.I.T. PRODUCTS 88BC-22SS LOW PROFILE TUBE AND WIRE CONSTRUCTION SMOOTH TOUCH SURFACE, STAINLESS STEEL BACKFLOW ENCLOSURE, 23.5", 28"H, 17.75"W (59.69CM L, 71.12CM H, 45.08CM W).	1
—	IRRIGATION LATERAL FLEX LINE FOR DRIP IRRIGATION SYSTEM - SIZED PER MANUFACTURER'S RECOMMENDATIONS FOR GALLONS REQUIRED ALONG CIRCUIT LINE	709 LF
—	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 - SIZED PER MANUFACTURER'S RECOMMENDATIONS FOR GALLONS REQUIRED ALONG CIRCUIT LINE - 3/4" MIN.	299 LF
—	IRRIGATION MAINLINE: PVC SCHEDULE 40 - 1.5" MIN.	308 LF
—	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE TO BE TWICE THE SIZE AND SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	87 LF
⊕	POINT OF CONNECTION - SEE SCHEMATIC AND DETAIL, SHEET C9.2, AND PIPE SIZING TABLE, BELOW.	1

IRRIGATION NOTES

- SALT LAKE CITY STANDARDS FOR IRRIGATION ALSO APPLY TO THIS PROJECT. REFER TO THOSE DOCUMENTS FOR ADDITIONAL INFORMATION.
- SOURCE OF SURVEY IS PROVIDED BY PSOMAS.
 - REFER TO CIVIL ENGINEER'S UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, CONTACT THE PROJECT MANAGER FOR DIRECTION AS TO HOW TO PROCEED.
 - VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT PROJECT MANAGER FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
 - EXACT LOCATIONS OF MAJOR IRRIGATION COMPONENTS TO BE APPROVED BY THE PROJECT MANAGER IN THE FIELD PRIOR TO INSTALLATION.
 - CONTRACTOR IS RESPONSIBLE TO VERIFY MATERIAL COUNTS AND SQUARE FOOTAGES.
 - CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
 - PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
 - IRRIGATION MAIN LINE AND/OR OTHER COMPONENTS ARE SHOWN SCHEMATICALLY IN HARDSCAPES FOR GRAPHIC CLARITY ONLY. ALL IRRIGATION COMPONENTS SHALL BE LOCATED IN LANDSCAPED AREAS.
 - PLACE REMOTE CONTROL VALVES IN LOGICAL GROUPINGS AS FIELD CONDITIONS PERMIT. ALL REMOTE CONTROL VALVES AND QUICK COUPLER VALVES SHALL BE ISOLATED FROM THE MAIN LINE VIA AN ISOLATION VALVE AS SHOWN IN DETAILS.
 - QUICK COUPLER VALVES IN LANDSCAPED AREAS SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO PLAN LOCATIONS.
 - SPRINKLERS ARE PLACED AT VARIOUS PERCENTAGES OF MANUFACTURER'S PUBLISHED RADII. SEE MANUFACTURER'S IRRIGATION TABLE FOR SPECIFIC SPACING. SPRAY HEADS TYPICALLY SHOWN AT 90% OF MANUFACTURER'S PUBLISHED COVERAGE RADIUS.
 - SPRAY SPRINKLERS ARE DESIGNED FOR 30 PSI AT THE HEAD.
 - NOT ALL SLEEVING NECESSARY TO COMPLETE THIS PROJECT IS SHOWN ON PLAN. PORTIONS OF IRRIGATION SLEEVING, MAY HAVE BEEN PREVIOUSLY INSTALLED BY OTHERS. COORDINATE LOCATION AND USAGE WITH PROJECT MANAGER.
 - DRIP IRRIGATION AREAS TO HAVE EITHER POINT SOURCE OR IN-LINE EMITTERS AS SHOWN ON PLAN.
 - CONTROLLER(S) TO BE MOUNTED ON EXTERIOR OF BUILDINGS UNLESS NOTED. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF CONTROLLERS, AND ASSOCIATED EQUIPMENT AND GAUGES. CONTRACTOR RESPONSIBLE TO COORDINATE CONDUIT AND SLEEVING FROM CONTROLLER LOCATION TO EXTERIOR PLANTING AREA.
 - TIE INTO MAINLINE AT POC LOCATION SHOWN AND WHERE CONNECTION IS SHOWN. VERIFY SIZES AND LOCATIONS IN FIELD. VERIFY LOCATION WITH PROJECT MANAGER.
 - PROJECT MANAGER TO VERIFY IN WRITING ANY REQUESTED SUBSTITUTIONS, EQUIVALENTS OR REPLACEMENTS.



DATE	
REVISION DESCRIPTION	
NO.	
CD	AJH
SUBMITTAL	DRAWN BY: AJH
	CHECKED BY: AJH
	APPROVED BY: TNP
	RELEASE:
	SUBMITTAL DATE: 12/18/14

PSOMAS
Balancing the Natural and Built Environment
4179 Riverboat Road, Suite 200
Salt Lake City, UT 84123
(801) 270-5777 (801) 270-5782 fax
www.psomas.com

PROJECT NUMBER: 8PCP010100

12/18/14

MEADOWBROOK STATION
PARKING LOT IMPROVEMENTS
IRRIGATION

C4.1



PEAK CAPITAL
PARTNERS

January 7, 2015

Re: Meadowbrook Station Apartments Parking

Dear Sirs,

As owners of the Meadowbrook Station apartments, located at 4010 Howick Street in Salt Lake City, we are appealing for expansion of our parking lot to better accommodate resident needs at this 255-unit community. Previous owners had argued for and received a significant reduction in the stall ratio (1.61) prior to construction and lease-up. This has resulted in a hardship to us and our residents, and has remained a consistent source of justified complaints from residents and neighbors, as resident parking routinely overflows onto the city street.

We have reviewed the situation and have proposed a plan to expand our parking lot on-site to the east to create 30 additional parking spaces that would bring our parking ratio up to 1.74 parking spaces per unit. This space was originally designated for retail space but we would argue that this area has not demonstrated appeal to retail. We have received very little response to our attempts to invite retail tenants into our walk-up units and surrounding retail in the area has struggled. If the retail climate were to become more feasible down the road, our current plan would not preclude a retail pad from being placed on that site through the removal of surface parking.

Our parking and retail situation is not unusual as transit related development occurs throughout the country. In the initial stages of transit construction, retail demand is often over subscribed and parking is under supplied.

Mature and balanced too is an evolutionary planning process. In initial stages of the transit system, the early adopters still have automobiles that must be accommodated since the reach of the transit system is limited. Local retail is also limited in demand until reliance on transit is strengthened and shopping patterns adapt to a more neighborhood supply and walkable pattern emerges.

The key is to provide site planning that can adapt to the future that is represented by a mature transit system that promotes less reliance on individual automobiles and more demand for walkable retail at transit nodes. Our current proposal meets this reality by allowing future adaptations as market conditions warrant.

We appreciate your consideration.

Thank You,

Kyle Oler - Director, Capital Needs

4956 North 300 West, 3rd Floor Provo, UT 84604

Office: 801.890. 4108 Mobile: 801.694.3171

koler@peakcapitalpartners.com / www.peakcapitalpartners.com

SITE PLAN GENERAL NOTES:

- A. PARKING SPACES & ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 1:48
- B. REFER TO CIVIL DRAWINGS FOR ALL TECHNICAL DATA. ARCHITECTURAL CIVIL DRAWINGS ARE FOR COORDINATION PURPOSES ONLY

REVISIONS

SITE INFORMATION:

APARTMENT BUILDING A:
 26,508 S.F. - FOOTPRINT
 21,672 S.F. - MAIN FLOOR
 26,508 S.F. - SECOND FLOOR
 26,508 S.F. - THIRD FLOOR
 23,578 S.F. - FOURTH FLOOR
 98,266 S.F. - TOTAL

BUILDING A PARKING:
 22,488 S.F. - TOTAL

CLUBHOUSE:
 2,963 S.F. - FOOTPRINT
 3,255 S.F. - CLUBHOUSE
 850 S.F. - REAL ESTATE OFFICE
 4,105 S.F. - TOTAL

RETAIL BUILDING:
 850 S.F. - CLUBHOUSE RETAIL
 10,383 S.F. - RETAIL BUILDING
 4,836 S.F. - BUILDING A RETAIL
 10,284 S.F. - BUILDING B RETAIL
 26,353 S.F. - TOTAL

LANDSCAPE:
 TOTAL AREA: 258,337 S.F.
 LANDSCAPE: 73,556 S.F.
 LANDSCAPE = 28.5% OF TOTAL

APARTMENT BUILDING B:
 43,210 S.F. - FOOTPRINT
 32,926 S.F. - MAIN FLOOR
 43,210 S.F. - SECOND FLOOR
 41,685 S.F. - THIRD FLOOR
 41,685 S.F. - FOURTH FLOOR
 159,506 S.F. - TOTAL

BUILDING B PARKING:
 41,539 S.F. - TOTAL

BEDROOMS IN BUILDING A - RETAIL
 1 BEDROOM UNITS = 54 - 0 = 54 TOTAL
 2 BEDROOM UNITS = 36 - 3 = 35 TOTAL
 TOTAL UNITS = 92 - 3 = 89 TOTAL

BEDROOMS IN BUILDING B - RETAIL
 1 BEDROOM UNITS = 32 - 0 = 32 TOTAL
 2 BEDROOM UNITS = 124 - 8 = 116 TOTAL
 TOTAL UNITS = 156 - 8 = 148 TOTAL

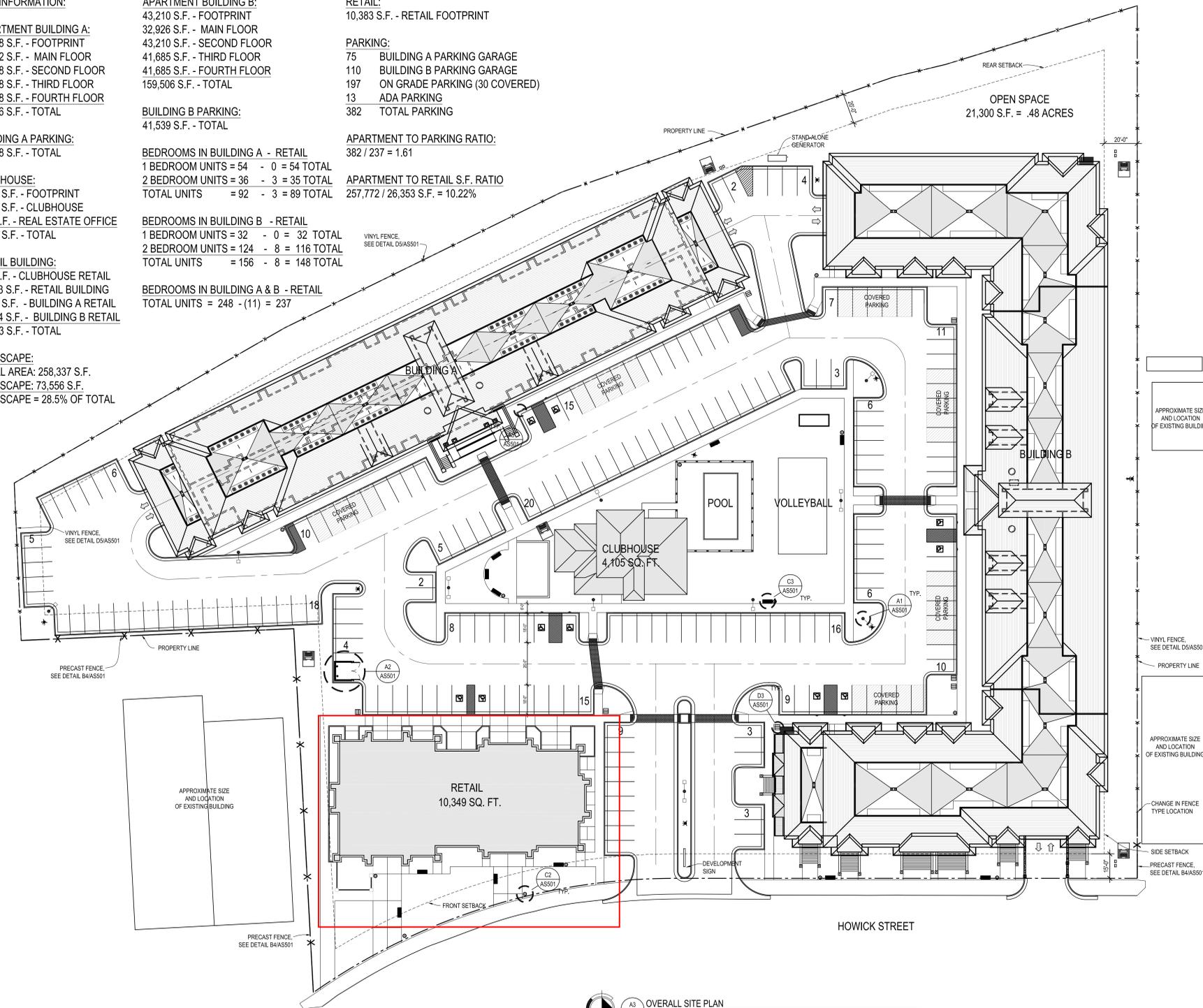
BEDROOMS IN BUILDING A & B - RETAIL
 TOTAL UNITS = 248 - (11) = 237

RETAIL:
 10,383 S.F. - RETAIL FOOTPRINT

PARKING:
 75 BUILDING A PARKING GARAGE
 110 BUILDING B PARKING GARAGE
 197 ON GRADE PARKING (30 COVERED)
 13 ADA PARKING
 382 TOTAL PARKING

APARTMENT TO PARKING RATIO:
 382 / 237 = 1.61

APARTMENT TO RETAIL S.F. RATIO
 257,772 / 26,353 S.F. = 10.22%



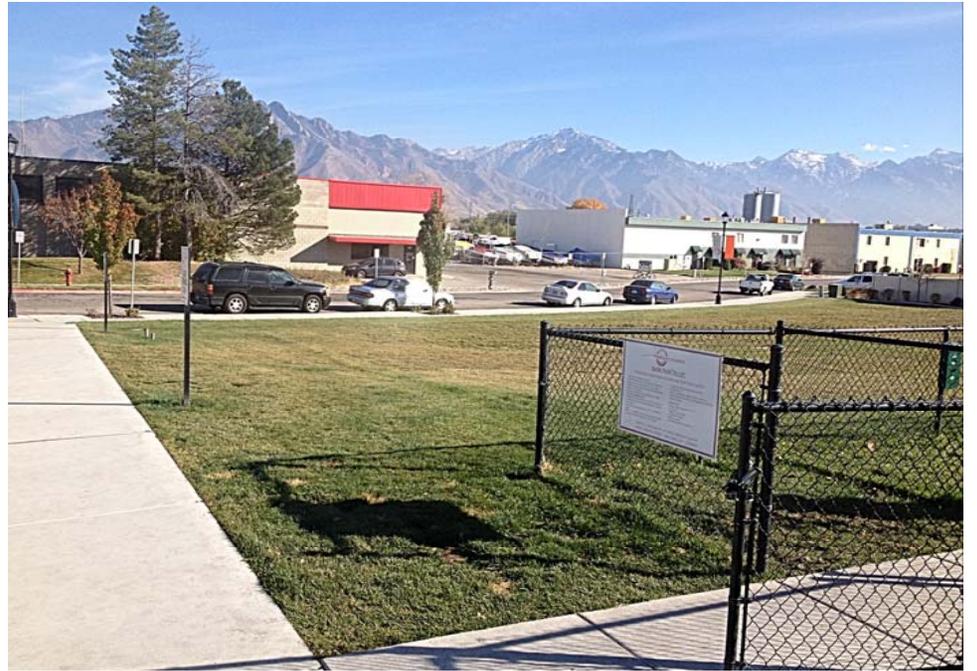
SITE PLAN SYMBOL LEGEND:

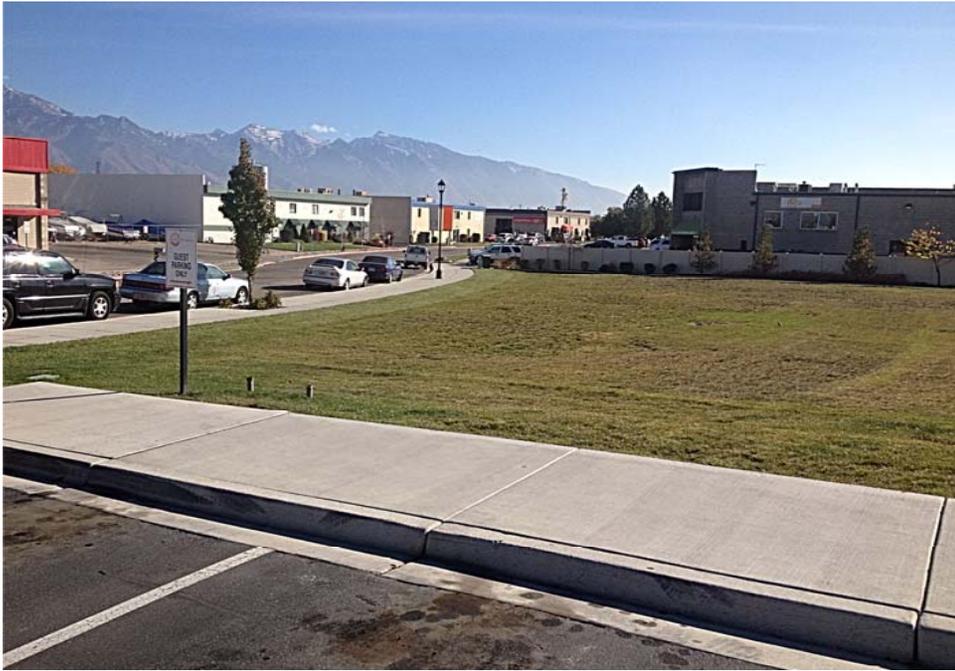
- LIGHT POLE
- BIKE RACK
- BENCH
- PARKING SIGNAGE
- TRASH ENCLOSURE
- HANDICAP PARKING
- SITE LANDSCAPING
- FENCE
- POWER TRANSFORMER
- LIGHT POST
- FIRE HYDRANT
- TRASH RECEPTACLE
- BENCH

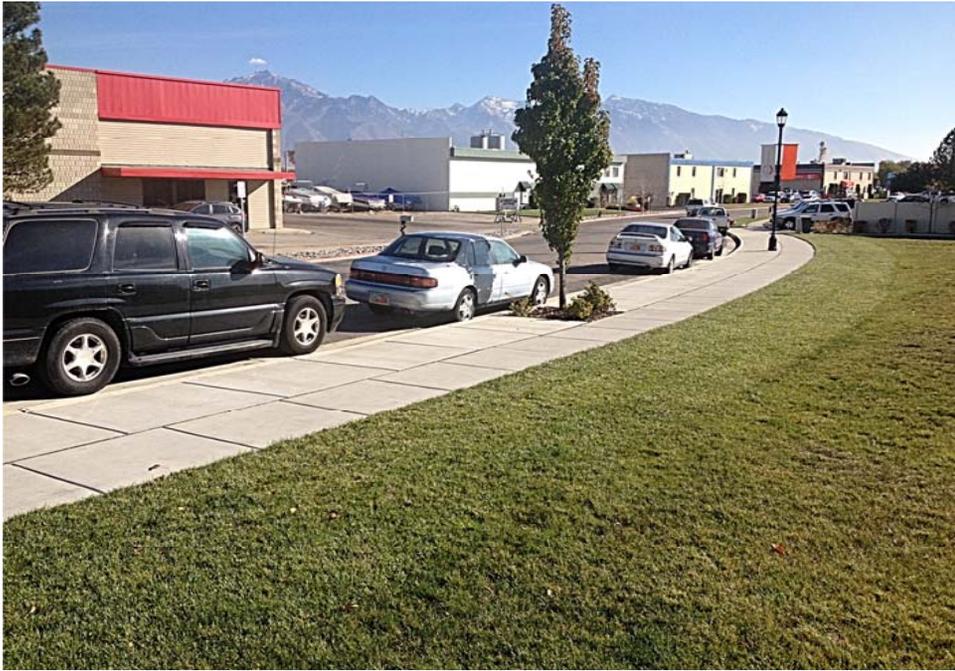
FOOTING, FOUNDATION & PT SLAB COUNTY REVIEW DRAWINGS (NOT FOR CONSTRUCTION)

DATE 06.04.2008
BEECHER WALKER & ASSOCIATES ARCHITECTS PLLC 3710 SOUTH HONICK STREET SALT LAKE CITY, UTAH 84119 TEL: 313.465.9900 FAX: 313.465.9900 WWW.BEECHERWALKER.COM
MEADOWBROOK STATION BUILDING B
4010 SOUTH HONICK STREET MURRAY, UTAH 84107
ARCHITECTURAL SITE PLAN
DWN BY / CHKD BY BDT / - PROJECT No. 240.0803 DRAWING No. AS101

A3 OVERALL SITE PLAN
 AS101 SCALE: 1" = 30'











Salt Lake County Office of Townships
2001 S State Street #N3-600, Salt Lake City, UT 84190 – 4050
Phone 385-468-6700 FAX: 385-468-6674
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STAFF SUMMARY AND RECOMMENDATION

Public Body:	Millcreek Township Planning Commission	File Number: 29127
Meeting Date:	2/11/2015	
Request:	Conditional Use – Public/ Quasi Public	
Zone:	C-3 (Commercial)	
Property Address:	3165 S Richmond Street	
Applicant:	Steve Sandlin	
Planner:	Todd A. Draper	

Project Description:

The Applicant is proposing to change the approved use from that of a Liquor Store/Bar to a Church (Public/ Quasi Public Use).

Site and Vicinity Description (see attached map):

Property is located along Richmond Street which is a busy commercial corridor. Uses are predominantly commercial in nature with pockets of medium to high density residential uses. .

Zoning Considerations:

Requirement	Standard	Proposed	Compliance Verified
Height	75'	Approximately 15'	Yes
Front Yard Setback	none	n/a	Yes
Side Yard Setbacks	none	n/a	Yes
Rear Yard Setback	none	n/a	Yes
Lot Width	none	n/a	Yes
Lot Area	none	n/a	Yes
Parking	Churches, one space for each six and one-half feet of linear pew or three and one-half seats in an auditorium;;	Approximately 38	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 of Concern: Parking: As the number of parking spaces on site will be fixed, the seating within the auditorium or main gathering area must be limited to that for which parking is provided.

Proposed Mitigation: Insure that seating is limited to the available parking once revised parking plans and layout are submitted for approval. Currently proposed as 133 seats or 247 lineal feet of pews.

Issue of Concern: Drainage: On-site inspections reveal that storm water collects within the parking lot and is not fully directed towards an approved outlet.

Proposed Mitigation: Require re-grading of the parking lot and/or installation of additional asphalt as necessary to maintain positive drainage towards the street. Installation of Curb and Gutter along street frontage.

Issue of Concern: Pedestrian Safety/ Vehicle Access: There are no off-site street improvements installed for this property. The installation of curb, gutter and sidewalk was required as part of previous approvals for the building. Direction of vehicular travel through parking lot should be one way only.

Proposed Mitigation: Install curb, gutter and sidewalk along the frontage of both streets. Install drive approaches for the entry and exit to the parking lot. Provide directional signage/pavement markings to limit parking lot access to one way traffic with a single entry point and exit point.

Neighborhood Response:

No official responses received to date.

Community Council Response:

This will be presented to the Millcreek Community Council at their regularly scheduled meeting on February 3, 2015. Their response as well as any recommendations will be provided to the Millcreek Township Planning Commission meeting directly at the meeting.

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.

SLCO Engineering(Survey and Boundary Review)

Under Review

- Right of way improvements (ROW) are required on both streets. Sidewalk may be a problem on Woodland Ave as the natural gas system may be within the ROW, at the very least posts protecting it are needed.
- May need to dedicate on Woodland Ave. Need an survey drawing showing property line in relation to centerline of street.

SLCO Engineering(Urban Hydrology) - Storm Drainage, Flood Control

Under Review

- Site plan is required to be amended to include curb, gutter and sidewalk along

Richmond and Woodland Avenue.

- Site visit completed on 12/22/2014 after rain event, there is ponding of water along 1300 East which is a life safety issue i.e. should the water freeze the ice would be a hazard to those driving or pedestrians

SWPPP Supervisor - Natural Hazards, Soil and Slope Conditions, Liquefaction, Grading, Storm Water Pollution Prevention

Approved

- There is an existing building at the site which will be converted to the proposed use.
- The site is paved with No curb and gutter, or landscaping.
- No Grading issues at this time, If curb and gutter are required along with Landscaping a second review is requested of the site grading and drainage plans.

SLCO Health Dept.- Environmental Health Hazards

Under Review

No response to request for review received. Typical Sewer and water availability letters are required.

Traffic Engineer- Traffic Safety

Under Review

- No parking spaces will be allowed that require backing out into the right of way to exit.
- New revised parking layout required. Either have a single two way access or two one way accesses (in and out)
- Possible roadway dedication required on Woodland Ave.
- Striped parking spaces immediately west of the existing building do not meet minimum requirements for off-street parking and must be removed.

Unified Fire Authority- Fire Safety

Under Review

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

Staff Recommendation:

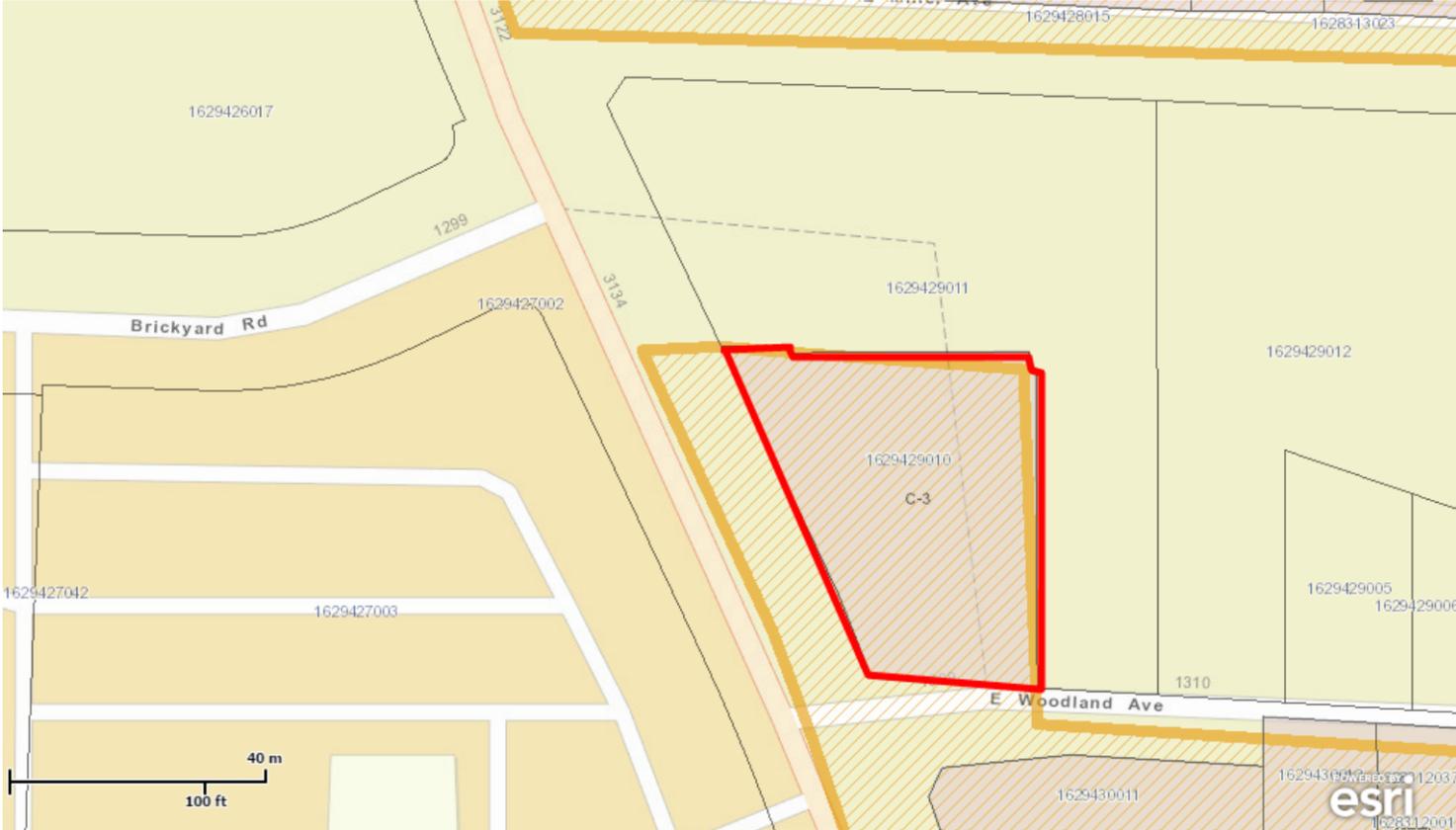
“Unless otherwise designated, a decision approving a conditional use application shall be a preliminary approval of the application.” [19.84.095] “...the [Development Services] director...shall issue a final approval letter upon satisfaction of the planning commission’s conditions of approval.” [19.84.050]

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. Submit revised site plans, floor plans, grading and drainage plans, and elevation drawings that are in compliance with minimum ordinance and policy requirements of the County and other review agencies.
2. Install curb, gutter and sidewalk along the street frontage of Richmond Street and Woodland Avenue. Include a landscaped park strip along Richmond Street in line with existing improvements to the North.
3. Grade property in accordance with approved grading and drainage plans. Storm water shall be directed to an approved outlet (street).
4. Seating in the main assembly hall or auditorium will be limited to that allowed by ordinance based upon the number of legal off-street parking spaces provided.

29127

Zoning Map



Thu Jan 29 2015 02:13:14 PM.

29127

Aerial Map



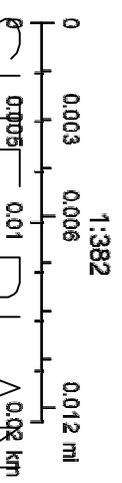
Thu Jan 29 2015 02:14:01 PM.

16-29-429-010-0000



Existing 2624 SF building to remain. Existing parking stalls (36) to remain.

CENTRAL CHRISTIAN CHURCH - SITE PLAN



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Use existing grading (as shown)

Central Christian Church
Steve Sandlin 801-694-4976
1725 S. 1700 E., SLC, UT 84108

prepared by: Steve Sandlin
file #29127

S 1300 E

3158 S 1300 E

Salt Lake City, Utah

Street View - Aug 2014

North Retaining Wall

Wall Height 7'6"

East Retaining Wall

Existing Power Pole

Central Christian Church
Steve Sandlin 801-694-4976
1725 S. 1700 E., SLC, UT 84108

Existing Retaining Wall (to remain)

Existing Power Pole (to remain)

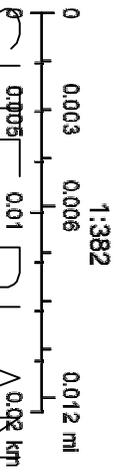
prepared by: Steve Sandlin
file #29127

16-29-429-010-0000

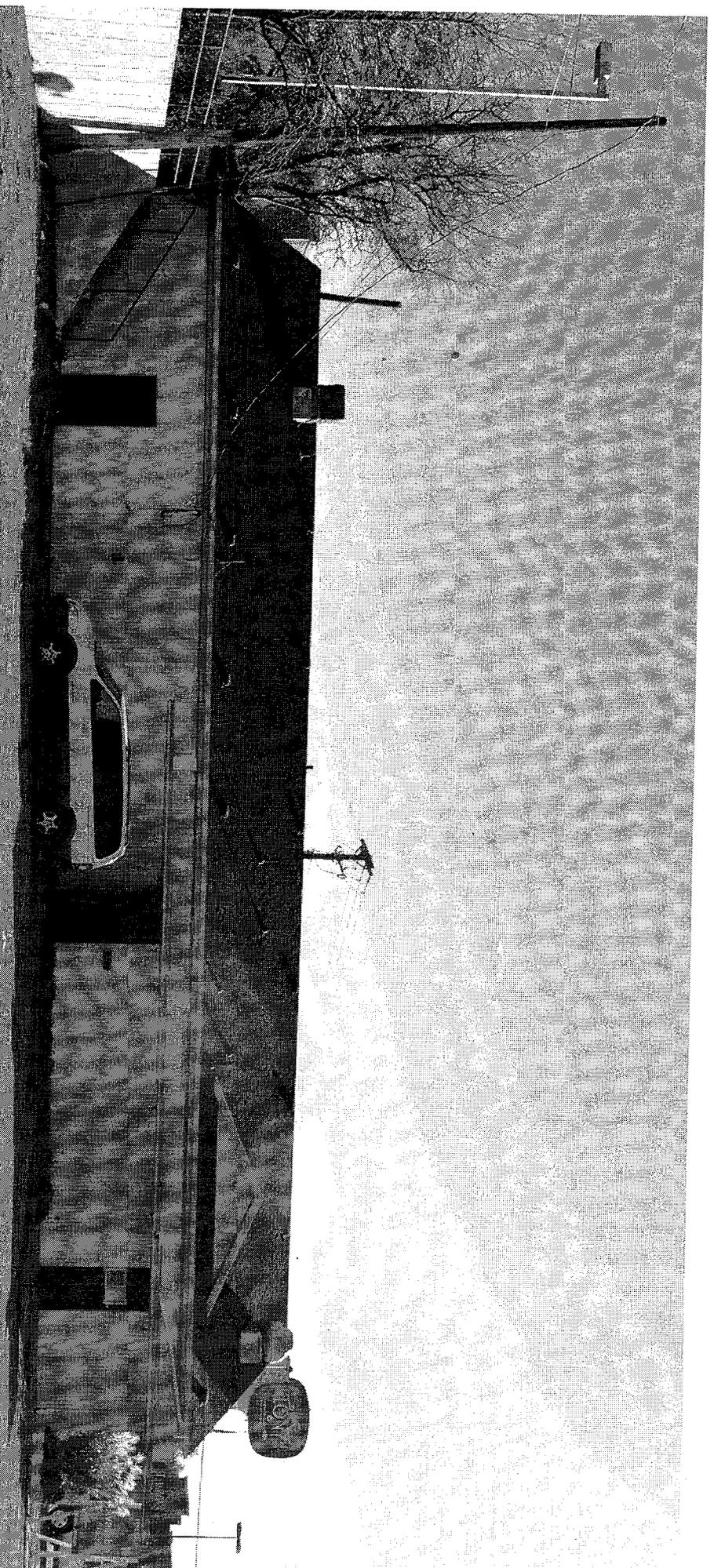


Use existing drainage: sheet flow West onto Richmond Street (drains into approved storm drain).

CENTRAL CHRISTIAN CHURCH - SITE PLAN



This map was created by the office of the Salt Lake County Assessor, in cooperation with the offices of Surveyor, Recorder, Auditor, and Information Services. Copyright 2013, Assessor GIS. The information depicted here is to be taken as an approximate fit in regards to the spatial position of the layers presented. This map is not intended to represent an actual field survey or, nor establish the actual relation between any of the layers depicted here.



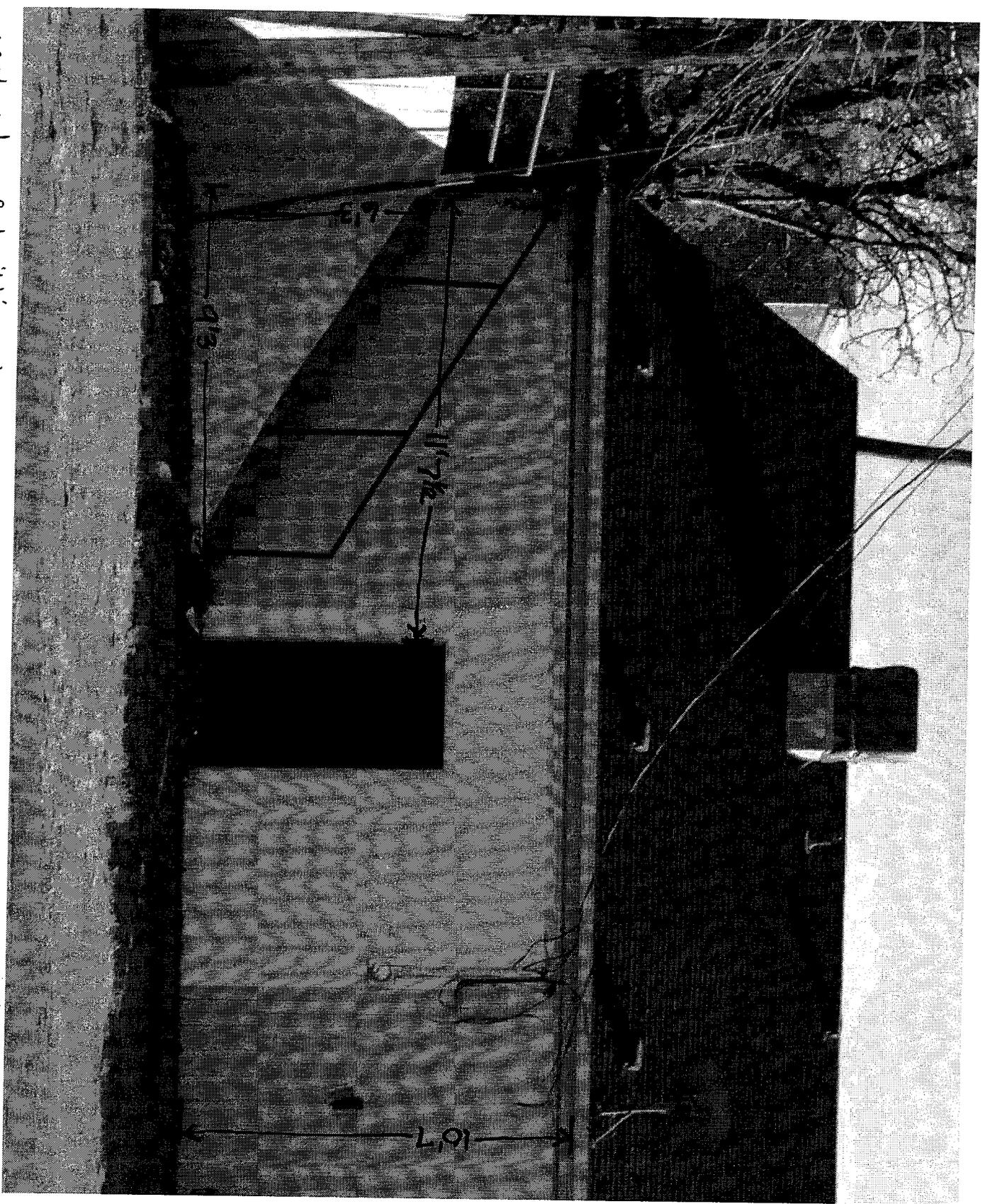
Wall of parking lot at NE corner (not shown)
7' 6 1/2"

electrical pole in parking lot 17' 5 3/4" from north wall of building



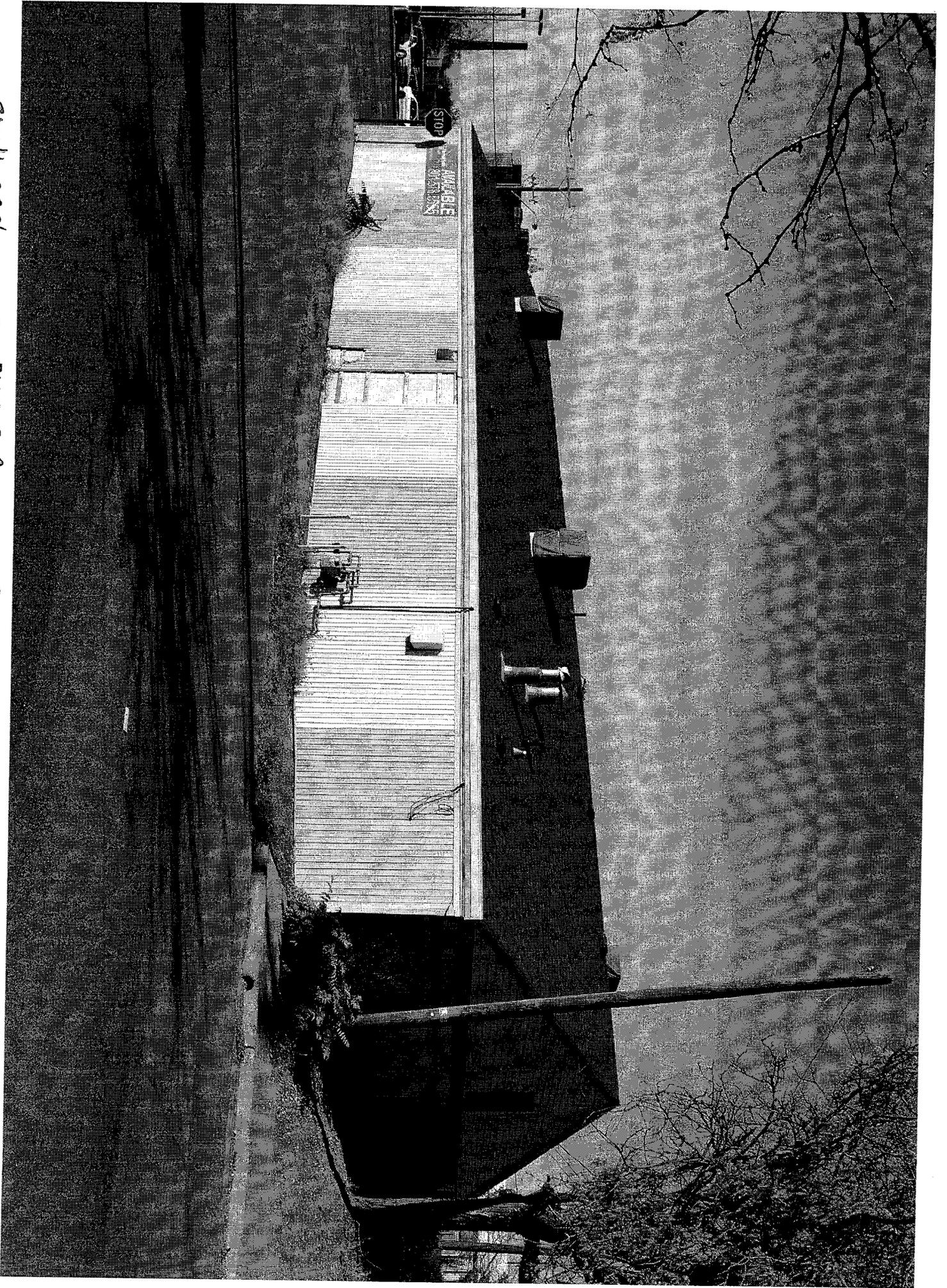
3165 S. Richmond St, SLE Central Christian Church
South wall to stop sign post 1'4 3/16
West edge of building to stop sign post 2'6 3/4

east edge of building to power meter center 28'2
retaining wall to front edge of bottom stair 9'3
parking lot to top of stairs 6'3

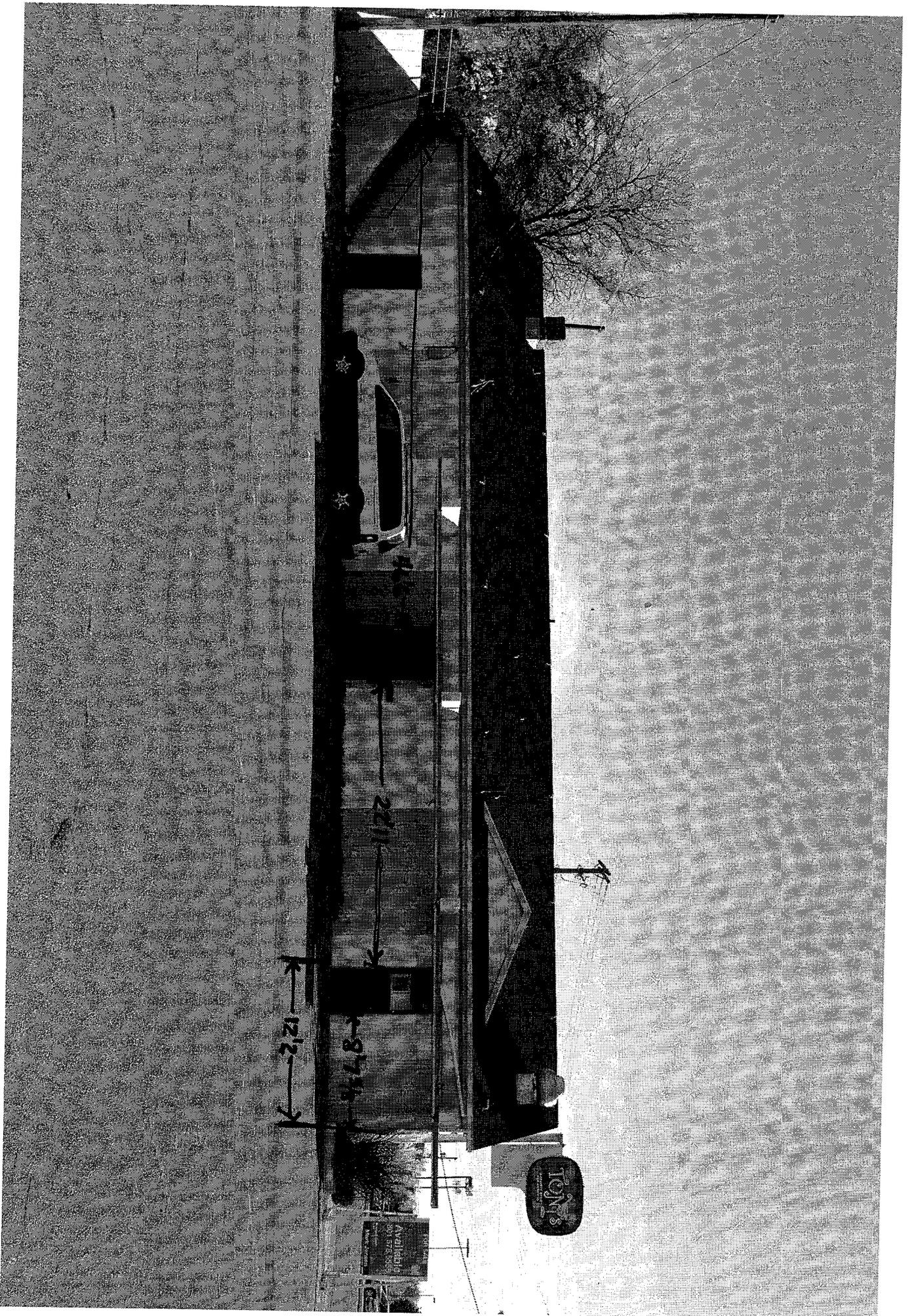


South east corner 3165 S. Richmond St, SLc

Central Christian Church



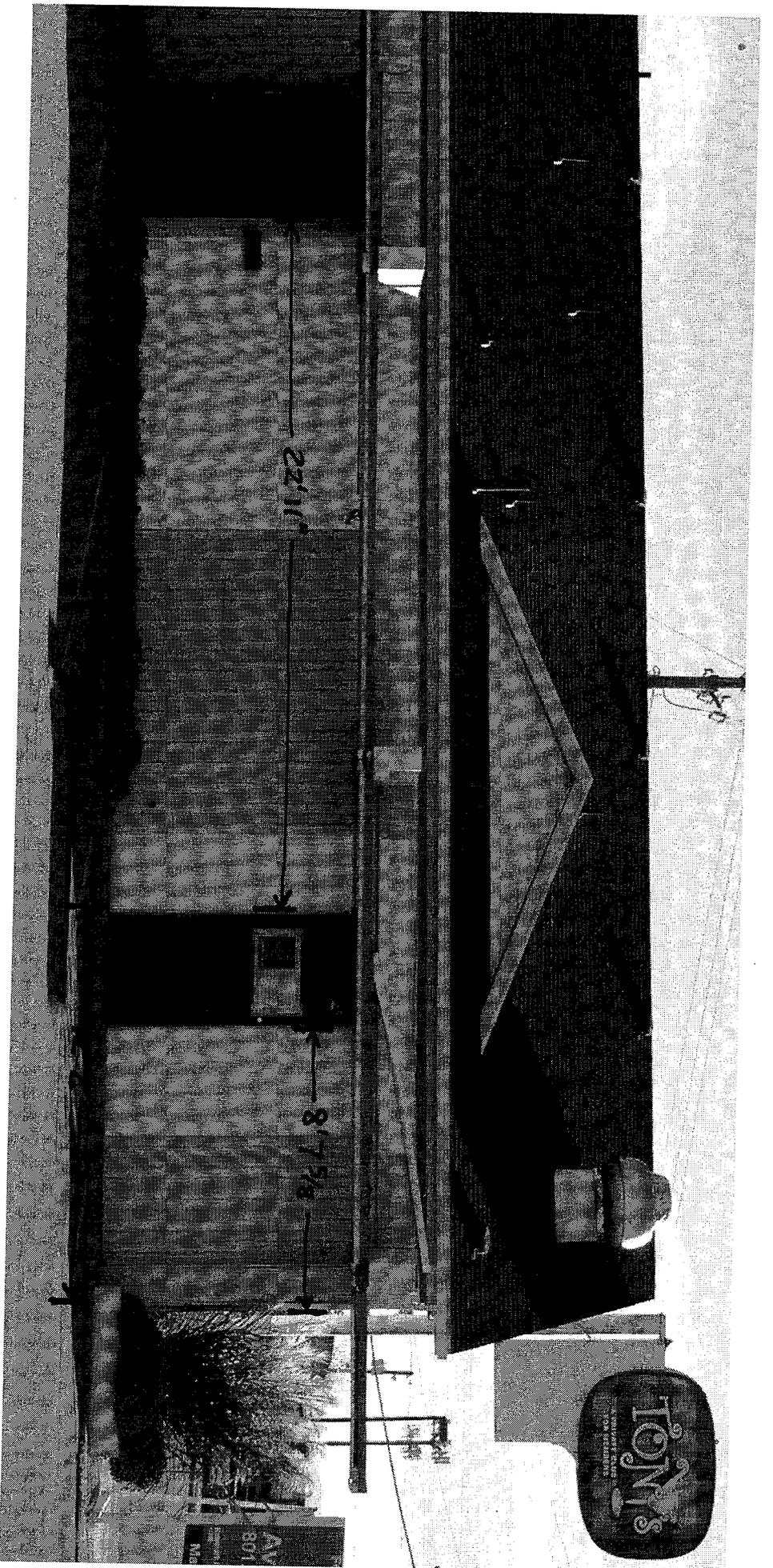
East edge of building to east edge of center door 46'6"



North side

3165 S. Richmond

Central Christian



north side

west of center door to east of west door 22'11

east of west door to west edge of building 12'2

west of west door to west edge of building 8'7 5/8

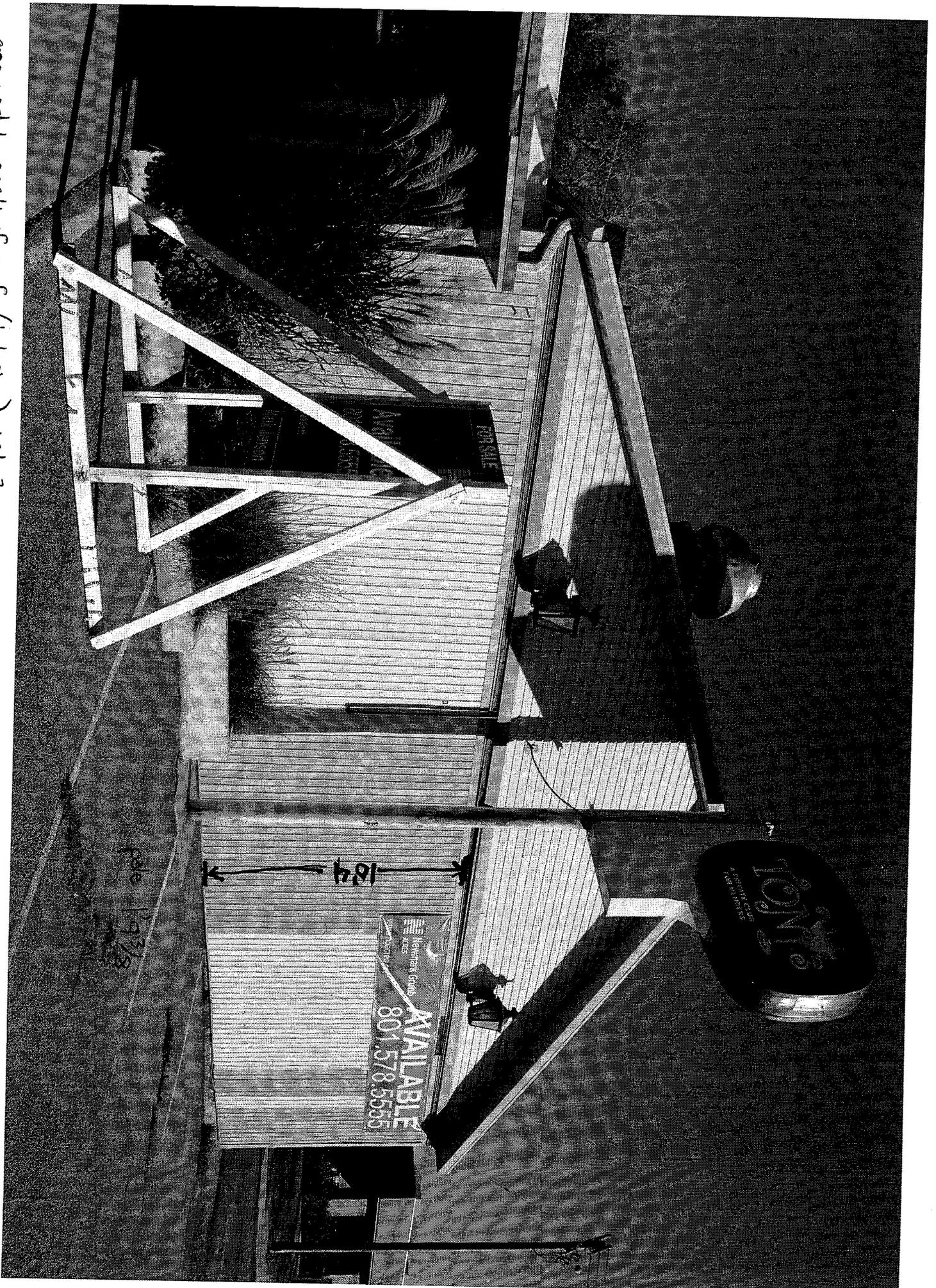
ground to peak of roof (interior) 19'2 3/8
sign pole 1'9 3/8 west of building

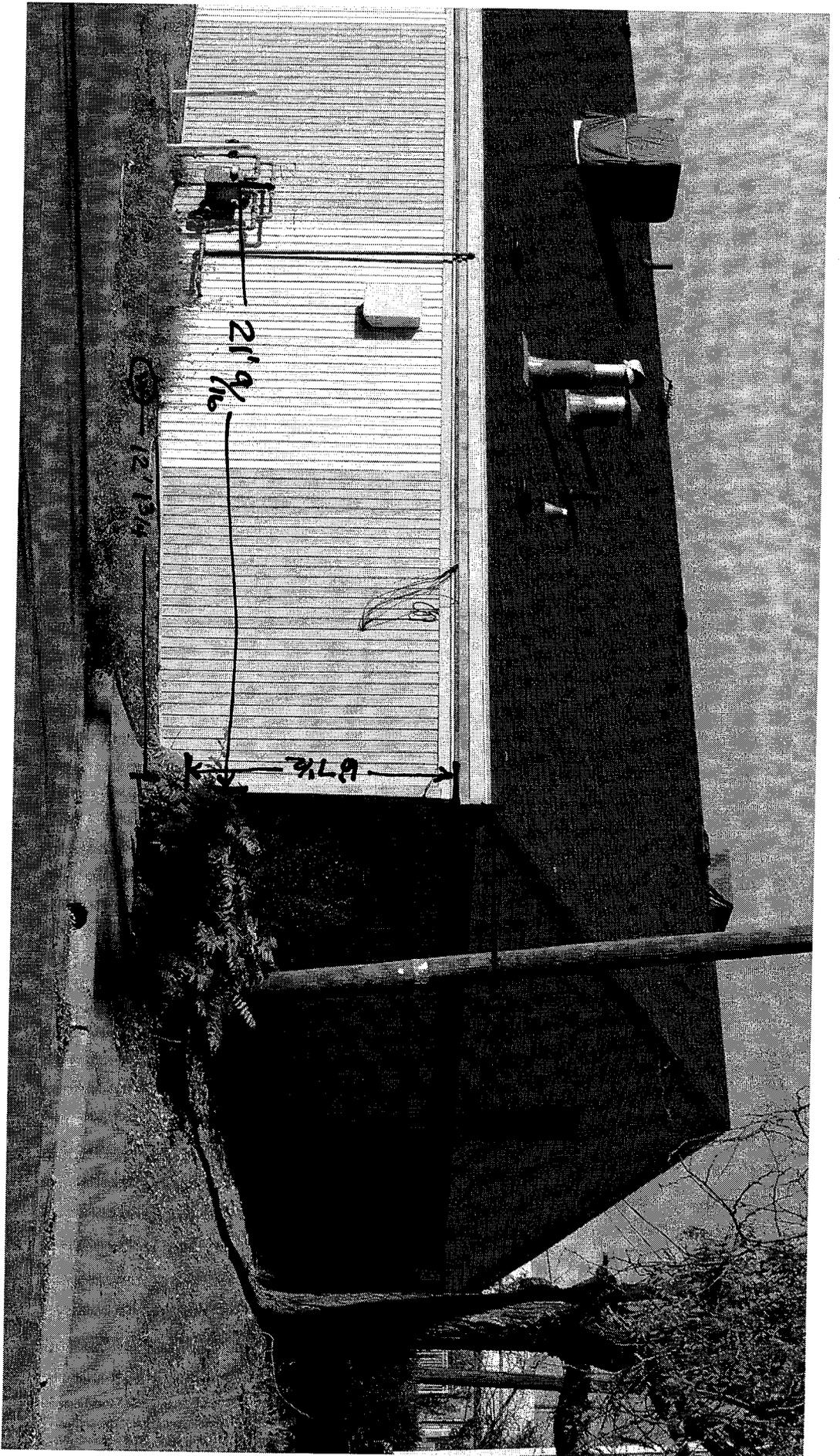
wall height 10'4

pole 19'3/8

10'4

AVAILABLE
801.578.5535
Newport Group
APR 18 2008





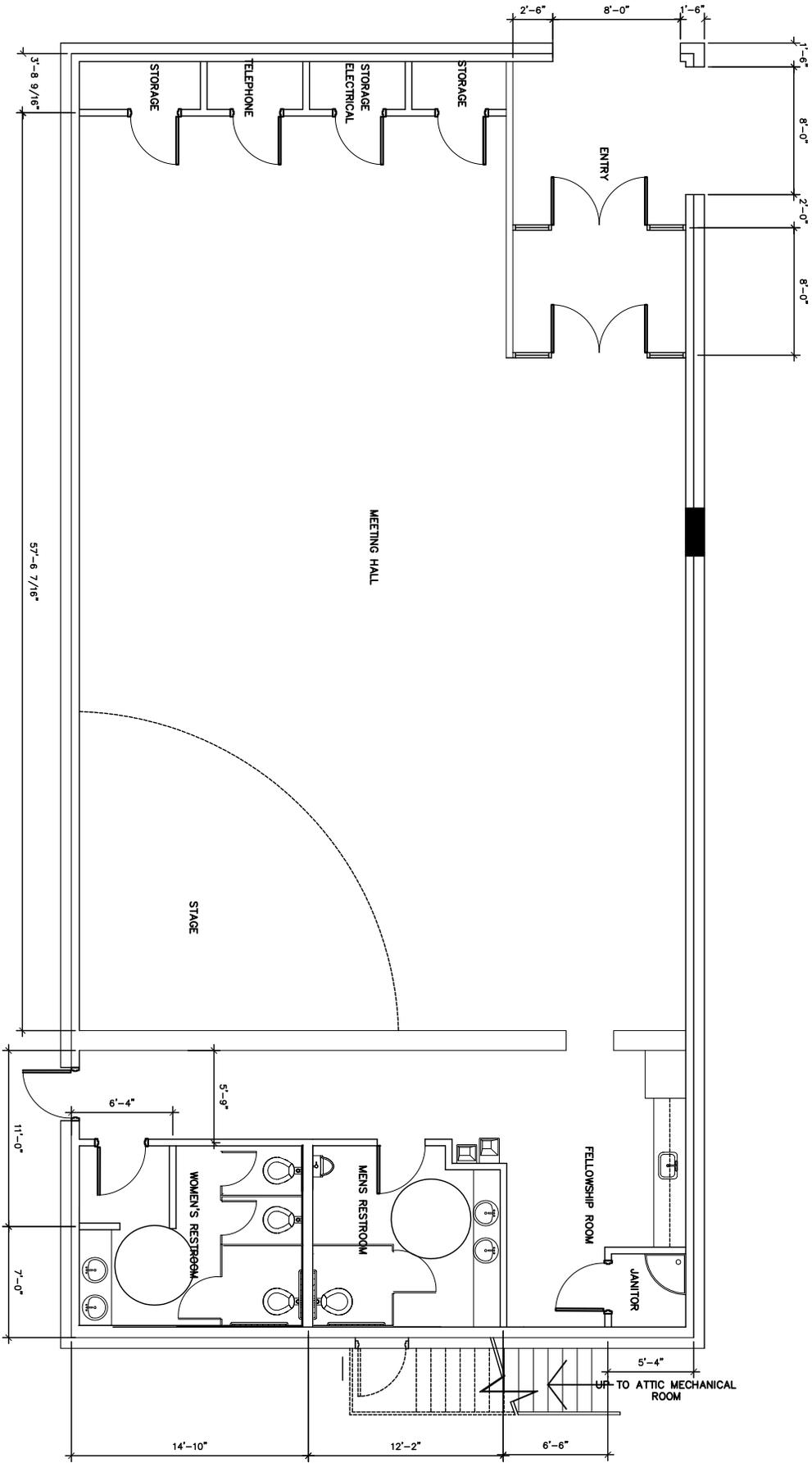
East side $41' 9\frac{3}{8}$

Southeast corner height (ground to roof line) $6' 7\frac{1}{2}$

corner of building to center of water meter $12' 1\frac{3}{4}$

East edge of building to center of gas meter $21' 9\frac{1}{16}$

Southeast corner of building to south edge of attic door $19' 6\frac{3}{16}$



FLOOR PLAN









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STAFF SUMMARY AND RECOMMENDATION

Public Body:	Millcreek Township Planning Commission	File Number: 29108
Meeting Date:	2/11/2015	
Request:	Rezone: C-1 to C-2	
Zone:	C-1 (Commercial)	
Property Address:	2795 South 2300 East	
Applicant:	George Starks	
Planner:	Todd A. Draper	

Project Description:

The Applicant is proposing to change the zoning of the property from C-1 (community Commercial) to C-2 (Neighborhood Commercial).

Site and Vicinity Description (see attached map):

Property is located along 2300 East near the I-80 off ramp which is a fairly busy traffic corridor. Limited commercial uses exist in near proximity to the site. Single-family and limited two-family residential uses exist behind the commercial uses and make up the majority of the immediate neighborhood.

Zoning Considerations:

Requirement	Standard	Proposed	Compliance Verified
Height	C-1: 35 feet	C-2: 75 feet	Yes
Front Yard Setback	See attached C-1-zone Exhibit	See attached C-2-zone Exhibit	Yes
Side Yard Setbacks	See attached C-1-zone Exhibit	See attached C-2-zone Exhibit	Yes
Rear Yard Setback	See attached C-1-zone Exhibit	See attached C-2-zone Exhibit	Yes
Lot Width	See attached C-1-zone Exhibit	See attached C-2-zone Exhibit	Yes
Lot Area	See attached C-1-zone Exhibit	See attached C-2-zone Exhibit	Yes
Parking	Restaurants or private nonprofit clubs, one space for each two and one-half seats or three spaces per one hundred square feet of floor area, whichever is greater ;	5 stalls	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 of Concern: Future Uses: The applicant has identified that they would like to change the existing zoning in order to make application for a license to serve alcohol from the DABC as part of their future plans to expand the offerings of the café to include dinner service. Currently the land use approval for the site limits the use to no more than a specialty restaurant serving coffee, beverages, and a limited amount of related food selections customarily associated with the main coffee service. This is due to the extremely limited available on-site parking.

The change of zone would also allow for an expanded list of additional uses for the subject property in the future. Many of these uses are impractical given the small size of the property. None have been identified that would be in staffs opinion to be of serious concern with regards to increased negative impacts to the neighborhood.

Proposed Mitigation: The applicant will need to submit a separate application for the expansion of the use to that of a full service restaurant as well as an application for land use approval of a liquor license if indeed the zone change is approved. Seating and dining area will be restricted to the amount of available on-site parking spaces at that time.

Neighborhood Response:

No response received to date.

Community Council Response:

This was presented to the Canyon Rim Citizens Association at their regular meeting on January 20, 2015. The Community Council voted unanimously to recommend approval of the rezone. No official response has been received.

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.

SLCO Planning/ General Plan Review

Approved

The property is located on an area of the general plan map indicative of adaptable and flexible changes. The proposed change is consistent with that designation.

Staff Recommendation:

“The county council, after review of the recommendation of the planning commission, may approve, deny, alter or remand for further review and consideration any application for zone change referred to the council by the planning commission.” [19.90.030]

Staff has reviewed this request for compliance with the Millcreek Township General Plan and standards set forth in the Salt Lake County Zoning Ordinance (Title 19) and recommends that the Millcreek Township Planning Commission recommend approval of the Rezone to the County Council.

#29108

Zoning Map



Thu Nov 6 2014 11:54:31 AM.

#29108

Aerial Map



Thu Nov 6 2014 11:55:37 AM







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STAFF SUMMARY AND RECOMMENDATION

Public Body:	Millcreek Township Planning Commission	File Number: 29091
Meeting Date:	2/11/2015	
Request:	Conditional Use Approval of 70 Apartment Project, Planned Unit Development	
Zone:	R-M (High Density Residential)	
Property Address:	1709 and 1717 E Murray Holladay Road	
Applicant:	Ken Keller, Keller Development	
Planner:	Spencer W. Brimley	

Project Description:

Application 29091 is from Ken Keller of Keller Development is requesting approval of a 70 unit PUD Apartment project, to be known as 1700 On The Park. The Location for the development would be 1709 - 1717 E. Murray Holladay Road.

The applicant is seeking to construct a 70 unit apartment project located near the corner of Highland Drive and Murray Holladay Rd. The size of the subject property under consideration for this project is 2.80 acres. The proposal is seeking to integrate into the existing area, by requesting a PUD for this development of the developer, as is shown in their proposal to be set closer to the Regional Park to the west to allow for a more completed integration of the development with existing regional amenities.

Site and Vicinity Description (see attached map):

The property was recently zoned RM (Residential Multi-family). The property to the east is zoned C-2 commercial and currently contains a retail shopping center. To the north of the proposed development are storage units. There are no adjacent property owners that will be negatively impacted by the current proposal.

Zoning Considerations:

Requirement	Standard	Proposed	Compliance Verified
Height	75 feet	50 feet 8 inches	Yes
Front Yard Setback	25 feet	As shown on site plan	Yes
Side Yard Setbacks	15 feet	As shown on site plan	Yes
Rear Yard Setback	30 feet	As shown on site plan	Yes
Lot Width	50 feet	200 feet	Yes
Lot Area	20,000 SF	121,968 SF	Yes
Parking	140 stalls	142 stalls	No
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:

19.78.040 – Review and Approval

A planned unit development may be approved by a planning commission in any zoning district. A PUD permit shall not be granted unless the PUD meets the use and density limitations of the zoning district in which it is to be located. Relative to the above referenced statute PUD are approved by the planning commission, under policy guidelines that allow for flexibility in a zone as long as the proposal meets density and use requirements of the zone in which the project is located. In the following analysis staff will identify areas where the development does not conform to the policy related to this type of development that would allow for the make appropriate recommendations. The approval of a PUD shall consist of a final approval letter and a final approved site plan. At this time the proposal does not conform to all aspects of the PUD and requires Planning Commission to decide on specific elements regarding the proposal.

Issue of Concern:

Issues of concern that would need to be addressed by the planning Commission are as follows:

1. Site Plan Setbacks
 - a. Policy requires 15' setback in PUD. Applicant is proposing to reduce the setback on the western boundary to provide for the development to be more easily integrated with the Big Cottonwood Regional Park.
2. Open Space and Amenities:
 - a. Policy requires that a development of this type provide 50% open space and amenities appropriate for the number of bedrooms. Open space requirement can be reduced from 50% to 42% for each amenity added to the site; anything less than 42% requires approval by the planning commission.
3. Height:
 - a. Policy related to height for the development in a PUD is two stories. RM zoning allows for up to 6 stories or 75 feet in height.
4. Parking requirement:
 - a. Parking reduction to from 2/unit
 - i. Applicant has provided 142 parking stalls.
5. Perimeter Fencing and Screening:
 - a. Fencing along western property proposed as metal fencing not solid visual barrier

Proposed Mitigation:

Staff has reviewed the application for compliance and is providing the information below as a part of the analysis. Variations in the above mentioned criteria must be approved by the planning commission.

1. Site Plan Setbacks:
 - a. County Ordinance 19.78.090 B states, "Lot area, lot width, yard and coverage regulations shall be determined by approval of the site plan."
2. Open Space and Amenities:
 - a. As stated above directly west of the development is the Holladay Lions Recreation Center, which is a part of the Big Cottonwood Regional Park Master Plan. The applicant has included the following amenities into the development to reduce their opens space requirement.
 - i. **Picnic Area – 50%**
 - ii. **Tot lot/playground – 50%**
 - iii. **Benches – 48%**
 - iv. **Walking path – 46%**
 - b. The proposed development is seeking to integrate with the Big Cottonwood Regional Park. The master plan for the park space has called out the following items:
 - i. Pavilions
 - ii. Play area
 - iii. Splash pad
 - iv. Skate Park
 - v. Baseball diamond
 - vi. Multipurpose sports field
 - c. Due to the proximate location of the park, staff is willing to accept the amenities built and proposed in the park master plan as amenities for this development to provide a further reduction of the open space requirement from 46% to 42%.

3. Height:

- 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." (19.78.090 – Effect on Adjacent Properties).
- b. Since the adjacent owners are a park, storage facility and a commercial/retail use there will be no negative impact to the surrounding property owners.

4. Perimeter Fencing and Screening:

- a. Since this property is seeking to integrate into the park space and would like to allow for both physical and visual integration for the site, the planning commission can allow for the perimeter fencing along the western edge of property to be something other than a solid visual barrier. Along the northern and eastern boundaries staff is recommending a solid visual barrier to allow appropriate separation from adjacent uses.

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 2/3/2015.

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.

SLCO Parks and Recreation- Salt Lake County Parks
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

Traffic Engineer- Traffic Safety
Preliminary Approval pending Planning Commission Decision

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

SLCO Engineering(Urban Hydrology) - Storm Drainage, Flood Control
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]

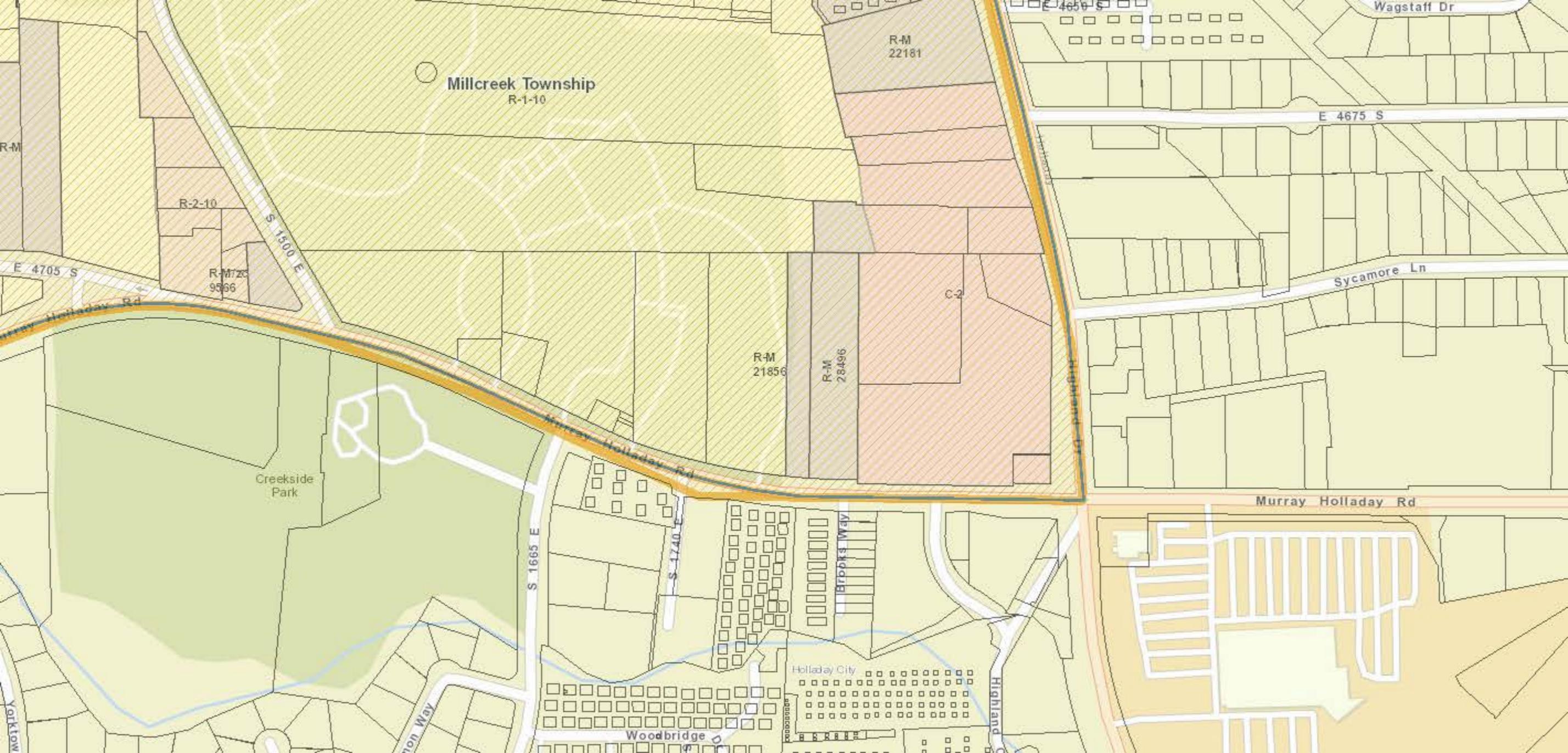
Staff has reviewed this request for compliance with the standards set forth in Section 19.84.060 of the Zoning Ordinance and recommends preliminary approval be granted subject to the following:

Consideration for approval:

1. The proposed planned unit development fully meets the intent and purpose and requirements of the zoning ordinance.
2. The proposal meets the PUD use and density limitations of the zoning district in which it is to be located.
3. The Setbacks for the project shall be as proposed.
4. The development qualifies for a reduction to the open space standards for a PUD and can be approved at 42% with the onsite amenities and other amenity considerations as proposed by staff.
5. Height for the development will be limited to the 4 stories proposed by the applicant.
6. Fencing around the property will consist of a solid visual barrier on the north and east sides of the development. The west boundary line will be screened with fencing that will allow for both physical and visual integration of the two sites.
7. A final lighting plan shall be submitted for review and approval by staff during the Technical Review process that indicates all exterior lighting to be utilized within the project, including street lighting, common area lighting, entrance feature lighting and exterior building lighting. The plan will need to indicate how lighting will be designed to prevent impact on the adjacent neighbors and meet County development standards. There will be no spillover of lighting onto adjacent neighbors.
8. A final fencing plan shall be submitted for review and approval with staff prior to final preliminary plat approval. The plan shall include details on all proposed perimeter fencing, a site plan showing where all fencing will be located, and address screening of neighboring properties and fencing along the park.
9. Lots will be combined prior to final approval of the project.

Considerations for denial:

1. The proposed planned unit development does not fully meet the intent and purpose and requirements of the zoning ordinance.



Millcreek Township
R-1-10

R-M
22181

R-2-10

R-M 720
9566

R-M
21856

R-M
28496

C-2

Creekside
Park

S 1665 E

S 1740 E

Briggs Way

Highland St

Woodbridge

Holladay City

Murray Holladay Rd

E 4650 S

Sycamore Ln

Wagstaff Dr

Yorktown

Union Way



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WORK SHALL CONFORM TO APPLICABLE CODES AND REQUIREMENTS OF UTILITIES AND AUTHORITIES HAVING JURISDICTION. DO NOT SCALE THE DRAWINGS. VERIFY ALL DIMENSIONS IN THE FIELD. REPORT DISCREPANCIES.



1 REAR ELEVATION
A2.A SCALE: 1/16"=1'-0"



2 ENLARGED REAR ELEVATION
A2.A SCALE: 1/8"=1'-0"



3 ENLARGED REAR ELEVATION
A2.A SCALE: 1/8"=1'-0"



4 ENLARGED SIDE ELEVATION
A2.A SCALE: 1/8"=1'-0"

1700
ON THE PARK
RESIDENCES
1700 EAST MURRAY HOLLADAY RD.
SALT LAKE CITY, UT

P H
ARCHITECTS

38 Taunton Hill Road
Newtown, Connecticut 06470
203-426-6500 tel. 203-426-6503 fax
ph-archs.com

Site Plan



Project Team:
Architect and Planner:
P H Architects, LLC
38 Taunton Hill Road
Newtown, Connecticut 06470
(203) 426-6500 tel.
(203) 426-6503 fax

PEPG Consulting, LLC
8805 South Sandy Parkway
Sandy Utah, 84070
(801) 562-2521 tel.
(801) 562-2551 fax

Seal

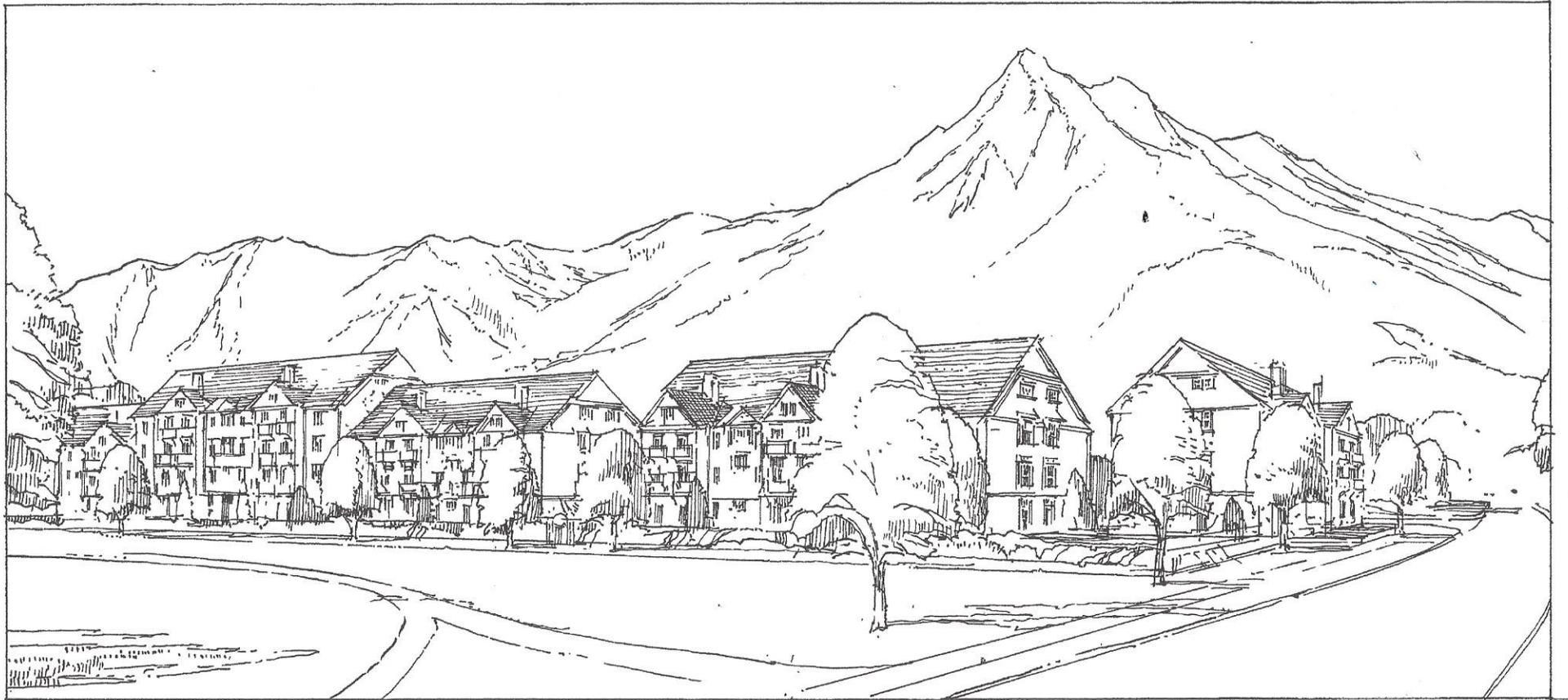
Revisions
No. Date Issue

BUILDING 'C'
PROPOSED
ELEVATIONS

Date: 12/12/2014 Project No.: 14-015
Scale: 1/8"=1'-0" CAD File Name: base-elevations
Design: pep/phh Checked:
Sheet No.:

A2.4

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PERSPECTIVE RENDERING
JANUARY 19, 2015

PH
ARCHITECTS
38 TAUNTON HILL ROAD NEWTOWN, CT 06470
PH-ARCHS.COM

1700 ON THE PARK
RESIDENCES
1700 EAST MURRAY HOLLADAY ROAD
SALT LAKE CITY, UTAH



38 TAUNTON HILL ROAD NEWTOWN, CT 06470
PH-ARCHS.COM

P H Architects, LLC is pleased to have been selected to design and prepare the plans for *1700 on the Park* for Preliminary Approval to the Salt Lake County Office of townships.

By way of introduction, P H Architects has been fortunate to have the opportunity to work on a wide diversity of projects from Single Family and Multi-Family Residential projects as well as a wide-ranging scope of commercial projects from retail and recreational to 2,000 position trading floors and corporate headquarter buildings with all of their complex infrastructure requirements.

The depth of our experience and diversity affords us a perspective that we bring to every project. We are committed to addressing the various elements of each project we undertake to arrive at an appropriate mix of the various divergent interests, which are sometimes at odds with one another. We take our responsibility as architects seriously and we are committed to finding a balance of these divergent interests, which respond to the particular context of the site.

The proposed development of *1700 on the Park* is a unique site, rich with resources offered by neighboring properties. The site is adjacent to Creekside Park, Big Cottonwood Regional Park and the Lions Holladay Fitness and Recreation Center. As a result of the close proximity to over 100 acres of open parkland and the recreation center, *1700 on the Park* has access to green space, jogging paths, ball fields, swimming pool, basketball, racquetball, weight training, aerobics studio and adaptive recreation for handicapped persons. There are few properties anywhere that have these resources all within a short walking distance.

As a result of these neighboring resources it is our view that the open space requirements for this development could be revised with no adverse effects to the residents of the development. Although we have provided for the required playground and a picnic area on site they pale in contrast to the recreation opportunities of the surrounding properties. In order to take better advantage of the adjacent parkland we are proposing gates in the fence that abuts the park to encourage access to the open space and jogging trails.

We have provided 42% of total open space for the proposed development for *1700 on the Park*. If we had to provide 50% open space, in order to maintain the unit count, we would reduce the building footprints and provide additional stories to the buildings, which may approach the permitted limit of 6 stories for the buildings. We feel strongly that the surrounding parks and developed properties suggest a low-rise development on this property to maintain the appropriate scale and keep the development in context with the area. In light of the neighboring open space and recreational resources we request that this development be considered as compliant with the intent of the Recreational Facility and Open Space Standards for Salt Lake County.











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

STAFF SUMMARY AND RECOMMENDATION

Public Body:	Millcreek Township Planning Commission	File Number: 29142
Meeting Date:	2/11/2015	
Request:	Exception or Modification of Roadway Standards	
Zone:	R-1-21 (Single Family Residential)	
Property Address:	3940 South Hale Drive	
Applicant:	Andrew Quist	
Planner:	Todd A. Draper	

Project Description:

The Applicant is requesting approval for an exception or modification to roadway standards as they apply to a recent subdivision proposal (#29043). There is no curb, gutter or sidewalk along hale drive

Site and Vicinity Description (see attached map):

Property is located along Hale Drive in the Mount Olympus area. Land use is predominantly single-family residential on larger lots..

Zoning Considerations:

Requirement	Standard	Proposed	Compliance Verified
Height	n/a	n/a	Yes
Front Yard Setback	n/a	n/a	Yes
Side Yard Setbacks	n/a	n/a	Yes
Rear Yard Setback	n/a	n/a	Yes
Lot Width	n/a	n/a	Yes
Lot Area	n/a	n/a	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:

Issue of Concern: Drainage: There are obvious drainage issues in the neighborhood as each individual property has installed some kind of “non-standard” asphalt berm, swale, wall, or other device at the edge of the pavement to control runoff and prevent it from entering the property. Staff recommends that rather than a complete exception to the installation of off-site improvements that curb and gutter be installed at a minimum near the edge of the existing pavement. This would be consistent with plans submitted by the applicant.

Proposed Mitigation: Install curb and gutter in line with existing pavement and improvised drainage improvements abutting neighboring properties.

Issue of Concern: Sidewalk: Installation of typical off-site improvements, including sidewalk, would necessitate a narrowing of the existing pavement as the existing roadway is not installed along the deeded centerline of the road. This would present a traffic safety hazard.

Proposed Mitigation: Granting of an exception to the installation of sidewalk.

Neighborhood Response:

Most all neighbors that have commented regarding the issue at hand are in agreement that sidewalk should not be required in their neighborhood. One neighbor did comment generally that they did not want any exceptions granted to this development.

Community Council Response:

Exception requests of this nature are not sent for review to the Community Council

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.

SLCO Engineering(Survey and Boundary Review)

Approved

Review waived. Traffic Engineer will make recommendation on this exception request.

SLCO Engineering(Urban Hydrology) - Storm Drainage, Flood Control

Under Review

Provide curb and gutter as recommended by the traffic engineer. This will help alleviate drainage issues encountered at this location.

SWPPP Supervisor - Natural Hazards, Soil and Slope Conditions, Liquefaction, Grading, Storm Water Pollution Prevention

Under Review

Traffic Engineer- Traffic Safety

Approved

The location of the roadway in relation to the right of way provides no room for installation of sidewalk without narrowing the roadway. Installation of sidewalk may be possible with some realignment, but given the location and some of the community member's expressed desire for roads in the area to maintain a "rural" feel, I recommend approval of the exception to roadway standards.

Unified Fire Authority- Fire Safety

Approved

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

Staff Recommendation:

“In cases where unusual topographical, aesthetic, or other exceptional conditions or circumstances exist, variations or exceptions to the requirements of this chapter may be approved by the mayor after receiving recommendations from the planning commission and the public works engineer; provided, that the variations or exceptions are not detrimental to the public safety or welfare” [14.12.150]

Staff has reviewed this request for an exception to the standards for roadway development as set forth in the Salt Lake County Highway, Sidewalks, and Public Places Ordinance (Title 14) and recommends that the Millcreek Township Planning Commission make a recommendation to the Salt Lake County Mayor that the following modification to those standards be approved:

- The installation of sidewalk shall not be required
- The installation of curb and gutter shall be required. Plans and details regarding the location of the curb and gutter to be approved by the County Traffic Engineer and Urban Hydrologist.

29043 /29142

Zoning Map



Thu Dec 4 2014 04:50:11 PM.

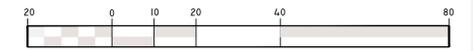


LEGEND

- PROPERTY BOUNDARY
- SETBACK
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- DRAINAGE SWALE
- PROPOSED SLOPE
- PROPOSED FINISHED GROUND ELEV.
- EXISTING GROUND ELEV.
- BOTTOM OF WALL ELEV.
- TOP OF WALL ELEV.
- PROPOSED HOUSE
- PROPOSED DRIVEWAY CONCRETE

DRAWING TITLE

SITE PLAN



1 in. = 20 FT

COMPLETION STATUS

FOR APPROVAL

PROJECT

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

GENERAL NOTES:

1. INSTALL IMPROVEMENTS TO SALT LAKE COUNTY STANDARDS.
2. MAINTAIN A MINIMAL 1'0" DISTANCE BETWEEN WATER AND SEWER LINE.
3. A MINIMAL 1'8" OF CLEARANCE IS REQUIRED WHERE SEWER & WATER CROSS.
4. A MINIMAL 1'2" OF CLEARANCE IS REQUIRED WHERE CROSSING EXISTING GAS LINE.
5. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITY LINES.
6. A MINIMUM OF FOUR FEET OF COVER REQUIRED OVER ALL WATER LINES.
7. CONTRACTOR RESPONSIBLE FOR OBTAINING SALT LAKE COUNTY STANDARDS AND APWA 2012 CONSTRUCTION STANDARDS. SALT LAKE CITY SHALL TAKE PRIORITY OVER APWA WHERE IT IS PROVIDED. CONTRACTOR RESPONSIBILITY TO VERIFY CIVIL SITE PLAN AND BUILDING DIMENSIONS MATCH BUILDING PLANS BEFORE STARTING CONSTRUCTION.
9. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH MT OLYMPUS SEWER IMPROVEMENT DISTRICT STANDARDS AND CONSTRUCTION SPECIFICATIONS.
10. ALL CATCH BASINS AND MANHOLES TO BE INSTALLED PER APWA 2012 OR SALT LAKE CITY PUBLIC UTILITY STANDARDS.
11. ALL UTILITY LINES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER SALT LAKE CITY OR APWA 2012 STANDARDS.
12. ALL STORM DRAIN PIPING TO BE CUT OFF FLUSH WITH INSIDE WALL OF DRAINAGE BOX. INSIDE WALL TO BE GROUTED SMOOTH WITH A NON-SHRINK GROUT.
13. CONTRACTOR IS TO REPLACE ANY AREAS AROUND CONSTRUCTION SITE THAT IS DAMAGED DURING CONSTRUCTION.
14. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED BASED ON BUILDING SIZE.
15. NO PARKING ON PRIVATE LANE/FIRE ACCESS.
16. REFER TO SLCDPU STANDARDS AND PRACTICES FOR WATERLINE DEVIATIONS FROM APWA STDs.

REVISIONS:

REV #	DESCRIPTION	DATE



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

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PROJECT NO.

J-14-03

DATE

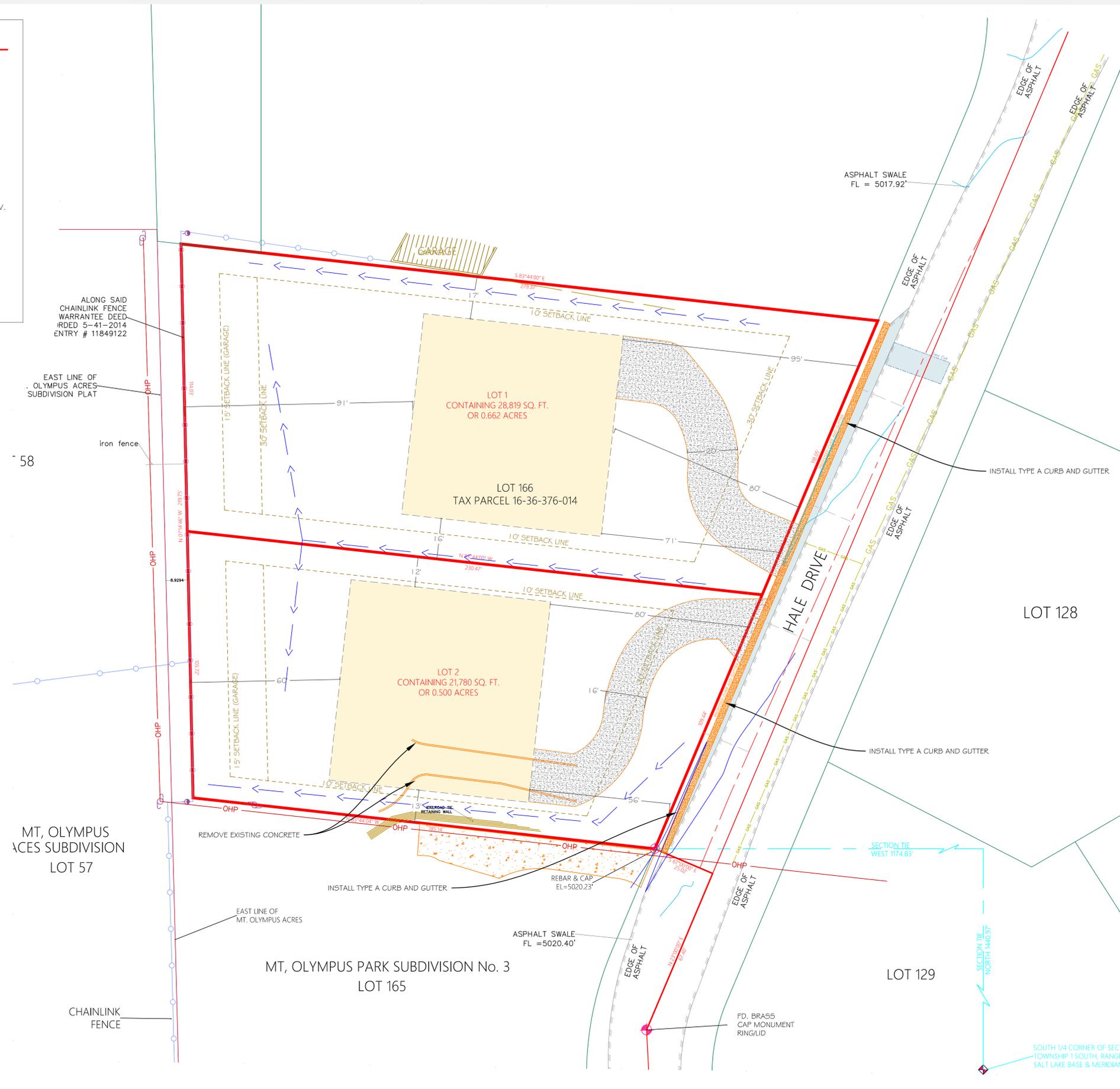
10-17-14

DRAWN BY JACOB WEBER, PE

CHKD BY CAREY JOHANSON, PE

SHEET NUMBER

C-01



ALONG SAID CHAINLINK FENCE WARRANTEE DEED RDED 5-41-2014 ENTRY # 11849122

EAST LINE OF OLYMPUS ACRES SUBDIVISION PLAT

iron fence

58

MT, OLYMPUS ACES SUBDIVISION LOT 57

CHAINLINK FENCE

MT, OLYMPUS PARK SUBDIVISION No. 3 LOT 165

ASPHALT SWALE FL = 5020.40'

FD. BRASS CAP MONUMENT RING/LID

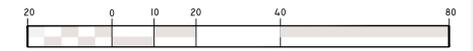
LOT 128

LOT 129

SOUTH 1/4 CORNER OF SECT TOWNSHIP 1 SOUTH, RANGE SALT LAKE BASE & MERIDIAN

DRAWING TITLE

Fcoz Site Grading & Drainage Plan



1 in. = 20 FT

COMPLETION STATUS

FOR APPROVAL

PROJECT

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

GENERAL NOTES:

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

REVISIONS:

REV #	DESCRIPTION	DATE



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10-17-14

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CHKD BY SHANE JOHANSON, P.L.S.

SHEET NUMBER

C-02

LEGEND

- PROPERTY BOUNDARY
- SETBACK
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- DRAINAGE SWALE
- PROPOSED SLOPE
- PROPOSED FINISHED GROUND ELEV.
- EXISTING GROUND ELEV.
- BOTTOM OF WALL ELEV.
- TOP OF WALL ELEV.
- PROPOSED HOUSE
- PROPOSED DRIVEWAY/ CONCRETE

AFTER CONSTRUCTION RE-VEGETATION AND RECLAMATION PLAN

1. Soil: all disturbed areas will have large rocks removed and be hand graded to match existing soil grades. Slopes will be contoured at a slope no greater than 2 feet horizontal to 1 foot vertical.
2. Seed: seed will be spread on all disturbed areas at a rate of 20 pounds per acre . the seed mixture will consist or equivalent of:
 - slender wheat grass 25%
 - sheet fescue 5%
 - sandberg blue grass 5%
 - bluebunch wheat grass 30%
 - western wheat grass 35%
3. Erosion control: slopes steeper than 2 foot horizontal, 1 foot vertical will be covered by straw erosion Control blankets pinned to the soil with staples at three foot intervals.
4. Maintain a wildlife urban interface of 30 foot defensible space around any structure.

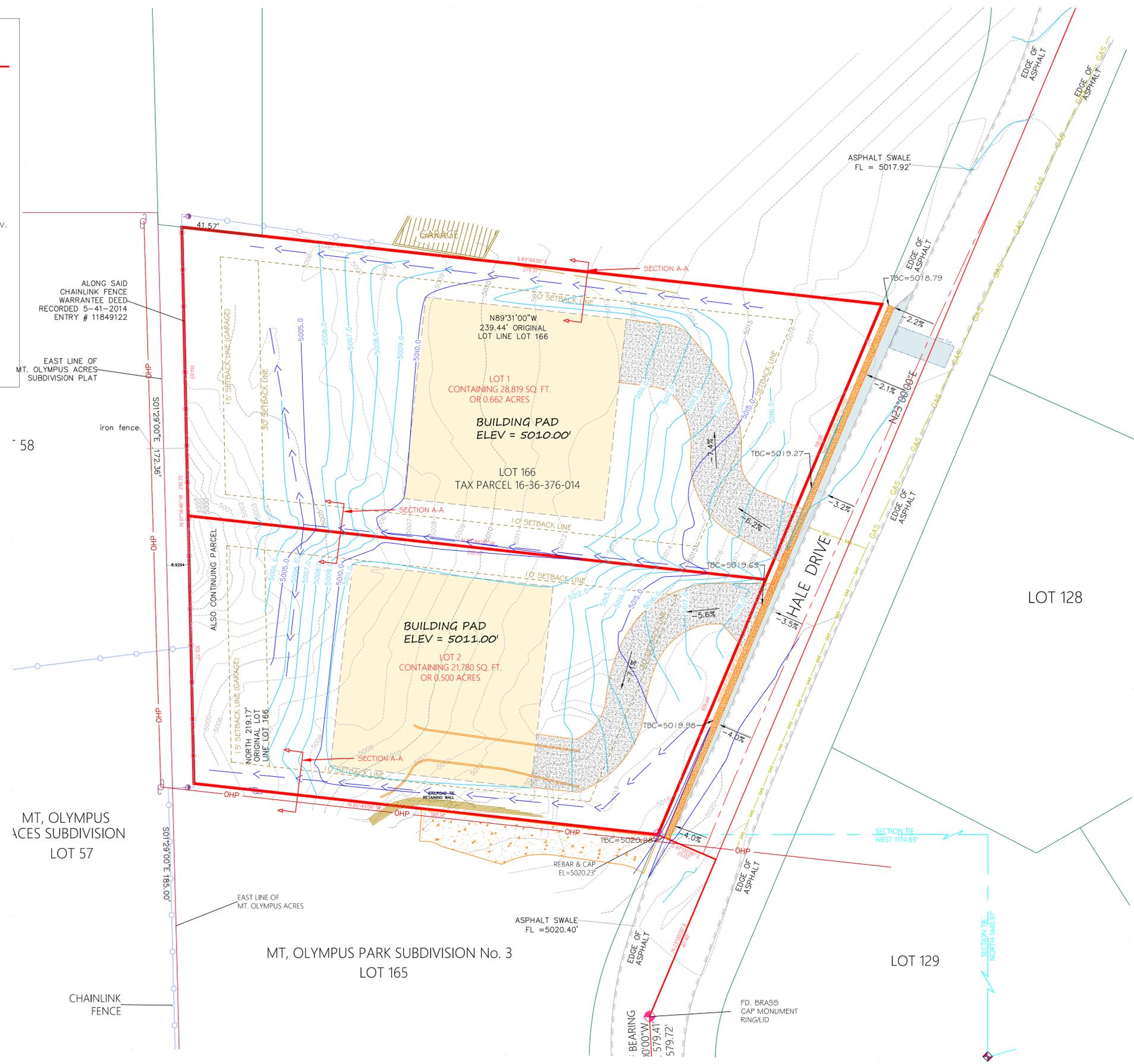
TYPICAL DRAINAGE SWALE N.T.S.

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



CROSS SECTION A-A

Fcoz Notes
The owner shall grade this property in accordance with the approved site grading and lot drainage plan so as not to discharge any additional storm water onto adjacent properties.



58

MT, OLYMPUS ACES SUBDIVISION
LOT 57

MT, OLYMPUS PARK SUBDIVISION No. 3
LOT 165

LOT 128

LOT 129

ALONG SAID CHAINLINK FENCE WARRANTEE DEED RECORDED 5-41-2014 ENTRY # 11849122

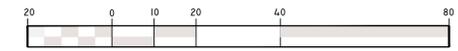
EAST LINE OF MT. OLYMPUS ACRES SUBDIVISION PLAT

iron fence.

OHP

DRAWING TITLE

ROAD IMPROVEMENT



1 in. = 20 FT

COMPLETION STATUS

FOR APPROVAL

PROJECT **HALE STONE SUBDIVISION**
ANDREW QUIST
3940 & 3950 S HALE DRIVE
SALT LAKE CITY, UT

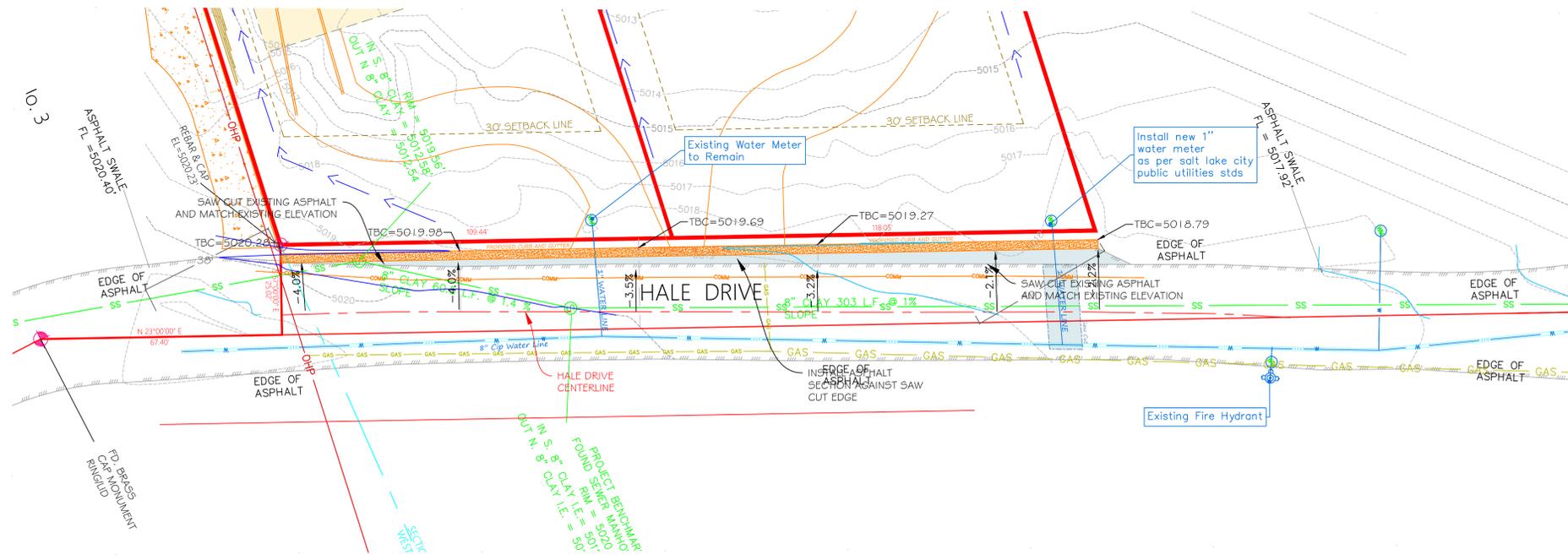
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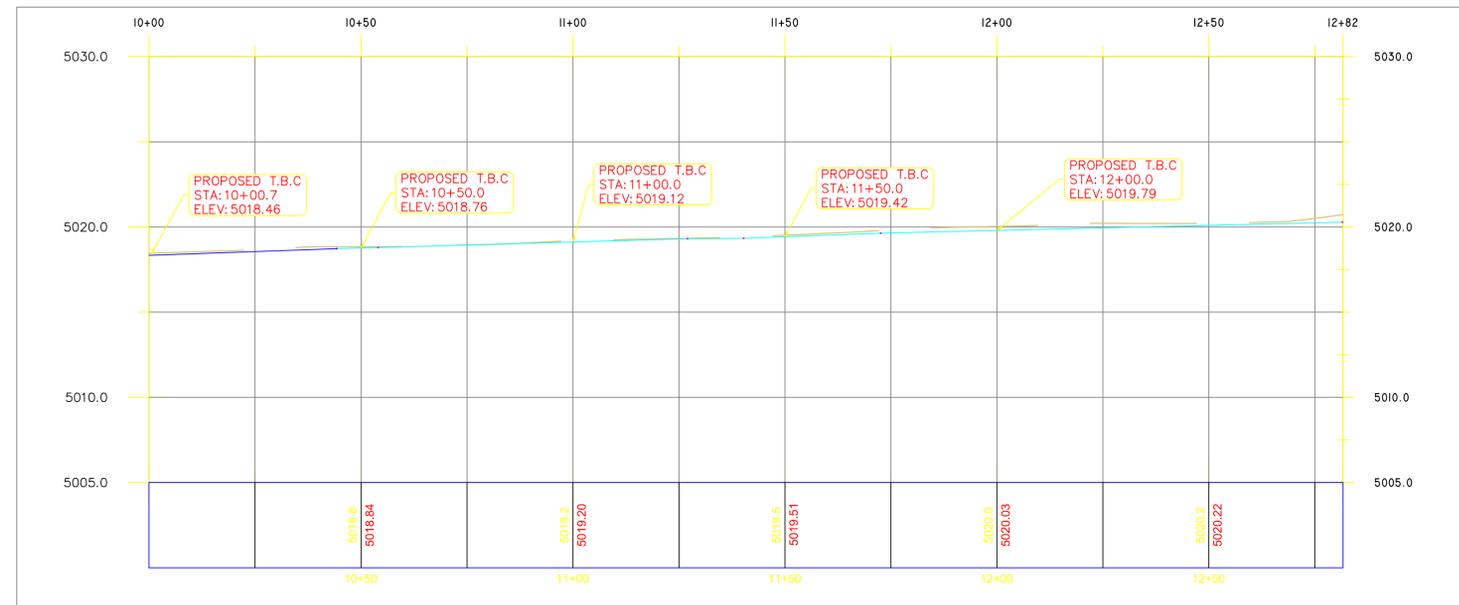
REVISIONS:

REV #	DESCRIPTION	DATE

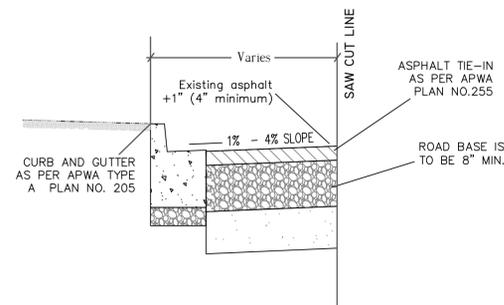
HALE DRIVE PLAN AND PROFILE IMPROVEMENTS



HALE DRIVE IMPROVEMENTS



HORIZONTAL SCALE 1" = 20 FEET



HALE DRIVE CROSS SECTION N.T.S



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STAMP	PROJECT NO.
	J-14-03
	DATE 10-17-14
	DRAWN BY JACOB WEBER, PE
	CHEK BY CAREY JOHANSON, PE
	SHEET NUMBER C-04







**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)

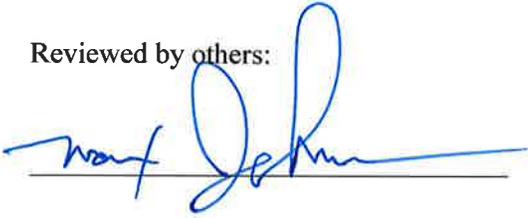
Max advised we have been asked to move our meeting for December, looking for alternate locations.

MEETING ADJOURNED

Time Adjourned – 6:59 p.m.

Minutes reviewed by:

Reviewed by others:



12-10-14

DRAFT

Ben McAdams
Mayor

Nicole Dunn
Deputy Mayor

Patrick W. Leary
Township Executive



Scott R. Baird, P.E., Director
Engineering Services

Rolen Yoshinaga, Director
Planning & Development Services

Brigham Mellor
Economic Development

February 3, 2015

Dear Millcreek Township Planning Commission,

During the Millcreek Township Planning Commission on January 14, 2015 there was discussion within the hearing on project #29100, to more thoroughly analyze and review 4200 South for potential safety concerns and solutions. Possible mitigation to install speed bumps on 4200 south was mentioned by members of the community. The location address of the project is 4195 South 700 East.

The Planning Commission asked staff to follow-up as to the viability of installing speed bumps or other mitigation options that would reduce safety concerns in the area. Staff was charged with reporting back to the Planning Commission at the February Planning Commission meeting.

Per the request from the Planning Commissioners related to traffic issues on 4200 South, staff has spoken with the County Traffic Engineer and received the following related to Commission's request.

"Since the concerns with traffic volume and speeds on 4200 S are existing, and not caused by the development, it is not reasonable to require the developer of the project to install speed humps or other traffic mitigation. I will add 4200 S to our traffic calming list and have data collected for analysis of the current conditions as soon as possible. The street will then be ranked and considered for traffic calming along with the other streets in the program..."

Jena Carver, PE
Assistant Transportation Engineer
Engineering Section
Office of Township Services

Regards,

A handwritten signature in black ink that reads 'Spencer W. Brimley'.

Spencer W. Brimley
Township Planner