



Planning & Development Services Division

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Millcreek Township Planning Commission

Public Meeting Agenda

Wednesday, March 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

29125 – The Salt Lake County Office of Township Services, Economic Development Division, is requesting approval of a zone change from the R-1-8 (Single Family Residential) zone to the C-1 & C-2 (Neighborhood and Community Commercial) zone. **Location:** 3942 – 4076 South Wasatch Blvd. **Community Council:** Mount Olympus. **Planner:** Spencer W. Brimley

29164 – Wayne Corbridge, representing Sego Homes is requesting approval of a zone change from the R-1-8 (single family residential) zone to R-M (multi-family residential) zone. **Location:** Approximately 3511 South 1100 East. **Community Council:** Millcreek. **Planner:** Spencer W. Brimley

29128 – Hank Nelson on behalf of Legacy Fields, LLC and G& M Property Solutions, LLC requests Preliminary Plat approval for a 2 lot subdivision to be known as Legend Lane #2 subdivision, including a separate request for exception from the requirement to install Curb, Gutter, and Sidewalk. **Location:** 3254 South 2000 East. **Zone:** R-1-8. **Planner:** Todd A. Draper

BUSINESS MEETING

- 1) Approval of Minutes from the February 11, 2015 meeting.
- 2) PUD Ordinance Draft Schedule
- 3) Ordinance Issues from today's meeting
- 4) Other Business Items (as needed)

ADJOURN



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: 29125
Meeting Date:	March 11, 2015	
Request:	Rezone of Approximate 8 acres from R-1-8 to C-1 & C-2	
Zone:	R-1-8 (Single Family Residential)	
Property Address:	3942 – 4076 S Wasatch Boulevard	
Applicant:	Office of Township Services, ED Director, Brigham Mellor	
Planner:	Spencer W. Brimley	

Project Description:

The Salt Lake County Office of Township Services is requesting approval of a zone change from the R-1-8 (Single Family Residential) zone to the C-1 & C-2 (Community and Neighborhood Commercial) zone at 3942 – 4076 S Wasatch Blvd. Purpose for this zoning request is to accommodate potential development identified in a study on hospitality that was conducted at the University of Utah, in May of 2014. The applicant has provided a letter, included with this report, outlined items of consensus with the property owners and which could be reasonably imposed to balance community concerns with economic opportunities.

Site and Vicinity Description (see attached map):

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

Property to the west of the site is zoned similar to this property with R-1-8 (single family residential) and consists of uses that are single family residential. Property to the North and South are public uses occupied by a UTA park and ride and a Salt Lake County Public Works site, there is not site specific zoning applied to these properties, per county GIS maps.

Zoning to the east is C-2 (commercial) and R-M (residential multifamily) and has uses consistent with such zoning. There is some R-2-8 (residential medium density) on the edges of the Mount Olympus shopping center is but the predominant use for the area, contained within the C-2 zoning designation are a grocer as well as several individual retail uses in the area.

Neighborhood Response:

Staff received several emails and phone calls related to the previous proposal for this application. Since that time the Applicant has worked extensively with the community to address all issues and concerns relate to the proposal and have come back with a new proposal to which, at the time of this report staff has not received any feedback from the community.

Community Council Response:

This item was presented to the Mount Olympus and East Millcreek Community Council prior to being scheduled for the planning commission meeting. At the time this report was crafted, staff has not receive any public comments.

History and Current Efforts

Applicant has provided the following historical and current account of the approach for this proposal.

1. These parcels were created from remnant parcels acquired when I-215 was constructed in the late 1960's.
2. In 2008 the land was used as a batch plant during the I-80 reconstruction.
3. In 2013, the .63 acre parcel containing the Metropolitan Water District facilities was quitclaimed to the District.
4. In 2014, at the request of a potential purchaser of the property, The Economic Development staff of Office of Township Services held a series of focus group meetings with area residents to discuss potential uses.
5. Subsequently, the Metropolitan Research Center at the University of Utah conducted a Hospitality Feasibility Study, which indicated that "growth in hospitality is anticipated between 2014 and 2020, and that Olympus Hills has some distinct advantages and disadvantages for competing for market share. Olympus Hills would benefit from its location. However, a desire to be near dining, shopping and related activities will likely serve as a challenge for the site unless further measures are taken to provide those amenities". (Hospitality Feasibility Study for Olympus Hills, Metropolitan Research Center, University of Utah, May, 2014).
6. The proposal received support from the Mt. Olympus and East Millcreek Community Councils and was heard and tabled at the January 14, 2015 Millcreek Planning Commission meeting.

CURRENT EFFORTS:

1. Because of community concerns, the matter was re-visited by the Mt. Olympus Community Council on January 20, 2015.
2. Following the meeting a group of community residents including; Jeff Silvestrini, Glen Boschetto, David Baird, John Knapp, Carolyn Sharp, John Lesch, Maxwell Hunter and John Knoblock began meeting to identify solutions that would generate economic development activity, without creating additional negative impacts in the community.
3. After several meetings, the group arrived at the following consensus recommendations:
 1. No billboards will be allowed on any parcel.
 2. The southern portion of the property should be rezoned C-2 with a height restriction of fifty -five feet or four stories. This will allow for the development of a hotel. The committee is also recommending that the hotel not be an extended stay hotel, inasmuch as nightly rentals generate more revenue and have a lower impact on the community. Further conditions are that multi-family not be permitted in this zone.
 3. The remaining parcel should be re-zoned c-1 with no conditions.
 4. It is understood that the property lines between the parcels may need to be adjusted, and that if necessary, the C-2 zoning may be extended to include a maximum of one additional acre on the north side of the parcel.

Considerations:

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

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

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

Staff Recommendation:

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:

Considerations for recommending approval to the County Council:

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

Considerations for denial to the County Council:

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

Other Considerations

19.90.060 Conditions to zoning map amendment.

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

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

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

19.14.020 - Permitted uses.

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

All R-1 zones	—Accessory uses and buildings customarily incidental to a permitted use provided the total square footage of all accessory buildings does not exceed eight hundred square feet on lots under one-half acre or one thousand two hundred square feet on lots one-half acre or larger;
	—Agriculture;
	—Home business, subject to Chapter 19.85
	—Home day care/preschool, subject to Section 19.04.293
	—Household pets;
	—Residential facility for persons with a disability.
R-1-6, R-1-7, R-1-8, R-1-10, R-1-15	—Single-family dwelling.
R-1-21, R-1-43	—Guesthouse, the square footage must be less than one thousand two hundred square feet;
	—Maximum of four horses for private use only, not for rental;
	—Single-family dwelling.

19.14.030 - Conditional uses.

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

All R-1 zones	—Accessory uses and buildings customarily incidental to a conditional use. Any accessory building or buildings where the total square footage exceeds eight hundred square feet on lots under one half-acre or one thousand two hundred square feet on lots one-half acre or larger;
	—Cemetery;
	—Day care/preschool center, subject to Section 19.76.260
	—Golf course;
	—Home day care/preschool, subject to Section 19.04.293
	—Planned unit development;
	—Private educational institutions having an academic curriculum similar to that ordinarily given in public schools;
	—Private nonprofit recreational grounds and facilities;
	—Public and quasi-public uses;
	—Residential facility for elderly persons;
	—Temporary buildings for uses incidental to construction work, which building must be removed upon the completion of the construction work. If such buildings are not removed within ninety days upon completion of construction work or thirty days after notice, the building will be removed by the county at the expense of the owner.

R-1-3, R-1-4,	—Single-family dwelling.
R-1-5	—Single-family project developments The planning commission may approve a detailed development plan for the entire single-family project in an R-1-3, R-1-4, R-1-5 zone, pursuant to Chapter 19.84 of this title. Thereafter, the development services division director may, as authorized by the planning commission, approve use permits for individual residential uses, provided that the plans comply with all requirements and conditions of the approved development plan.
R-1-6, R-1-7, R-1-8, R-1-10,	—Nursery and greenhouse, provided that there is no retail sales;
R-1-15	—Pigeons, subject to health department regulations;
	—Sportsman's kennel with a minimum lot area of one acre.
R-1-21, R-1-43	—Animals and fowl for family food production;
	—Bed and breakfast homestay;
	—Nursery and greenhouse; provided, that there is no retail sales;
	—Pigeons, subject to health department regulations;
	—Sportsman's kennel with a minimum lot area of one acre.

- **19.56.030 - Permitted uses (C-1).**

Permitted uses in the C-1 zone include:

- Accessory uses and buildings customarily incidental to permitted uses;
- Art needlework shop;
- Art shop and/or artist supply;
- Athletic goods store;
- Baby formula service; baby diaper service; babysitter agency;
- Bakery;
- Bank;
- Barbershop;
- Beauty shop;
- Bicycle shop;
- Bookstore;
- Cafeteria; catering establishment;
- Candy store; confectionery;
- China and/or silver shop;
- Class A beer outlet;
- Clothes cleaning, dyeing and pressing agency;
- Clothing store (limited to a maximum of three thousand square feet of total floor area);
- Florist shop;
- Fruit or fruit juice store; fruit and/or vegetable stand;
- Gift shop;
- Greenhouse;
- Health food store;
- Ice cream shop;
- Ice vendor units and/or reach-in ice merchandiser units; electrical icemaker units; ice storage of not more than five tons' capacity;
- Key and lock service;

- Laundry, automatic self-help type; laundry agency;
- Manicuring, pedicuring and electrolysis of hair;
- Medical and dental clinic and laboratories;
- Newsstand;
- Notions;
- Nurses' agency;
- Office, business or professional;
- Optometrist and/or oculist;
- Pet shop;
- Photographer and/or sale of photographic supplies;
- Popcorn and/or nut shop;
- Radio and television sales and repair;
- Shoeshine shop; shoe repair shop;
- Stationery and greeting card sales;
- Tailor shop.

(Ord. 1130 § 2, 1990; 1986 Recodification; prior code § 22-25-3)

• **19.56.040 - Conditional uses.**

Conditional uses in the C-1 zone include:

- Ambulance service;
- An apartment attached to and on the same parcel as an automobile service station and occupied by a manager or other employee;
- Antique shop without outside display;
- Automobile service center which is limited to tune-ups, lubrication and oil change, front-end alignment and brake repair, providing there is not outside storage of parts or material;
- Automobile service station, excluding the repairing, painting or upholstering of motor vehicles; automatic automobile carwash, not to exceed four wash bays;

— Baking, ice cream making and/or candy making incidental to retail sales serving not more than three outlets in the county and employing not more than three persons;

— Bed and breakfast inn, which may include a restaurant and conference meeting rooms;

— Class C fireworks store;

— Copy service;

— Day care/preschool center;

— Delicatessen;

— Dog and cat groomery, excluding overnight boarding;

— Drugstore;

— Frozen food locker incidental to a main grocery store or food business;

— Grocery;

— Home occupation;

— Massage (every massage technician shall be licensed by the state);

— Milk distributing station and sales of dairy products, excluding processing or bottling;

— Mobile store provided it meets the following requirements:

- A. A location on improved property including a main building with paved parking, and landscaping, curb, gutter and sidewalk if required by the county,
- B. A maximum display area of one hundred square feet outside the portable structure, a minimum of ten feet behind the property line, not on landscaped areas, and not obstructing access to the property,
- C. Compliance with the sign ordinance,
- D. The structures comply with the yard requirements of the zone,
- E. The mobile store including display area shall not be located within the clear view of intersecting streets,
- F. Written approval from the property owner to locate on the site;

— Parking lot;

— Planned unit development;

— Private school;

— Public and quasi-public use;

— Reception center and/or wedding chapel;

— Resource recycling collection point provided it meets the following requirements:

- A. A location on improved property including a main building with paved parking, and landscaping, curb, gutter and sidewalk if required by the county,
- B. All material shall be contained within an enclosed container,
- C. The structures or bins comply with the yard requirements of the zone,
- D. Written approval from the property owner to locate on the site,
- E. Maintenance of the site in a clean, neat and orderly manner;

— Restaurant;

— Shared parking;

— Tanning studio;

— Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work. If such buildings are not removed within ninety days upon completion of construction, and thirty days after notice, the buildings will be removed by the county at the expense of the owner.

- **19.62.030 - Permitted uses.**

Permitted uses in the C-2 zone include:

— Accessory uses and buildings customarily incidental to permitted uses;

— Addressograph shop;

— Antique shop without outside display;

— Archery shop and range, providing the use is conducted within a completely enclosed building;

— Art needlework shop;

— Art shop and/or artist supply;

— Athletic goods store;

— Automobile service station;

— Awning sales and repair;

— Baby formula service; baby diaper service; babysitter agency;

— Bakery;

— Bank;

- Barbershop;
- Beauty shop;
- Bicycle shop;
- Blueprinting and/or photostating;
- Bookstore;
- Bowling alley, including billiard and/or pool tables;
- Bus terminal;
- Cafeteria; catering establishment;
- Candy store; confectionery;
- Carbonated water sales;
- Class A beer outlet;
- Class B beer outlet;
- Clothes cleaning, dyeing and pressing;
- Clothing store;
- Coal and fuel sales office;
- Costume rental;
- Dancing;
- Department store;
- Delicatessen;
- Dog training, provided all training is within a completely enclosed building;
- Dramatics school;
- Drapery and/or curtain store;
- Dressmaking;
- Drive-in refreshment stand;
- Drugstore;

- Dry goods store;
- Electrical and heating appliances and fixture sales and repair;
- Egg candling and sales;
- Employment agency;
- Film exchange;
- Five-and-ten cent store;
- Fix-it shop;
- Flooring or floor repair shop;
- Florist shop;
- Fountain equipment supply;
- Frozen food lockers;
- Fruit or fruit juice store; fruit and/or vegetable stand;
- Fur sales, storage and/or repair;
- Furniture sales and/or repair;
- Gift shop;
- Greenhouse and nursery; plant materials; soil and lawn service;
- Grocery;
- Gunsmith;
- Gymnasium;
- Hardware store, not including the sale of lumber;
- Health food store;
- Hobby and/or crafts shop;
- Home day care/preschool, subject to [Section 19.04.293](#);
- Hospital supplies;
- House cleaning and repair; house equipment display;

- Ice cream shop;
- Ice vendor units and/or reach-in ice merchandiser units; electrical icemaker units; ice storage of not more than five tons' capacity;
- Insulation sales;
- Interior decorating store;
- Jewelry store;
- Janitorial service;
- Key and lock service;
- Laundry, automatic self-help type; laundry agency;
- Leather goods sales;
- Linen shop;
- Luggage shop;
- Machine tools sales;
- Manicuring, pedicuring and electrolysis of hair;
- Medical and dental clinic and laboratory;
- Milk distributing station and sale of dairy products, excluding processing or bottling;
- Military store;
- Mobile lunch agency;
- Monument sales, retail;
- Motorboat sales;
- Music store;
- Newsstand;
- Notions;
- Novelty shop;
- Numismatic shop; gold, silver and platinum dealer;
- Nurses' agency;

- Office, business or professional; office supply; office machines sales and repair;
- Oil burner shop;
- Optometrist and/or oculist;
- Ornamental iron, sales only;
- Painter and/or paint store;
- Pest extermination and control office;
- Pet shop;
- Photographer and/or sale of photographic supplies;
- Popcorn and/or nut shop;
- Radio and television sales and repair and/or station;
- Residential facility for elderly persons;
- Restaurant;
- Roofing sales;
- Safe sales;
- Secondhand shop;
- Shoe shop; shoeshine shop; shoe repair shop;
- Sewing machine shop;
- Stationery and greeting card sales;
- Swimming pool;
- Tailor shop;
- Taxidermist;
- Taxi stand;
- Tire shop, sales only;
- Theater, indoor;
- Tobacco shop;

- Towel and linen supply service;
- Travel bureau;
- Upholstery shop;
- Variety store;
- Wallpaper store;
- Weather-stripping shop.

(Ord. 1323 § 2 (part), 1995; Ord. 1200 § 5 (part), 1992; Ord. 1179 § 5 (part), 1992; Ord. 978 § 3, 1986: 1986 Recodification: §§ 1 (part) and 2 (part) of Ord. passed 3/20/85: § 1 (part) of Ord. passed 2/1/84; (part) of Ord. passed 4/22/82; prior code § 22-27-3)

- **19.62.040 - Conditional uses. (C-2)**

Conditional uses in the C-2 zone include:

- Agency for the sale of new motor vehicles, trailers and campers, including the incidental sale of used motor vehicles, trailers and campers, provided this use is incidental and located on the same property as the primary use of new motor vehicle sales; agency for the rental of motor vehicles, trailers or campers;

- Ambulance service;
- Apartments for elderly persons;

- Arcade, not to be located within a one thousand foot distance, via the most direct pedestrian route, of the property line of any school or private educational institution having an academic curriculum similar to that ordinarily given in public schools. For purposes of measuring distance, a pedestrian route shall not include a route which requires crossing a physical barrier such as a fence, canal or freeway, or include trespassing across private property.

- Athletic club and/or health club;
- Automobile repair, including incidental body and fender work, painting and upholstery and/or welding; automatic automobile wash;
- Automobile service center, which is limited to tune-ups, lubrication and oil change, front-end alignment, brake repair, and muffler repair, providing there is not outside storage of parts or materials;
- Baking, ice cream making and/or candy making;
- Bath and massage (every massage technician shall be licensed by the state);

- Bed and breakfast inn, which may include a restaurant and conference meeting rooms;
- Cat and dog groomery, excluding overnight boarding;
- Cemetery, mortuary, etc.;
- Check cashing, provided that each check cashing business shall be located a minimum distance of six hundred feet from any other similarly licensed facility;
- Class C fireworks store;
- Copy service;
- Day care/preschool center;
- Golf course;
- Hardware store, including the sale of lumber, providing all storage of lumber is within a completely enclosed building;
- Home day care/preschool, subject to [Section 19.04.293](#);
- Home occupation;
- Hospital;
- Hotel and apartment hotel;
- Indoor firearms and/or archery range;
- Mini-storage units, secondary to the main use of the parcel;
- Mobile home park;
- Mobile store provided it meets the following requirements:
 - A. A location on improved property including a main building with paved parking, and landscaping, curb, gutter and sidewalk if required by the county,
 - B. A maximum display area of one hundred square feet outside the portable structure, a minimum of ten feet behind the property line, not on landscaped areas, and not obstructing access to the property,
 - C. Compliance with the sign ordinance,
 - D. The structures comply with the yard requirements of the zone,
 - E. The mobile store including display area shall not be located within the clear view of intersecting streets,
 - F. Written approval from the property owner to locate on the site;
- Motel;

— Multiple dwellings; group dwellings;

— Neighborhood storage;

— Open storage for recreational vehicles only (campers, snowmobiles, etc.), but not to include the storage, keeping or abandonment of junk, including scrap metals or other scrap material, or for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery, or parts thereof, as in an impound lot or junkyard, etc.; and such use will be required to install a six-foot solid visual barrier fence or masonry wall around the entire storage area (chain-link with slats is acceptable) as a conditional use in the commercial C-2 zone, and as an accessory use only to a main use, such as a service station, carwash or similar use. Gravel or grass surfacing will be allowed for the storage area;

— Package agency;

— Parking lot;

— Planned unit development;

— Plumbing shop;

— Printing shops;

— Private nonprofit locker club;

— Private post office box service;

— Private school;

— Public and quasi-public use;

— Rail transit mixed-use, provided it meets the following requirements:

- A. The planning commission shall determine the density based on the specific development proposal, site location and surrounding land uses.
- B. The property is located within one-quarter mile of a rail station.
- C. Buildings and impervious areas shall not cover more than eighty percent of the site.
- D. Commercial uses shall be allowed on the first floor of buildings fronting on a public street.
- E. Office uses shall be allowed on the first and second floor of buildings fronting on a public street.
- F. Parking is not allowed between the building and the public street.
- G. The front yard setback shall be fifteen feet and the side and rear yards shall be twenty feet minimum. Corner lots are deemed to have two front yards.
- H. The front yard setback is the build-to-line. At least fifty percent of the front elevation of the building must be built within ten feet of the build-to-line or as approved by the planning commission.

- I. The planning commission shall determine the amount of parking required based on projected transit usage and other guidelines found in [Section 19.80.090](#), "Planning Commission Exceptions."
- J. All development in the rail transit mixed-use area shall conform to the Rail Transit Mixed-Use Development Guidelines adopted by the planning commission. The planning commission has the authority to modify or waive guidelines as necessary during development review.
 - Reception center and/or wedding chapel;
 - Recreation, commercial;
 - Rent-all store, provided that there is not outside storage;
 - Resource recycling collection point provided it meets the following requirements:
 - A. A location on improved property including a main building with paved parking, and landscaping, curb, gutter and sidewalk if required by the county,
 - B. All material shall be contained within an enclosed container,
 - C. The structures or bins comply with the yard requirements of the zone,
 - D. Written approval from the property owner to locate on the site,
 - E. Maintenance of the site in a clean, neat and orderly manner;
 - Restaurant liquor license;
 - Seed and feed store;
 - Shared parking;
 - Sign-painting shop;
 - Single-family dwelling in conjunction with a service station;
 - State store;
 - Swap meets and flea markets within drive-in theaters or enclosed buildings;
 - Tanning studio;
 - Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work;
 - Theaters, outdoor, providing:
 - A. A solid fence or masonry wall with a minimum height of six feet shall be constructed on all sides,
 - B. Driveways and parking areas shall be provided with properly maintained dustless surfaces,

- C. Automobile off-street storage areas for automobiles awaiting entrance to the theater shall have a capacity of at least fifteen percent of the number of automobile parking spaces provided inside the theater,
- D. Minimum area for a single-screen theater shall be ten acres; minimum area for a two-screen theater shall be twelve acres;
 - Transfer company, provided trucks no larger than two tons' capacity are used;
 - Unoccupied model buildings for display, accessory to a sales office;
 - Veterinary, providing operation is completely enclosed within an air-conditioned building.



Ben McAdams
Mayor

Nichole Dunn
Deputy Mayor

Patrick W. Leary
Township Executive

Scott Baird, P.E., Director
Engineering Services

Rolen Yoshinaga, Director
Planning & Development Services

Brigham Mellor
Economic Development

February 23, 2015

MEMORANDUM

To: Mt. Olympus Community Council
East Millcreek Community Council

From: Brigham Mellor
Economic Development Director
Office of Township Services
Salt Lake County

Re: Proposed Re-zone of Property at 3942-4076 S Wasatch Blvd.

EXECUTIVE SUMMARY:

In January, 2015, the Office of Township Services presented a proposal to re-zone the property at 3942-4076 South Wasatch Blvd. from R-1-8 (single family residential) to R-M (Multi-family residential). Following this meeting, and a subsequent Planning Commission meeting, a group of community leaders began meeting with Township Services Economic Development staff to identify zoning that would allow for more restricted commercial development at this location. The group is recommending that the eight acre parcel be re-zoned C-1 and C-2 with specific conditions outlined below.

HISTORY:

1. These parcels were created from remnant parcels acquired when I-215 was constructed in the late 1960's.
2. In 2008 the land was used as a batch plant during the I-80 reconstruction.
3. In 2013, the .63 acre parcel containing the Metropolitan Water District facilities was quitclaimed to the District.
4. In 2014, at the request of a potential purchaser of the property, The Economic Development staff of Office of Township Services held a series of focus group meetings with area residents to discuss potential uses.
5. Subsequently, the Metropolitan Research Center at the University of Utah conducted a Hospitality Feasibility Study, which indicated that "growth in hospitality is anticipated between 2014 and 2020, and that Olympus Hills has some distinct advantages and disadvantages for competing for market share. Olympus Hills would benefit from its location. However, a desire to be near dining, shopping and related activities will likely serve as a challenge for the site unless further measures are taken to provide

those amenities". (Hospitality Feasibility Study for Olympus Hills, Metropolitan Research Center, University of Utah, May, 2014).

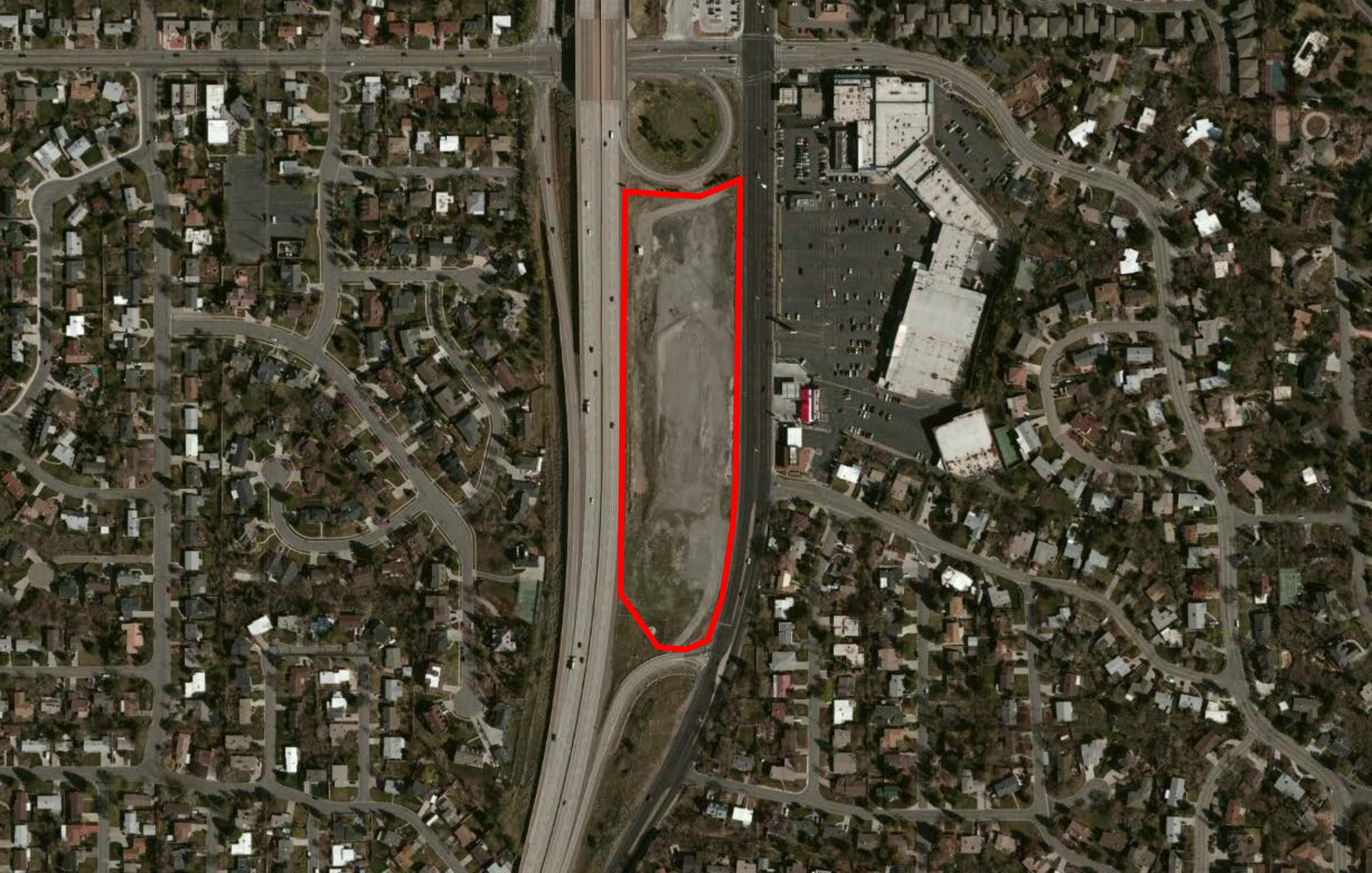
6. The proposal received support from the Mt. Olympus and East Millcreek Community Councils and was heard and tabled at the January 14, 2015 Millcreek Planning Commission meeting.

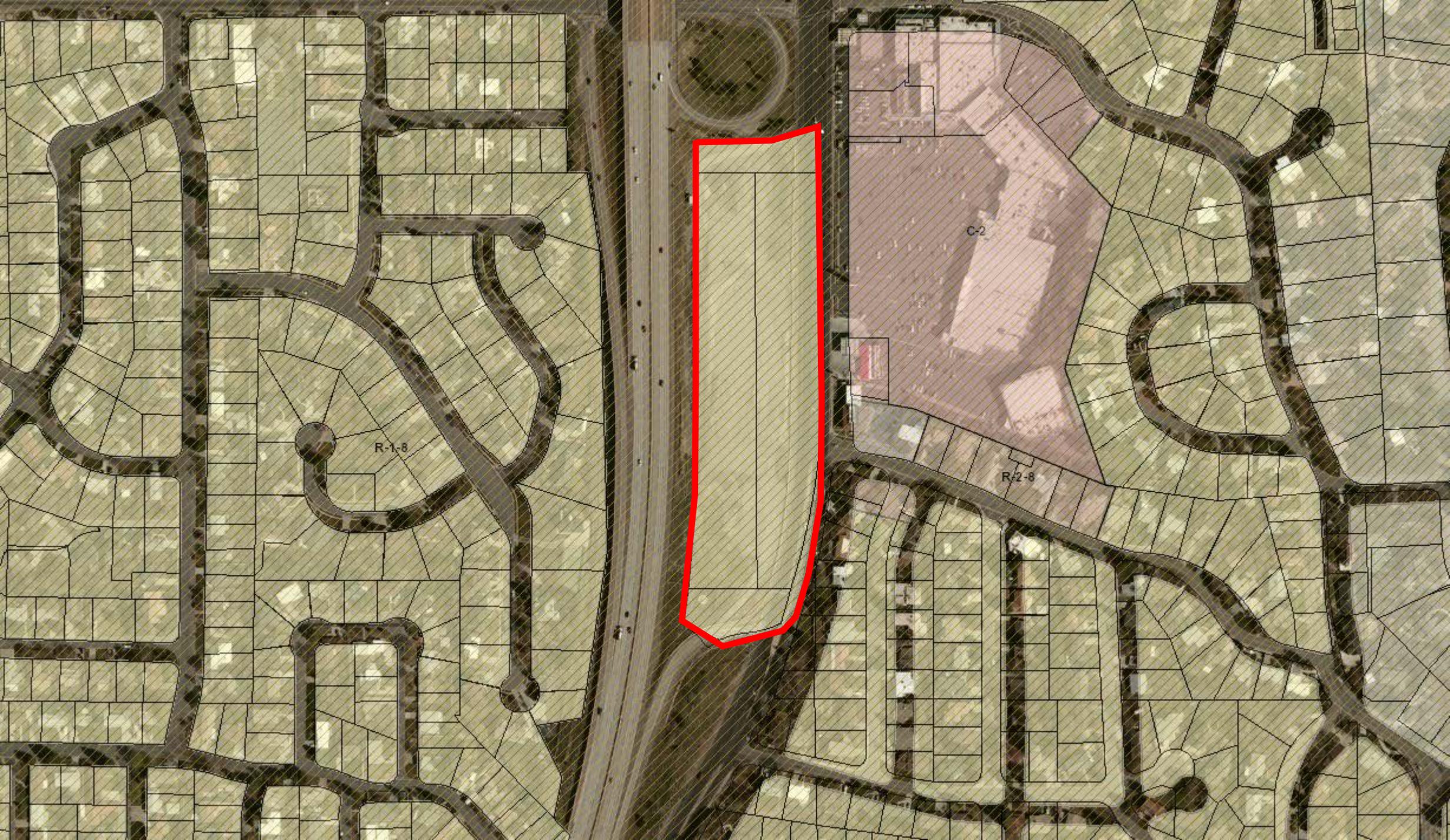
CURRENT EFFORTS:

1. Because of community concerns, the matter was re-visited by the Mt. Olympus Community Council on January 20, 2015.
2. Following the meeting a group of community residents including; Jeff Silvestrini, Glen Boschetto, David Baird, John Knapp, Carolyn Sharp, John Lesch, Maxwell Hunter and John Knoblock began meeting to identify solutions that would generate economic development activity, without creating additional negative impacts in the community.
3. After several meetings, the group arrived at the following consensus recommendations:
 1. No billboards will be allowed on any parcel.
 2. The southern portion of the property should be rezoned C-2 with a height restriction of fifty – five feet or four stories. This will allow for the development of a hotel. The committee is also recommending that the hotel not be an extended stay hotel, inasmuch as nightly rentals generate more revenue and have a lower impact on the community. Further conditions are that multi-family not be permitted in this zone.
 3. The remaining parcel should be re-zoned c-1 with no conditions.
 4. It is understood that the property lines between the parcels may need to be adjusted, and that if necessary, the C-2 zoning may be extended to include a maximum of one additional acre on the north side of the parcel.

RECOMMENDATION:

The Economic Development staff of the Office of Township Services recommends that the Community Council review the proposed re-zone, make any changes they deem appropriate and forward their recommendations to the Millcreek Planning Commission.

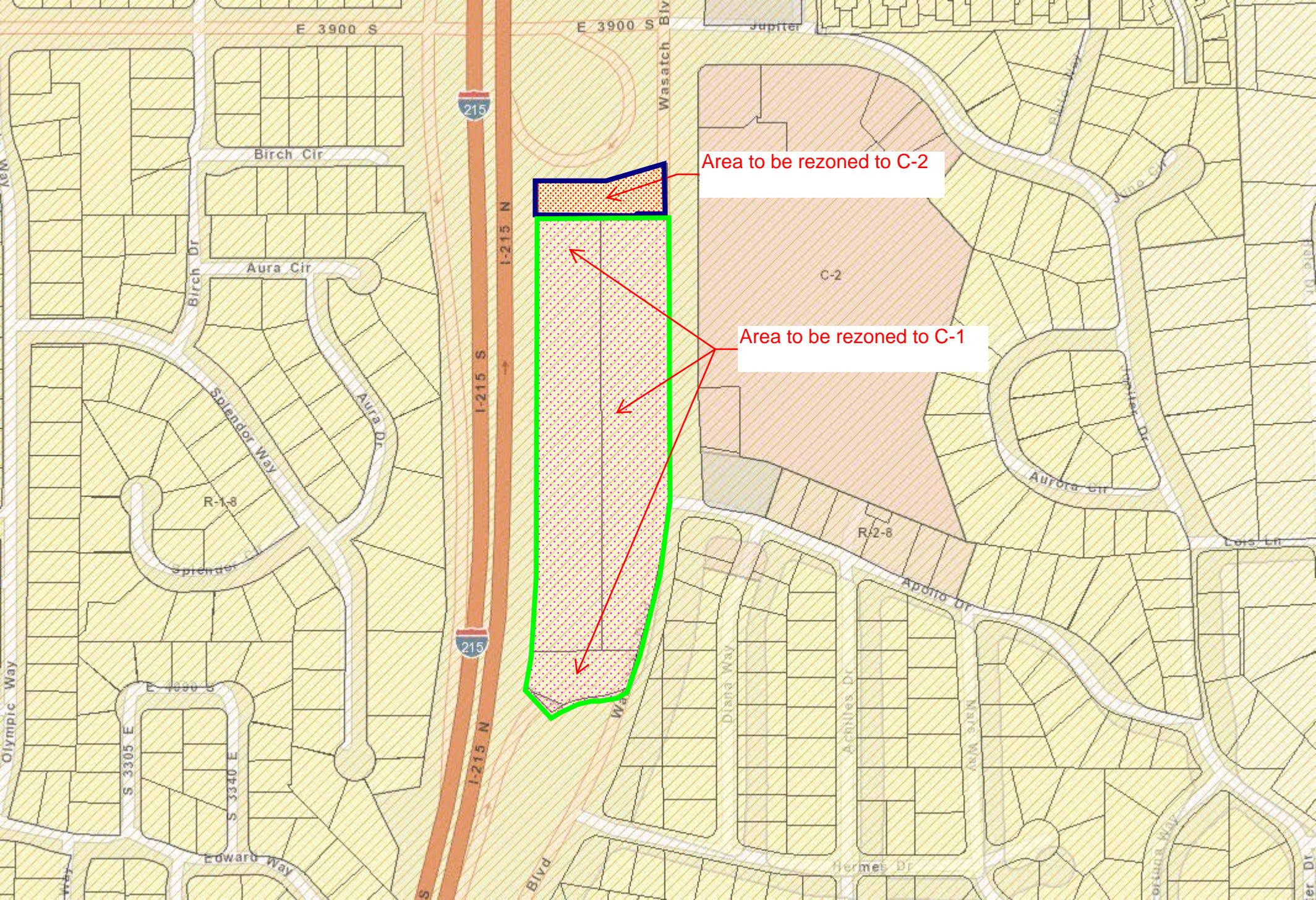




R-1-8

C-2

R-2-8



Area to be rezoned to C-2

Area to be rezoned to C-1

Millcreek Township General Plan

Salt Lake County, Utah



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43. Wasatch Boulevard Corridor



Project Category

Corridor.

Location

Wasatch Boulevard from 3300 South to 4500 South.

Objective

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

Potential Stakeholders

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

Recommendations

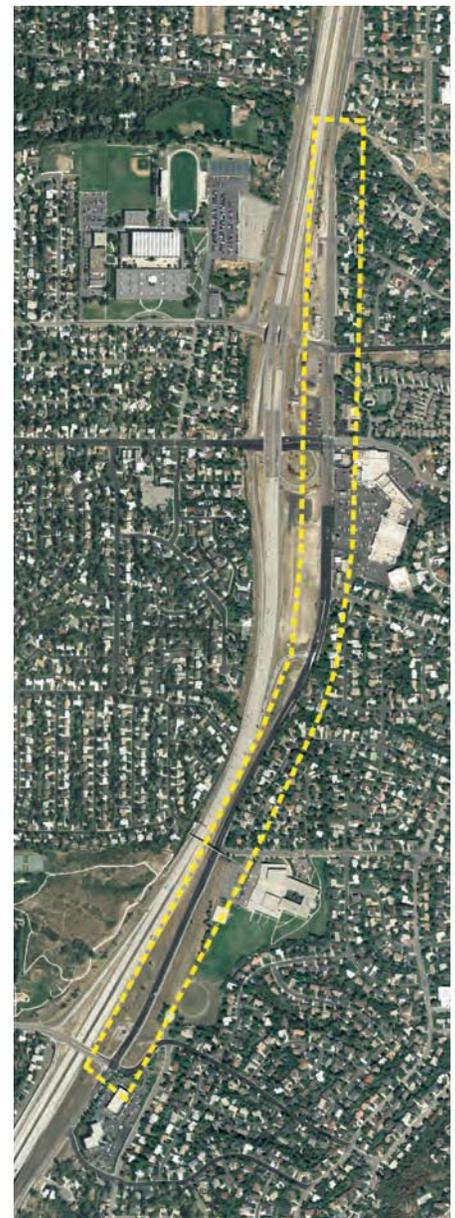


An east I-215 Express Enhanced Bus improvement project is currently on the Long Range Plan, although it remains unfunded. Wasatch Boulevard is a project that may be discussed with stakeholders involving funding feasibility studies and inclusion on the Long Range Plan. Funding for bike lanes should be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

Timeline

Near term.

Project added July 2009.



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44. Wasatch Boulevard UDOT Property

Project Category

Development.

Location

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

Objective

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

Potential Stakeholders

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

Recommendations



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

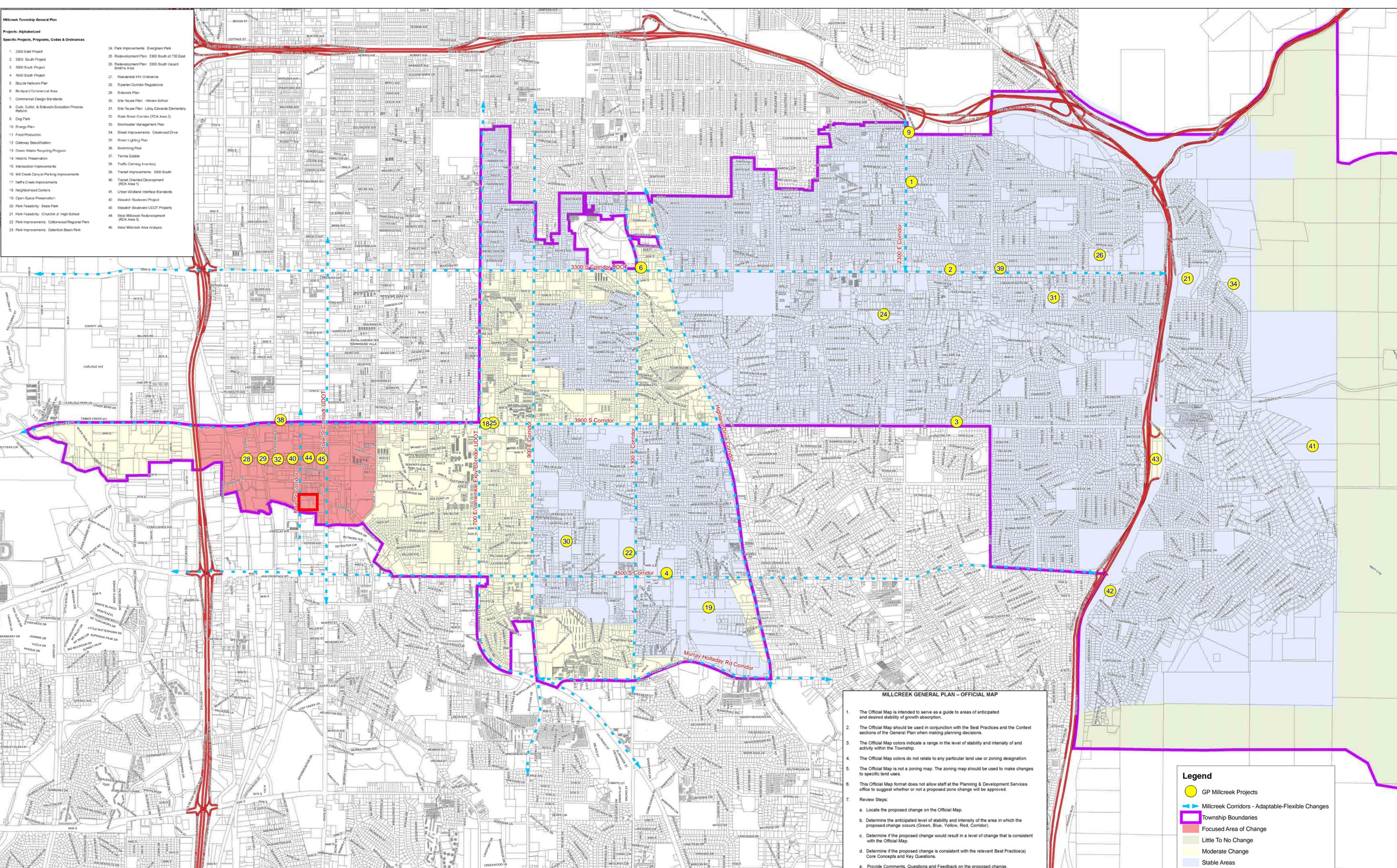
Timeline

Near term.

Project added July 2009.



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



MILLCREEK GENERAL PLAN – OFFICIAL MAP

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

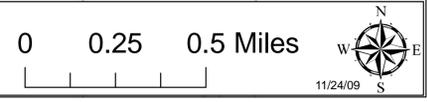
Legend

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

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

MILLCREEK TOWNSHIP GENERAL PLAN OFFICIAL MAP

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11/24/09

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Chapter 4 Official Map

Core Concepts

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Definitions

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

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

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parking area resurfacing, signage, etc.).

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



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

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

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

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



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

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

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

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

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

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

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

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

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

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

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



1. Context

Core Concepts

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

Millcreek Township Goals & Objectives

Goal 1: FRAMEWORK



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

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

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

Goal 2: COMMUNITY

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

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

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

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

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



Planning for mobility is at the center of quality communities.

Goal 3: MOBILITY



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

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

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

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

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



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

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

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

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

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Goal 4: ACTIVITY CENTERS

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

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

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

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

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

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

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



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



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

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Goal 5: HOUSING CHOICES



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

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

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

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

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

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

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

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

Goal 6: PUBLIC FACILITIES



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

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

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

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

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

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

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

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

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Goal 7: NATURAL RESOURCES



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

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

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

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

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

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



Every community has natural resources that must be protected.

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



















Salt Lake County Office of Townships
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Visit our web site: slco.org/townships

STAFF SUMMARY AND RECOMMENDATION

Public Body:	Millcreek Township Planning Commission	File Number: 22916464
Meeting Date:	March 11, 2015	
Request:	Rezone of 1.37 Acres from R-1-8 to R-M	
Zone:	R-1-8 (Single Family Residential)	
Property Address:	3511 South 1100 East	
Applicant:	Wayne Corbridge	
Planner:	Spencer W. Brimley	

Project Description:

Wayne Corbridge of Sego Homes is requesting approval of a zone change of 1.37 acres of land from the R-1-8 (single family residential) zone to R-M (residential multi-family) zone. Location for this request is approximately 3511 S 1100 E. The applicant has indicated his purpose for this request is to development additional housing options in this area as out lined in the general plan.

Site and Vicinity Description (see attached map):

The proposed site for this zone change is a residential area that is surrounded by R-1-8, single family residential on all sides. The proposal as stated by the applicant will be to build a town home style development that will fit with in the context of the neighborhood, being residential in nature, but not the typical detached single family home. The general plan for Millcreek provides substantial discussion and support for housing options and encourages, as one example..."Encourage residential development that establishes a variety of lot sizes, dwelling types, densities, and price points, as well as an appropriate balance of owner occupied and rental units."

Goal 5 of the Millcreek General Plan is Housing Choices:

The general plan contains the following statement as a goal for the Township. The intent of the general plan related to this goal is to " provide diverse housing choices for a variety of needs and income levels to create places where all citizens are welcome to live."

Objectives for this goal are stated below.

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

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

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

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

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

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

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

Neighborhood Response:

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

Community Council Response:

This item is scheduled to be heard by the Millcreek Community Council on Tuesday March 3, 2015

Considerations

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

Specific site and use related issues as well as mitigation measures are more appropriately addressed during the Site Plan and/or Conditional Use review process that is required.

During that review, Ordinance compliance is verified and specific conditions addressing known impacts can be considered and implemented.

Other considerations, as explained below can be applied to the property to properly mitigate any future development for the property. Staff has provided, below, the uses allowed in the current and proposed zones for the Planning Commissions consideration.

Staff Recommendation:

Staff has provided the options for the Planning Commissions recommendation to the Council

Considerations for recommending approval to the Council:

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

Consideration for recommending Denial to the Council

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

Other Considerations

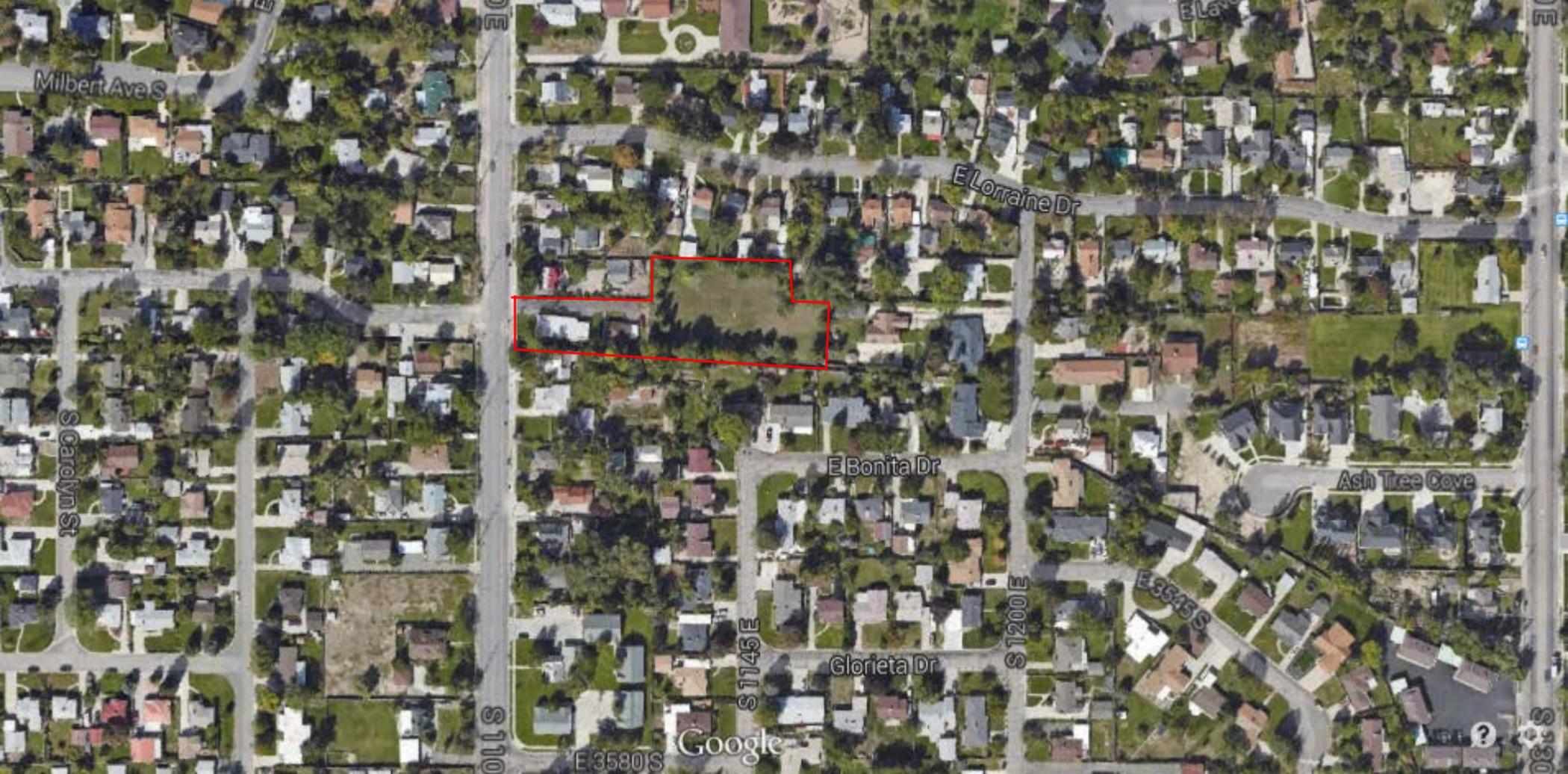
19.90.060 Conditions to zoning map amendment.

A. In order to provide more specific land use designations and land development suitability; to insure that proposed development is compatible with surrounding neighborhoods; and to provide notice to property owners of limitations and requirements

for development of property, conditions may be attached to any zoning map amendment which limit or restrict the following:

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

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



Milbert Ave S

S Carolin St

S 1100

E 3580 S

S 1145 E

Google

S 1200 E

E Lorraine Dr

E Bonita Dr

Glorieta Dr

E 3545 S

Ash Tree Cove

S 1300

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19.14.020 - Permitted uses.

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

All R-1 zones	—Accessory uses and buildings customarily incidental to a permitted use provided the total square footage of all accessory buildings does not exceed eight hundred square feet on lots under one-half acre or one thousand two hundred square feet on lots one-half acre or larger;
	—Agriculture;
	—Home business, subject to Chapter 19.85
	—Home day care/preschool, subject to Section 19.04.293
	—Household pets;
	—Residential facility for persons with a disability.
R-1-6, R-1-7, R-1-8, R-1-10, R-1-15	—Single-family dwelling.

19.14.030 - Conditional uses.

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

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All R-1 zones	—Accessory uses and buildings customarily incidental to a conditional use. Any accessory building or buildings where the total square footage exceeds eight hundred square feet on lots under one half-acre or one thousand two hundred square feet on lots one-half acre or larger;
	—Cemetery;
	—Day care/preschool center, subject to Section 19.76.260
	—Golf course;
	—Home day care/preschool, subject to Section 19.04.293
	—Planned unit development;
	—Private educational institutions having an academic curriculum similar to that ordinarily given in public schools;
	—Private nonprofit recreational grounds and facilities;
	—Public and quasi-public uses;
	—Residential facility for elderly persons;
	—Temporary buildings for uses incidental to construction work, which building must be removed upon the completion of the construction work. If such buildings are not removed within ninety days upon completion of construction work or thirty days after notice, the building will be removed by the county at the expense of the owner.
R-1-3, R-1-4,	—Single-family dwelling.

R-1-5	<p>—Single-family project developments</p> <p>The planning commission may approve a detailed development plan for the entire single-family project in an R-1-3, R-1-4, R-1-5 zone, pursuant to Chapter 19.84 of this title. Thereafter, the development services division director may, as authorized by the planning commission, approve use permits for individual residential uses, provided that the plans comply with all requirements and conditions of the approved development plan.</p>
R-1-6, R-1-7, R-1-8, R-1-10,	<p>—Nursery and greenhouse, provided that there is no retail sales;</p>

Proposed zoning designation of **R-M** would allow for the following uses:

- **19.44.020 - Permitted uses.**

Permitted uses in the R-M zone include:

- Agriculture;
- Home business, subject to [Chapter 19.85](#);
- Home day care/preschool, subject to [Section 19.04.293](#);
- Household pets;
- Residential development, with a maximum number of two units per structure per lot;
- Residential facility for elderly persons.

(Ord. 1535 § 4 (part), 2004; Ord. 1200 § 5 (part), 1992; Ord. 1179 § 5 (part), 1992; § 1 (part) of Ord. passed 2/1/84; prior code § 22-22-2)

- **19.44.030 - Conditional uses.**

Conditional uses in the R-M zone include:

- Airport;
- Apartments;

- Apartments for elderly persons;
 - Banks;
 - Bed and breakfast homestay (provided it is located on a lot which has a minimum area of ten thousand square feet);
 - Bed and breakfast inn, which may include conference meeting rooms;
 - Boardinghouse;
 - Cemetery, mortuary, etc.;
 - Day care/preschool center;
 - Dwelling group.
- A. The development shall comply with the maximum allowable density for the R-M zone.
 - B. The distance between the principal buildings shall be equal to the total side yards required in the zone; provided, however, that at the option of the developer the distance between the principal structures may be reduced to ten feet, provided that the difference between ten feet and the required side yards is maintained as permanently landscaped open space elsewhere on the site. The distance between principal buildings and the nearest perimeter lot line shall not be less than fifteen feet unless demonstrated by the development plan that the yard required for a principal building in the district in which it is located is more appropriate. The distance between the building and a public street shall be not less than the front yard required in the zoning district, except for corner lots the side yard which faces on a public street shall be not less than twenty feet.
 - C. Access shall be provided by a private street or right-of-way from a public street; such private street or right-of-way shall not be less than twenty feet wide for one or two rear dwelling units, and not less than thirty feet wide for three or more dwelling units.
 - D. A minimum of two parking spaces shall be provided for each dwelling unit. Parking spaces and vehicular maneuvering areas shall be designed to comply with county standards.
 - E. Every dwelling in the dwelling group shall be within sixty feet of an access roadway or drive.
 - F. The development plan shall provide landscaping as specified in [Chapter 19.77](#) of this title. Solid visual barrier fences shall be provided along all property lines unless the planning commission approves otherwise by deleting or modifying the fence requirement.
 - G. The development shall be approved by the development services director and the county fire chief before final approval is given by the planning commission.
 - Electrolysis of hair;
 - Golf course;
 - Gymnastics, dance, dramatic, cosmetic, modeling and art studios for instructional purposes only;

- Home day care/preschool, subject to [Section 19.04.293](#);
- Hospital;
- Hotel;
- Lodging house;
- Massage (every massage technician shall be licensed by the state);
- Medical, optical and dental laboratories, but not to include the manufacture of pharmaceutical or other products for general sale or distribution, and also not to include the use of animals;
- Mobile home park;
- Nursery and greenhouse, excluding retail sales;
- Nursing home;
- Office, business and/or professional;
- Parking lot;
- Pigeons, subject to health department regulations;
- Planned unit development;
- Private educational institutions having an academic curriculum similar to that ordinarily given in public schools;
- Private nonprofit recreational grounds and facilities;
- Public and quasi-public uses;
- Rail transit mixed-use, provided it meets the following requirements:
 - A. The planning commission shall determine the density based on the specific development proposal, site location and surrounding land uses.
 - B. The property is located within one-quarter mile of a rail station.
 - C. Buildings and impervious areas shall not cover more than eighty percent of the site.
 - D. Office uses shall be allowed on the first and second floor of buildings fronting on a public street.
 - E. Parking is not allowed between the building and the public street.
 - F. The front yard setback shall be fifteen feet and the side and rear yards shall be twenty feet minimum. Corner lots are deemed to have two front yards.
 - G. The front yard setback is the build-to-line. At least fifty percent of the front elevation of the building must be built within ten feet of the build-to-line or as approved by the planning commission.

- H. The planning commission shall determine the amount of parking required based on projected transit usage and other guidelines found in [Section 19.80.090](#), "Planning Commission Exceptions."
- I. All development in the rail transit mixed-use area shall conform to the Rail Transit Mixed-Use Development Guidelines adopted by the planning commission. The planning commission has the authority to modify or waive guidelines as necessary during development review.
 - Reception center and/or wedding chapel;
 - Residential development with any number of dwelling units per structure per lot, pursuant to [Section 19.44.040](#);
 - Shared parking;
 - Short-term rental provided:
 - A. A full-time manager lives on the property. The full-time manager may be the owner of the property; and
 - B. Except for the manager's dwelling unit, all of the dwelling units on the property, lot, planned unit development, or dwelling group shall be rental units, short-term or long-term.
 - Sportsman's kennel (minimum lot area one acre);
 - Tanning studio;
 - Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work. If such buildings are not removed within ninety days upon completion of construction and thirty days after notice, the buildings will be removed by the county at the expense of the owner;
 - Veterinary; provided, that:
 - A. The operation is completely enclosed within an air-conditioned soundproofed building. The noise from the animals shall not be audible at the property line,
 - B. There is no sale of merchandise on the premises, and
 - C. There is no overnight boarding of animals.

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Goal 5: HOUSING CHOICES



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

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

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

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

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

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

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

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

Goal 6: PUBLIC FACILITIES



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

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

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

Housing



Purpose Statement

Because quality housing is critical to a society, it is a primary responsibility of communities to enable housing development that is safe, makes efficient use of infrastructure, promotes a feeling of community, allows for diversity and affordability, and enhances quality of life. The type and location of housing available in a community significantly impacts opportunities for jobs and economic development, as well as the amount and cost of infrastructure and municipal services required. The type of residential development that occurs in a particular locality will be influenced by government regulations and policies, zoning, existing land uses, and market forces. A housing element that includes a vision for the future, with a realistic assessment of needs, is a critical element of a community's general plan.

Best Practices

Core Concepts

1. In order to plan for appropriate housing, a community should focus on identifying the needs of the future population, as well as the future housing types that will best meet that need.
2. Based on demographic data statewide, Envision Utah suggests a mix of 60% single-family homes; 26% apartments; and 14% town homes and duplexes.
3. A community's housing inventory should offer a spectrum of options and costs that is proportional to the makeup of its residents and employees and their ability to pay for housing.

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Related Best Practices:





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4. Housing affordability is evaluated by comparing home values and rent rates in a local community to incomes in the larger countywide or metropolitan area.
5. Communities should carefully review their zoning ordinances and regulations in order to ensure that they are not adversely impacting true market demands with unnecessary regulations and policies that do not reflect the true needs of their community.
6. Envision Utah does not recommend detailed architectural guidelines but instead suggests site design standards that will make a community both pedestrian-friendly and compatible with the character of the neighborhood.
7. Promote development of accessory units, workforce housing, live-work units and lifecycle housing as needed and appropriate.

Key Questions

What mix of housing types will best serve the needs of our community?

Are we meeting the diverse housing needs of our community, including all stages of the life cycle?

What policies and regulations do we need to put in place in order to encourage and enable a proper mix of housing?

Do we have any policies in place that are limiting the type of housing development that our community needs?

How affordable is housing in our community?

How well do our housing plans encourage the use of mass transit and the efficient use of infrastructure?

How can we make our community more pedestrian friendly?



Discussion

Determining the Appropriate Mix of Housing in a Community

In order to plan for appropriate housing, a community should focus on identifying the needs of the future population, as well as the future housing types that will best meet that need. Demand is influenced by many factors, including household size, number of children, age, etc.



In order for supply to reflect demand, it is important to evaluate the demographic characteristics of a community, to make projections of the types of housing that will be needed to accommodate various household types and incomes, and then to incorporate regulations and policies that will allow the market to meet these needs.

Utah has unique demographic characteristics, and therefore unique housing needs. For example, Utah has significantly larger household sizes and is substantially younger than most of the nation. The average household size in Utah is 3.1 persons, compared to 2.6 persons nationally. This represents 0.5 persons more per household in Utah, on average. The median age in Utah is 27.1 years, compared to 35.3 years nationally.¹

General demographic trends statewide in Utah are for an increase in senior households, decreasing household sizes, and more single-person and single-parent households. These characteristics, combined with stricter requirements for obtaining financing, will result in the demand for smaller, less expensive housing, and for more attached units as compared to detached units.

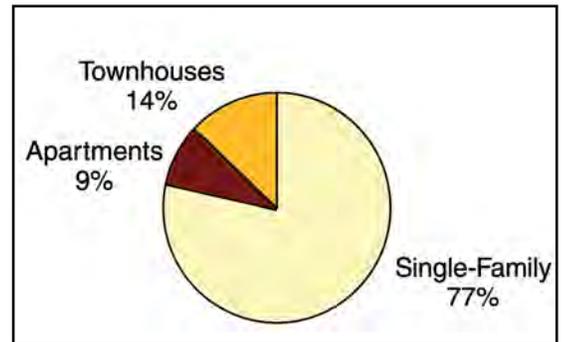
Based on demographic data statewide, Envision Utah suggests a mix of 60% single-family homes; 26% apartments; and 14% town homes and duplexes.² Of course, each community will need to compare its demographic characteristics to those statewide, and make necessary adjustments in order to fulfill its unique needs. Further, the kind of housing that is optimal for each person or family changes over time, is different for individuals, and is affected by market innovation.

An analysis of the residential building permits issued since the year 2000 suggests that 69% of units built in Salt Lake County, including incorporated cities, are single-family, with the remaining

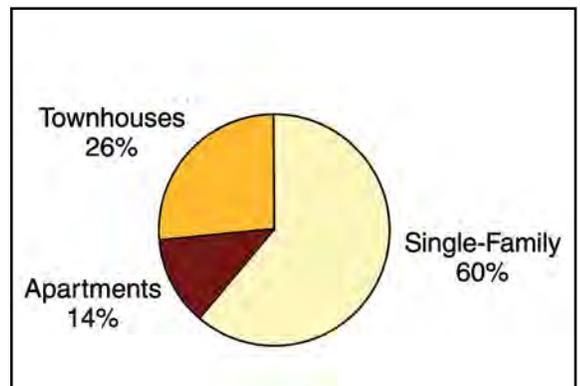
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It is important to evaluate the demographic characteristics of a community, to make projections of the types of housing that will be needed.



Current housing choices, Wasatch Front. (AGRC, FCA, EcoNorthwest).



Forecasted housing demand, Wasatch Front, 2020. (AGRC, FCA, EcoNorthwest).

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31% multi-family.³ This suggests that the needs of the multi-family, or attached unit market, have been under served.

Based on the population forecasts prepared by the State of Utah (Governor’s Office of Planning and Budget), the household mix of the Greater Wasatch area will change during the next 20 years. There will be a rise in senior households (head of household over 60 years) from the current 21% to 27% in the year 2020. Household size will decline from 3.15 people per household in 1990 to 2.78 in 2020. This trend will affect the type of housing needed.²

A community’s housing inventory should offer a spectrum of options and costs that is proportional to the makeup of its residents and employees and their ability to pay for housing.

A successful housing spectrum will include ample options. The beneficiaries are not only community residents, but also employers that are able to draw from a broader spectrum of potential employees. Employers will be able to fill a diverse set of jobs, ranging from clerical to executive, and will include positions for manufacturing, industrial, retail, services, and others.⁴

Decreasing household sizes mean the number of new households will increase proportionately faster than the population. Household sizes are expected to decrease as a result of more single-person and single-parent households and fewer two-parent families with children. Assuming that real incomes will remain more or less the same, smaller households mean there will be less demand for large-lot, single-family homes and more demand for smaller, less expensive housing. There also will be more demand for housing types that require minimal maintenance.²



Smaller households mean there will be less demand for large-lot, single-family homes and more demand for smaller, less expensive housing.



Affordability is defined as being accessible to households earning 80% of annual median income who spend no more than 30% of their income on housing.

How Much Affordable Housing Do We Need?

Housing affordability is evaluated by comparing home values and rent rates in a local community to incomes in the larger countywide or metropolitan area.

Utah law (Utah Code 10-9-307) states that the availability of moderate income housing is an issue of statewide concern. Therefore, all municipalities “should afford a reasonable opportunity for a variety of housing, including moderate income housing.” Affordability is defined as being accessible to moderate-income households (those earning 80% of annual median income [AMI]) who, according to HUD guidelines, should spend no more than 30% of their incomes on housing.⁵

Housing analysis should identify the percentage of dwelling units in the local community that are affordable to those making 80% of AMI in the countywide or larger metropolitan area. Finally, the community needs to

determine if this percentage affords a “reasonable opportunity” to either own or rent in the local area. Utah law provides no specific guidelines regarding the percentage of units that must be affordable; rather, there must be a “reasonable opportunity” for moderate-income households to live in the local area.

Housing price appreciation has been strong in the eight-year period from 2000 to 2008. The median price of homes sold in the Salt Lake Valley in 2000 was \$166, 670; the median price of homes sold in 2008 was \$264, 926, an increase of 59% over the 7 ½-year period, or an average annual appreciation rate of 6.4 percent. In comparison, wage increases in the Salt Lake Valley from 2001 to 2007 have only averaged a 2.7% annual increase.⁶ Therefore, wages have not kept up with home price appreciation, and affordability has become a greater challenge for more households. When asked if they could afford to purchase their current home at its current market value, the majority of Utahns report they could not.⁷

However, achieving and maintaining housing affordability presents many challenges. The challenges relate to increasing density, diversifying the product mix, and providing the full range of price points and options for renters and owners.

Traditional methods used to increase affordability are to increase density and/or to increase the number of attached units, thus decreasing per unit land costs and construction costs (i.e., shared walls and utility & road infrastructure). Other measures used to improve affordability include the utilization of government programs (listed in the [Resources](#) section) and waiving or decreasing impact fees.

Zoning Regulations

Communities should carefully review their zoning ordinances and regulations in order to ensure that they are not adversely impacting true market demands with unnecessary regulations and policies that do not reflect the true needs of their community. In the early days of zoning, the intent was to divide residential uses from potentially hazardous industrial uses. However, over time, zoning eventually began to separate different residential classes from each other. Envision Utah’s Urban Planning Tools for Quality Growth recognizes that a good portion of housing development today may unfortunately be driven by zoning regulations rather than by market demand. In the last decade, as the demand for smaller, more affordable housing options has increased, many

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Communities should ensure that they are not adversely impacting true market demand with restrictive zoning ordinances.



In the last decade demand for smaller, more affordable housing options has increased.

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communities have redoubled efforts to further tighten zoning regulations, despite apparent market demand for wider housing options. The Envision Utah report does not speculate on what housing choices would be like without zoning regulations, nor does the report advocate the removal of zoning. Rather, the report’s recommendation “is that each community look at the overall effects of its zoning code and adjust regulations to meet the needs of both those who already live there and those who would live there if appropriate housing choices existed. ”²



Design guidelines should aim to make communities both pedestrian-friendly and compatible with existing character of the neighborhood.



Opportunity is provided through a diversity of blended housing types.

Promoting Good Design and a Sense of Community



Envision Utah does not recommend detailed architectural guidelines but instead suggests site design standards that will make a community both pedestrian-friendly and compatible with the character of the neighborhood.²

Utahns say that living in a safe community with low crime is the most important factor in assessing their quality of life in their community.⁷

Therefore, safety should be a primary focus in housing development and the design of neighborhoods. One option for increasing neighborhood safety is to create mixed use neighborhoods that allow for the presence of a population at all hours of the day and night. Neighborhoods that are centered around schools, parks and community centers also help provide a safe and secure environment where families can live and recreate together. Special consideration should also be given to identifying safe walking routes to schools and other civic centers, and landscaping should be open along major pedestrian routes.



How will residential neighborhoods be designed as more accessible and inclusive habitats? How can we foster connections across age, income, tenure, and class, and provide opportunities to keep families together? Opportunity is provided through a diversity of blended housing types, including single-family homes, town homes, patio homes, condominiums, accessory dwelling units, and apartments, which will allow for a range of housing affordability and lot sizes. Higher densities can provide the critical mass necessary for the provision of commercial services in proximity to most homes.⁴

While it is important for communities to have a range of housing types, neighborhoods should also include a variety of home styles and sizes in order to support a diverse population and allow people of different ages and cultures to live in the same neighborhood. The variety in unit type

will allow for a range of housing affordability according to the countywide Housing Plan and provide a balance of housing for a broad spectrum of ages and income levels. Housing types that are affordable and accessible will be geographically dispersed throughout the community to avoid creating over-concentration in any neighborhood.

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Basic Best Practices

Promote development of accessory units, workforce housing, live-work units and lifecycle housing as needed and appropriate. The following are basic best practices for housing development: ⁴

Accessible Housing

Construct housing with practical features that provide basic access and functionality for people of all ages and various mobility and ambulatory capabilities. Housing design should include options for current and future accessibility needs of family members and friends by utilizing the minimum requirements of the Fair Housing Act Design Manual. Encourage opportunities to include housing that is visitable by people of all levels of ability.



Encourage opportunities to include housing that is visitable by people of all levels of ability.

Accessory Dwelling Units

Allow the development of carriage houses (secondary structure apartments) and accessory dwellings to increase density and affordability while maintaining character. These units are typically built over garages and can be used as a studio, a teenager’s bedroom, or rented as a separate apartment to help offset the cost of a mortgage.



In new residential areas, a mix of housing models and architectural treatments are recommended.

Blended Communities

Housing development should seek to provide a variety of housing types that includes distinct architecture, density, scale and type, as well as different income levels of households within neighborhoods.

Design Guidelines

Create a variation in housing mix (architectural styles, lot sizes and building types and sizes) in walkable communities. This creates greater visual interest along sidewalks for pedestrians. In contrast, streets lined with identical homes and blank garage doors make walking less appealing. Design guidelines should require housing forms that improve community quality by reducing total percent of garage frontage on the street. In new residential areas, a mix of housing models and architectural treatments are recommended. ²

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Goal 5: HOUSING CHOICES



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

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

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

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

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

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

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

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

Goal 6: PUBLIC FACILITIES



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

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

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

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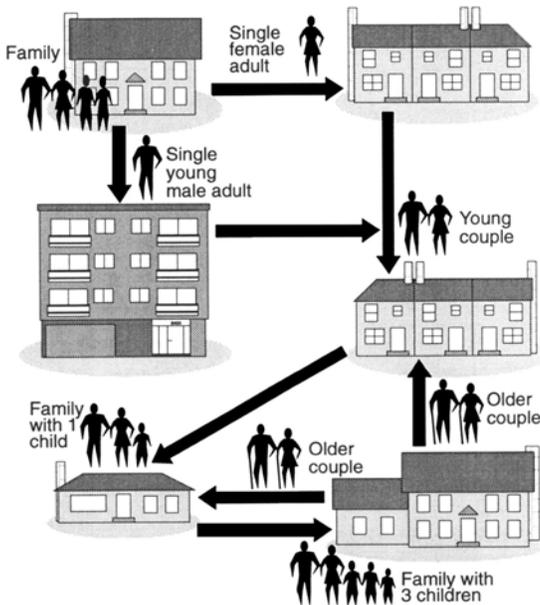
Promote more affordable housing opportunities distributed across communities to avoid concentration in any one area. Encourage multi-family housing throughout the region and community, using a variety of styles that are attractive and blend in with the local character.

Inclusionary Approach

Address housing affordability using an inclusionary approach that allows for a mixture of housing types and prices, recognizing that housing affordability is integral to the long-term success of the region.

Life-Cycle Housing

Plan for housing suitable for different stages of life, including smaller, more affordable units for first-time buyers, singles, young couples, families with many children, and older homeowners, as well as opportunities for senior citizen housing and long-term care/assisted living facilities. Create opportunities for people to live and grow in the same community. This will enable young couples, families and the elderly to live near relatives. Children may grow up knowing people from different ages, walks of life and from different socioeconomic groups.



Life-cycle housing creates opportunities for people to live and grow in the same community.

Live-Work Units

Zoning to accommodate a live-work unit must permit certain businesses to operate and, unlike zoning provisions for “home-occupations,” must allow office use by non-resident employees and customers. While retailing typically is prohibited, everything from professional services to small manufacturing can be home-based. The total non-residential work space in live-work units usually is limited to between a few hundred square feet and roughly 2, 000 square feet.

Mixed-use Housing

Provide mixed use housing above retail to encourage human activity at night and on weekends, resulting in healthier commercial areas.

When a diversity of users are present in a neighborhood, a wider variety of services can be supported.

Transportation

Design communities in a manner that is conducive to walkable and transit friendly neighborhoods, to reduce the demand for additional road



capacity. Encourage greater choice in housing to reduce demand on infrastructure. Greater choice in housing would reduce land consumption and increase redevelopment, thus reducing demand for new sewer, water and transportation infrastructure significantly.

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Workforce Housing⁸

Workforce housing is a housing type for public and private employees that aims at developing residences that can be purchased or rented by schoolteachers, firefighters, police officers, nurses and other medical practitioners, and other employees who are critical to a community and who work in places where real estate costs are high and wages for these industries are not high enough to allow these workers to find housing within the community.⁹ The purpose of workforce housing is to increase the options and supply of good quality, low- to moderate-income housing.

Options for increasing the supply of rental housing for low to moderate income households include:

- Establish a development fund to supplement existing public and private resources for the development and redevelopment of workforce housing. The fund should provide a flexible source of financing and subsidy to offer incentives for the development, redevelopment, and rehabilitation of low and moderate income rental housing.
- Encourage the preservation of the existing rental housing stock through the local enforcement of building codes.

Options for increasing the supply of owner-occupied, low-to moderate-income single-family housing include:

- Establish a development fund to supplement existing public and private resources for the development and redevelopment of workforce single-family housing. The funds would provide flexible sources of financing and subsidies to provide incentives for the development of new low-to moderate-income owner occupied housing.
- Encourage employer-assisted home buyer programs.
- Establish a public-private consortium of manufactured housing representatives, state and local officials, lenders, developers



The purpose of workforce housing is to increase the options and supply of good quality housing.



Incentive programs can make housing affordable for all members of the community's work force.



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and others to create a strategy to encourage the development of well-planned manufactured housing developments and to develop recommendations regarding the removal and recycling of dilapidated and abandoned manufactured housing units.

Options for fostering locally based housing solutions include:

- Establish a technical assistance program that will provide on-site technical expertise to local leaders and employers in the identification and development of local plans and partnerships to address housing needs in the community.
- Urge local entities such as housing authorities, city and county governments, downtown development authorities, and others to publicize creative efforts to address housing issues in their communities that could serve as models for others.

Options for increasing the consumer literacy and awareness of the targeted workforce include:

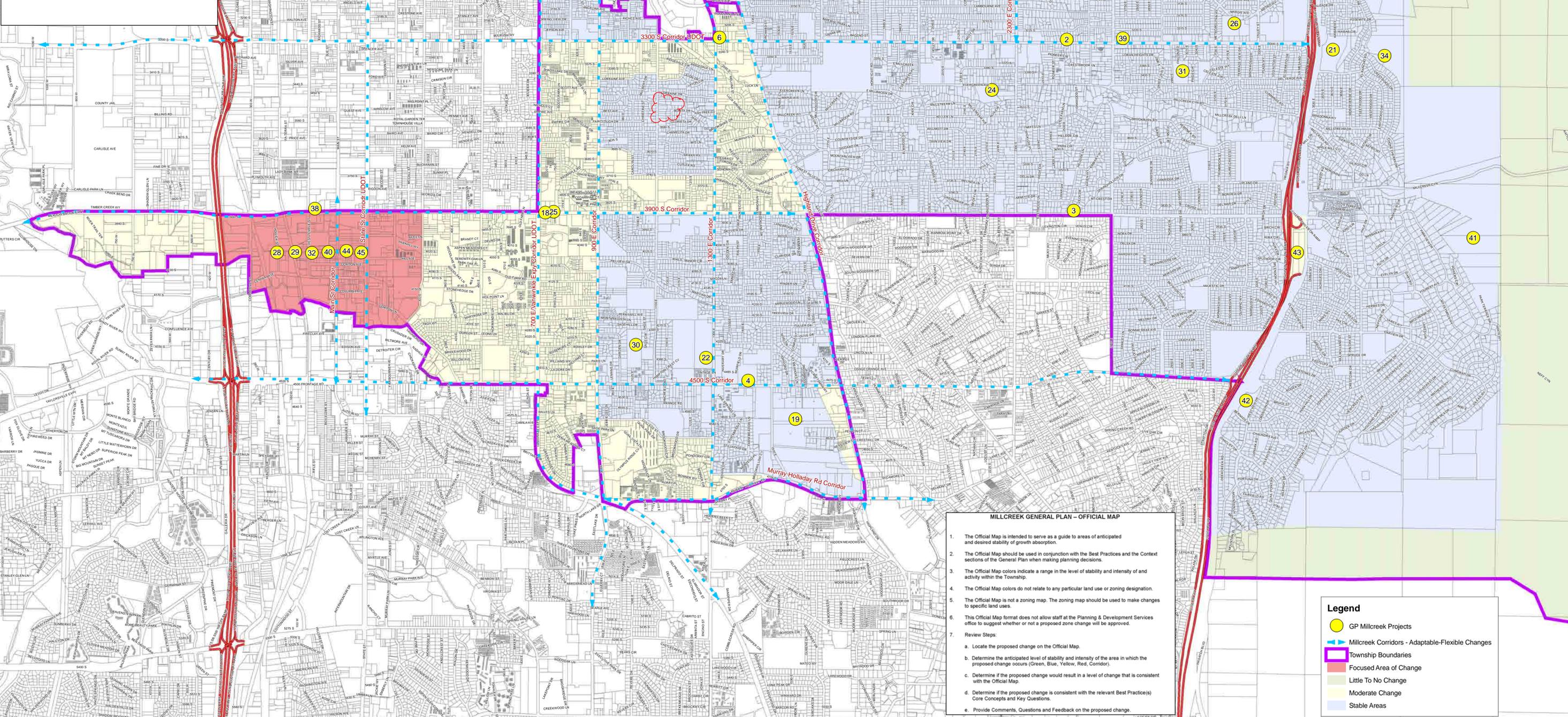
- Create a coordinated statewide network to provide home buyer pre-purchase education, one-on-one credit counseling, and post-purchase homeowner skills training.

Resources

1. United States Census 2000.
2. Envision Utah, Urban Planning Tools for Quality Growth
3. University of Utah Bureau of Business and Economic Research
4. Salt Lake County, West Bench General Plan
5. Federal Department of Housing and Urban Development (HUD)
6. Utah Department of Workforce Services <http://jobs.utah.gov/jsp/wi/utalmis/countyinddetail.do>
7. Envision Utah and Harris Interactive, Utah Values and Future Growth, November 2007
8. Workforce Housing in Georgia, Housing and Demographics Research Center, The University of Georgia, September 2001.
<http://www.fcs.uga.edu/newfacs/hace/docs/Workforce%20Housing%20in%20Georgia.pdf>
9. UniDev, LLC, Bethesda Maryland <http://www.unidevllc.com/whyunidev/whyunidev1.html>

<u>Home Ownership/Improvement Assistance Programs</u>		
Services Offered	Organization	Contact Information
Homebuyer education classes	CDC	(801) 994-7222
Pre-purchase counseling	CDC	(801) 994-7222
Post-purchase counseling	CDC	(801) 994-7222
Mortgage counseling	CDC	(801) 994-7222
Homebuyer education classes	Salt Lake Community Action Program	(801) 359-2444
Home maintenance counseling	Salt Lake Community Action Program	(801) 359-2444
Independent living skills education for the seniors with disabilities	Utah Independent Living Center	(801) 466-5565
Pre-ownership counseling	NeighborWorks Salt Lake	(801) 539-1590
Rehabilitation loans	HUD 203k Rehab Program	http://www.hud.gov/offices/hsg/sfh/203k/203kabou.cfm
Emergency home repairs for low income	ASSIST	(801) 355-7085
Low cost loans for low-income families with a member who is disabled	HomeChoice Loan Program	(866)-493-4500
Below market, first-time home loans (below \$155,000)	Utah Housing Corporation (Firsthome)	(801) 521-6950
Down payment and closing cost assistance	Utah Housing Corporation (CHAMP)	(801) 521-6950
Lease-to-own financing	Utah Housing Corporation (CROWN)	(801) 521-6950
household cleanup	NeighborWorks Salt Lake	(801) 539-1590
Accessibility design assistance	ASSIST	(801) 355-7085
Assistive devices, services and home modification for disabled	Utah Assistive Technology Foundation	(800) 524-5152
Low-cost construction household cleanup removal	Salt Lake County Public Works Sanitation Division	(801) 562-6435
Lead safe housing program (removal of lead paint)	Salt Lake County Division of Community Resources and Development	(801) 468-3246
Residents against graffiti (free paint and solvent)	Salt Lake County Division of Community Resources and Development	(801) 468-3246
Paint-a-thon	Neighborhood Housing Services	(801) 539-1590
Materials and supplies for low-income	Affordability Project (CDC)	(801) 994-7222
Lawn care, yard clean-up and snow shoveling for elderly	Services for Seniors	(801) 887-1275
Weatherization programs for low-income	Salt Lake Community Action Program	(801) 359-2444
Heating assistance	Home Energy Assistance Target Program (HEAT)	(801) 359-2444
Referral service for volunteers	Salt Lake County Division of Community Resources and Development	(801) 468-3246
Youth employment programs	Salt Lake County Division of Youth Services	(801) 269-7500
Youth employment programs	NeighborWorks Salt Lake	(801) 539-1590

- Millicreek Township General Plan**
- Projects: Alphabetized**
- Specific Projects, Programs, Codes & Ordinances**
- 2300 East Project
 - 3300 South Project
 - 3000 South Project
 - 4000 South Project
 - Bicycle Network Plan
 - Riparian Corridor Regulations
 - Sidewalk Plan
 - Site Reuse Plan: Hillview School
 - Site Reuse Plan: Libby Edwards Elementary
 - State Street Corridor (RCA Area 2)
 - Stormwater Management Plan
 - Street Improvements: Chestnut Drive
 - Street Lighting Plan
 - Swimming Pool
 - Tennis Subsite
 - Traffic Calming Inventory
 - Transit Improvements: 3300 South
 - Transit Oriented Development (RCA Area 1)
 - Urban Wildland Interface Standards
 - Open Space Preservation
 - Park Feasibility: Skate Park
 - Park Feasibility: Churchill Jr. High School
 - Park Improvements: Cottonwood Regional Park
 - Park Improvements: Detention Basin Park
 - Park Improvements: Evergreen Park
 - Redevelopment Plan: 3300 South at 700 East Smith's Area
 - Redevelopment Plan: 3300 South Vacant Smith's Area
 - Residential Infill Ordinance
 - Riparian Corridor Regulations
 - Sidewalk Plan
 - Site Reuse Plan: Hillview School
 - Site Reuse Plan: Libby Edwards Elementary
 - State Street Corridor (RCA Area 2)
 - Stormwater Management Plan
 - Street Improvements: Chestnut Drive
 - Street Lighting Plan
 - Swimming Pool
 - Tennis Subsite
 - Traffic Calming Inventory
 - Transit Improvements: 3300 South
 - Transit Oriented Development (RCA Area 1)
 - Urban Wildland Interface Standards
 - Wasatch Boulevard Project
 - Wasatch Boulevard UDOT Property
 - West Millicreek Redevelopment (RCA Area 3)
 - West Millicreek Area Analysis



MILLCREEK GENERAL PLAN – OFFICIAL MAP

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

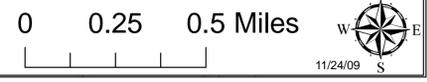
Legend

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

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

MILLCREEK TOWNSHIP GENERAL PLAN OFFICIAL MAP

Copyright 2009 Salt Lake County Geographic Information Systems



11/24/09









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: 29128
Meeting Date:	3/11/2015	
Request:	2 Lot Subdivision	
Zone:	R-1-8 (Single Family Residential)	
Property Address:	3254 S 2000 E	
Applicant:	Hank Nelson	
Planner:	Todd A. Draper	

Project Description:

The Applicant is requesting Preliminary Plat approval for a 2 lot subdivision to be known as Legend Lane #2 subdivision. One lot will front onto 2000 East, while the other will be a flag lot accessed across an adjacent driveway that is part of the existing Legend Lane Subdivision to the North.

Also at this time the applicant is requesting an exception from the requirement to install Curb, Gutter, and Sidewalk across the front of the base lot. A separate recommendation to the Mayor is required of the Planning Commission in regards to the exception request.

Site and Vicinity Description (see attached map):

The property is located near the intersection of 3300 South and 2000 East. The land uses in the area are an even mix of neighborhood and community commercial development, as well as low, medium and high density residential development. .

Zoning Considerations:

Requirement	Standard	Proposed	Compliance Verified
Height	28' for main structure	Compliance is verified at time of land use permit	Yes
Front Yard Setback	25' (Flag lot 20')	25' (20')	Yes
Side Yard Setbacks	10 feet (Flag lot 20')	10' (20')	Yes
Rear Yard Setback	30'/15' with garage (Flag lot 20')	30'/ 15' with garage (20')	Yes
Lot Width	65'	79.10'	Yes
Lot Area	8,000/12,000	8,001/13,967	Yes
Parking	2 per unit	Compliance is verified at time of land use permit	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:

Mitigation measures are pertinent to conditional use applications. The following is a list of outstanding issues identified with this Subdivision application:

1. The applicant is required to submit revised technical plans that address how compliance will be made with regards to erosion control, site drainage, and required technical elements of the subdivision plat.
2. The existing buildings on lot 201 will need to be removed before the final plat can be recorded. This may also include the removal of the existing garage on lot 202 if compliance with required setbacks with regards to the new property line cannot otherwise be achieved.
3. Details regarding the piping of the ditch need to be submitted. These must also have approval from the irrigation company as well.
4. Right of way improvements are required unless the exception request is granted by the Mayor or Mayor's designee. If the exception request is denied, or a delay not granted, technical plans for those improvements must be submitted and approved by the transportation engineer.

Neighborhood Response:

No responses received to date.

Community Council Response:

Subdivision Applications do not fall under the review authority of the Community Councils.

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.

Subdivision Engineering Review:

Approved

- Per previous Legend Lane Subdivision 28705 and the exception that was approved with that subdivision 28743 I suspect that the exception requested along with 29128 will probably be approved. Otherwise full improvements will be required.
- Easement for access to Lot 201 must be recorded.
- Bonds for required improvements will need to be posted as part of the finalization process.
- No comments on the exception request as the Traffic Engineer handles that portion

of the project.

- Areas to be dedicated to the roadway shall be labeled "Area Hereby Dedicated to Salt Lake County"

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

Approved

- Retention pond will require a storm water maintenance agreement and a management plan.
- Demolition of the existing homes (and buildings) will require a demolition permit.
- Installation of the driveway and roadway improvements will require a grading permit from Township Services.
- Project is considered to be a common plan of development and a storm water pollution prevention plan, including erosion control plans are required to be submitted.
- A NOI will be required at the time of the building permits.

SLCO Health Dept.- Environmental Health Hazards

Approved

- Sewer and Water availability letters need to be provided before approval of the final plat by signature on the plan can be given.

Traffic Engineer- Traffic Safety

Preliminary Approval pending Planning Commission Decision

- No specific issues identified. Need to know result of exception request to Mayor before final technical plans can be fully reviewed.
- Due to the large ditch along the property the cost of installation of curb, gutter, and sidewalk is disproportionate to the impact of the development, which is the addition of one lot. I recommend approval of the exception or an extension of time agreement that would require payment for curb, gutter, and sidewalk to be installed after ditch is covered or removed.

Unified Fire Authority- Fire Safety

Approved

- No issues were identified.

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

Preliminary Approval pending Planning Commission Decision

- Must connect into 2300 east storm drain. Should be a detention pond and not a retention pond or low impact development BMP's to manage storm water including bio-swales, rain gardens, or use of storm water planters.
- Need Grading and Drainage Plan for Technical Review. Show Grading and

directional flow of water.

- Need to show irrigation and drainage easements. Ditch Master's approval for alteration of existing ditch required. Ditch must be piped.
- Will insure that developer is containing all generated storm water on his property or routed to an approved system.

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

Staff Recommendation:

“Following a review of the preliminary plat the planning commission shall act on the preliminary plat as submitted or modified...The receipt of a signed copy of the approved preliminary plat shall be authorization for the subdivider to proceed with the preparation of specifications for the minimum improvements required in [Chapter 18.24](#) of this title and with the preparation of the final plat.” [18.12.030]

Staff has reviewed this request for compliance with the standards set forth in Section 18.12.010 of the Subdivision Ordinance and recommends approval be granted subject to the following:

1. Submit a revised preliminary plat and other plans and requested documentation that addresses the concerns and technical requirements of the individual reviewers to the satisfaction of the individual reviewers and agencies.

“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 the request for exceptions to the roadway standards (Section 14.12) pertaining to the installation of curb, gutter, and sidewalk and recommends that the Millcreek Township Planning Commission recommend denial of the exception request to the Mayor and instead recommend in favor of a delay agreement allowing the applicant to install curb, gutter, and sidewalk at a later date.



Exception Request Supplemental Form

What is your request?

I am requesting exception from the following :

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

Reason for the request:

The opposite side of the street has all of these improvements so there is a route for pedestrians in the immediate area. There is a large irrigation ditch that runs in front of the property. Due to the large ditch along the property the cost of installation of curb, gutter, and sidewalk is disproportionate to the impact of the development, which is the addition of one lot. It is anticipated that the installation of the curb gutter and sidewalk as required by ordinance would create a scenario where pedestrians would be lead to a dead end and would be forced to either return to the intersection at 2000 E and 3300 S and cross the street or attempt to Jay Walk to the other side of the street to continue north along 2000 E.

Recommendations:

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

Planner's Signature _____

#29128

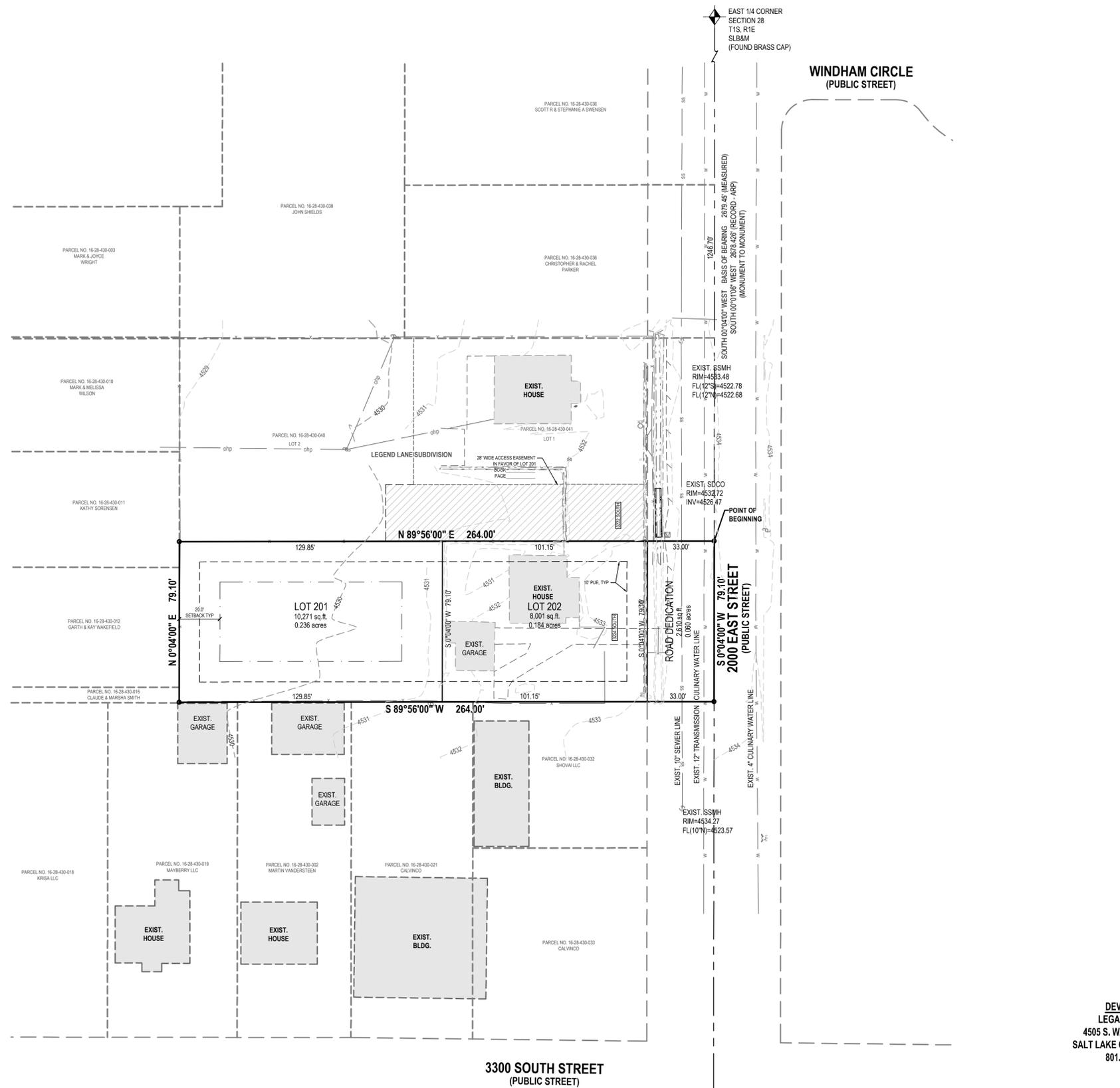
Aerial Map



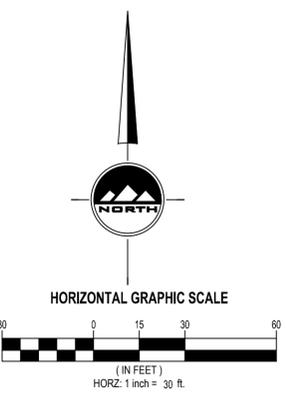
Mon Feb 23 2015 04:50:40 PM.



VICINITY MAP
NOT TO SCALE



- LEGEND**
- EXISTING STREET MONUMENT
 - PROPOSED STREET MONUMENT
 - SECTION CORNER SET 5/8"
 - REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
 - BOUNDARY LINE
 - SECTION LINE
 - CENTER LINE
 - EASEMENT LINE
 - SETBACK LINE
 - EXIST FIRE HYDRANT



DEVELOPER
LEGACY FIELDS
4505 S. WASATCH BLVD
SALT LAKE CITY, UTAH 84124
801.707.2413

<p>SALT LAKE CITY 45 W. 10000 S., Suite 500 Sandy, UT. 84070 Phone: 801.255.0529 Fax: 801.255.4449 WWW.ENSIGNENG.COM</p>	<p>LAYTON Phone: 801.547.1100</p> <p>TOOELE Phone: 435.943.3399</p> <p>CEDAR CITY Phone: 435.855.1453</p> <p>RICHFIELD Phone: 435.595.0187</p> <p>COLORADO SPRINGS Phone: 719.478.0119</p>
	<p>SHEET 1 OF 1</p> <p>PROJECT NUMBER : 6293</p> <p>MANAGER : KFW</p> <p>DRAWN BY : JWJ</p> <p>CHECKED BY : PMH</p> <p>DATE : 1/5/15</p>

**LEGEND LANE PHASE 2
SUBDIVISION**

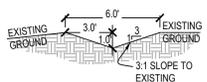
3254 SOUTH 2000 EAST
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SOUTHEAST CORNER
SECTION 28
T1S, R1E
SLB&M
(FOUND BRASS CAP)



A RETENTION POND
SCALE: NONE

C DRIVEWAY SWALE
SCALE: NONE



B DRAINAGE SWALE
SCALE: NONE



VICINITY MAP
NOT TO SCALE



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

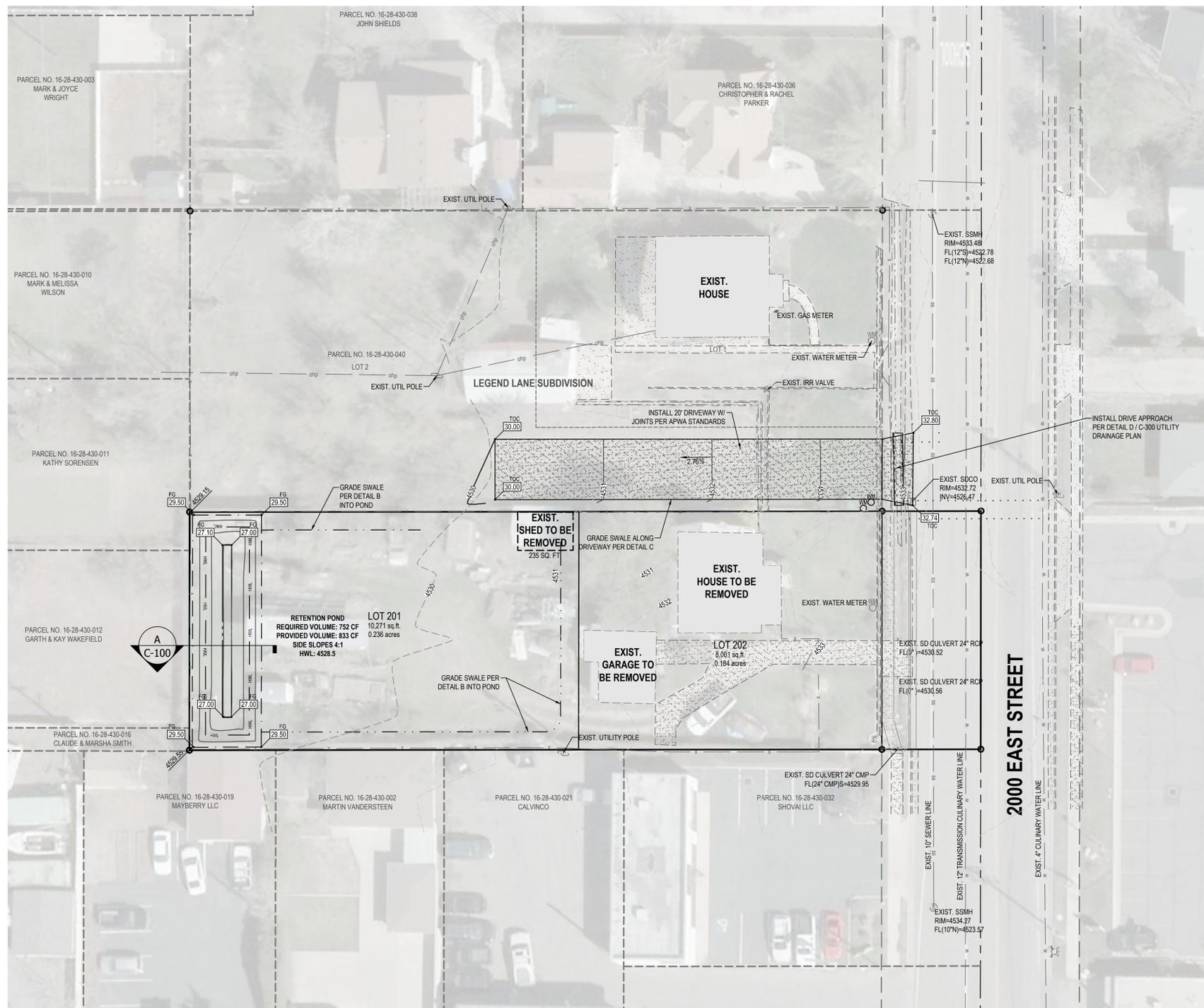
RICHFIELD
Phone: 435.590.0187

COLORADO SPRINGS
Phone: 719.476.0119

WWW.ENSIGNENG.COM

FOR:
LEGACY FIELDS
4505 SOUTH WASATCH BLVD SUITE 130
SALT LAKE CITY, UTAH 84124

CONTACT:
HANK NELSON
PHONE: 801-707-2413
FAX:



COUNTY GRADING NOTES

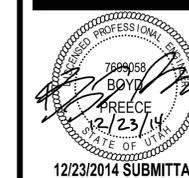
1. THE DEVELOPER SHALL BE REQUIRED TO PERMANENTLY CONTAIN ALL GENERATED WATER ON HIS OWN PROPERTY OR ROUTED TO AN APPROVED SALT LAKE COUNTY STORM DRAINAGE SYSTEM.
2. THE DEVELOPER SHALL GRADE THIS PROPERTY IN ACCORDANCE WITH THE APPROVED SITE GRADING AND LOT DRAINAGE PLAN SO AS TO NOT DISCHARGE ANY ADDITIONAL STORM WATER ONTO ADJACENT PROPERTIES.
3. SALT LAKE COUNTY WILL NOT ASSUME ANY RESPONSIBILITY FOR THE MAINTENANCE OF THE PONDS OR PRIVATE STORM DRAIN SYSTEMS.

LEGEND

- SET ENSIGN REBAR AND CAP
- EXIST WATER METER
- PRO WATER METER
- EXIST WATER VALVE
- EXIST FIRE HYDRANT
- EXIST SANITARY SEWER MANHOLE
- EXIST SIGN
- EXIST UTILITY POLE
- EXIST GAS VALVE
- EXIST BUILDING
- PRO BUILDING
- EXISTING CURB AND GUTTER
- EXIST FENCE
- EXIST EDGE OF ASPHALT
- EXIST SANITARY SEWER
- PRO SAN. SWR. SERVICE LINE
- EXIST WATER LINE
- PRO CULINARY WATER SERVICE LINE
- EXIST MINOR CONTOURS 1' INCREMENT
- EXIST MAJOR CONTOURS 5' INCREMENT
- MINOR CONTOURS 1' INCREMENT
- MAJOR CONTOURS 5' INCREMENT
- PRO FLOW LINE
- HIGH WATER LINE
- PRO SPOT ELEVATION

LEGEND LANE PHASE 2

**3254 SOUTH 2000 EAST
SALT LAKE CITY, UTAH**

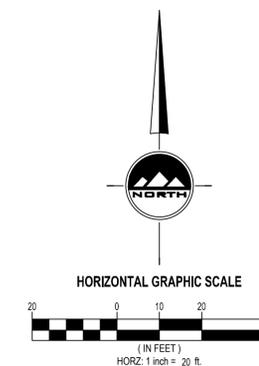


12/23/2014 SUBMITTAL

GRADING PLAN

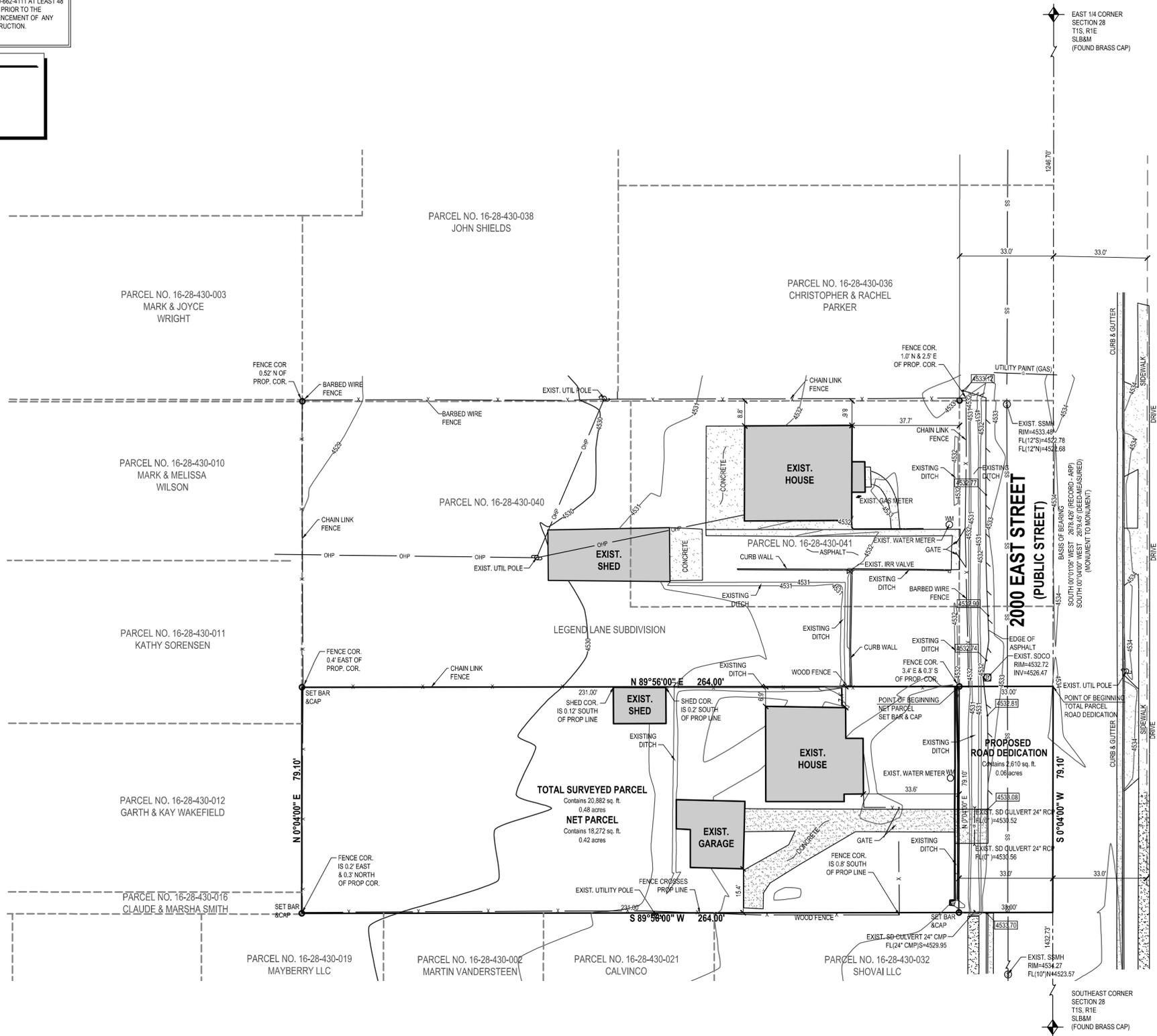
PROJECT NUMBER: 6293
PRINT DATE: 12/23/14
DRAWN BY: D. COWLEY
CHECKED BY: B. PREECE
PROJECT MANAGER: B. PREECE

C-200



CALL BLUESTAKES
1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK
EAST QUARTER CORNER SECTION 28, T1S, R1E, SL&M BRASS CAP MONUMENT
ELEVATION = 4530.12



SURVEYOR'S NARRATIVE

I, Patrick M. Harris, do hereby state that I am a Registered Professional Land Surveyor and that I hold certificate no. 286682 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide a Boundary survey to our client. The Basis of Bearing is the Basis of Bearing is the Section Line between the East Quarter Corner and the Southeast Corner of Section 28, Township 1 South, Range 1 East, Salt Lake Base and Meridian, measuring South 00°04'00" West 2679.45 feet.

PROPERTY DESCRIPTION

TOTAL PARCEL

Beginning at a point on the section line, said point being South 00°04'00" West 1,246.70 feet along said section line from the East Quarter Corner of Section 28, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running:

thence South 00°04'00" West 79.10 feet along said section line;

thence South 89°56'00" West 264.00 feet to the southeast corner of Wasatch Gardens Subdivision;

thence North 00°04'00" East 79.10 feet along the east line of said Wasatch Gardens Subdivision to the southwest corner of Legend Lane Subdivision;

thence North 89°56'00" East 264.00 feet along the south line of said Legend Lane Subdivision to the point of beginning.

Contains 20,882 square feet or 0.48 acres.

NET PARCEL

Beginning at a point on the west line of 2000 East Street, said point being South 00°04'00" West 1,246.70 feet along the section line and South 89°56'00" West 33.00 feet from the East Quarter Corner of Section 28, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running:

thence South 00°04'00" West 79.10 feet along said west line of 2000 East Street;

thence South 89°56'00" West 231.00 feet to the southeast corner of Wasatch Gardens Subdivision;

thence North 00°04'00" East 79.10 feet along the east line of said Wasatch Gardens Subdivision to the southwest corner of Legend Lane Subdivision;

thence North 89°56'00" East 231.00 feet along the south line of said Legend Lane Subdivision to the point of beginning.

Contains 18,272 square feet or 0.42 acres.

ROAD DEDICATION

Beginning at a point on the section line, said point being South 00°04'00" West 1,246.70 feet along said section line from the East Quarter Corner of Section 28, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running:

thence South 00°04'00" West 79.10 feet along said section line;

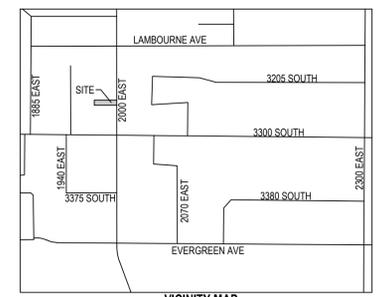
thence South 89°56'00" West 33.00 feet to a point on the west line of 2000 East Street;

thence North 00°04'00" East 79.10 feet along said west line of 2000 East Street;

thence North 89°56'00" East 33.00 feet to the point of beginning.

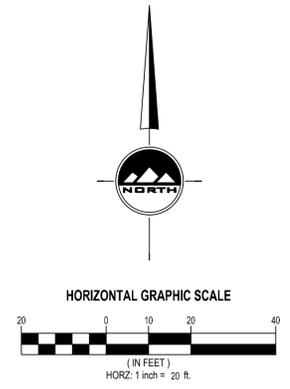
Contains 2,610 square feet or 0.06 acres.

Date: _____
Patrici M. Harris
License No. 286682



LEGEND

	SECTION CORNER		STORM DRAIN CATCH BASIN		MINOR CONTOURS 1' INCREMENT		DEED LINE		SECONDARY WATERLINE
	MONUMENT		STORM DRAIN COMBO BOX		MAJOR CONTOURS 5' INCREMENT		TANGENT LINE		IRRIGATION LINE
	EXIST REBAR AND CAP		STORM DRAIN CULVERT		CONCRETE		EXIST DITCH FLOW LINE		CENTERLINE
	SET ENSIGN REBAR AND CAP		SIGN		BUILDING PRIMARY		FENCE		PROPERTY LINE
	SET RIVET		UTILITY MANHOLE		BUILDING SECONDARY		EDGE OF ASPHALT		ADJACENT PROPERTY LINE
	WATER METER		UTILITY POLE		BUILDABLE AREA WITHIN SETBACKS		SANITARY SEWER		ELECTRIC POWERLINE
	WATER MANHOLE		GAS METER		PUBLIC DRAINAGE EASEMENT		STORM DRAIN LINE		TELEPHONE LINE
	WATER VALVE		TREE		ADJACENT RIGHT OF WAY		GAS LINE		IRRIGATION VALVE
	FIRE HYDRANT		OVERHEAD POWER LINE		RIGHT OF WAY		WATER LINE		SANITARY SEWER MANHOLE
	ELECTRIC METER						STORM DRAIN CLEAN OUT		



LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28
TOWNSHIP 1 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449

LAYTON
Phone: 801.547.1100

TOOLE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.590.0187
ENSIGNENG.COM

FOR:
LEGACY FIELDS
4555 SOUTH WASATCH BOULEVARD
SALT LAKE CITY, UTAH, 84124

CONTACT:
HANK NELSON
PHONE: 801-707-2413
FAX:

**LEGACY FIELDS FLAG LOT
BOUNDARY & TOPOGRAPHIC SURVEY**
3254 SOUTH 2000 EAST
SALT LAKE CITY, UTAH

NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
4			
5			
6			
7			
8			

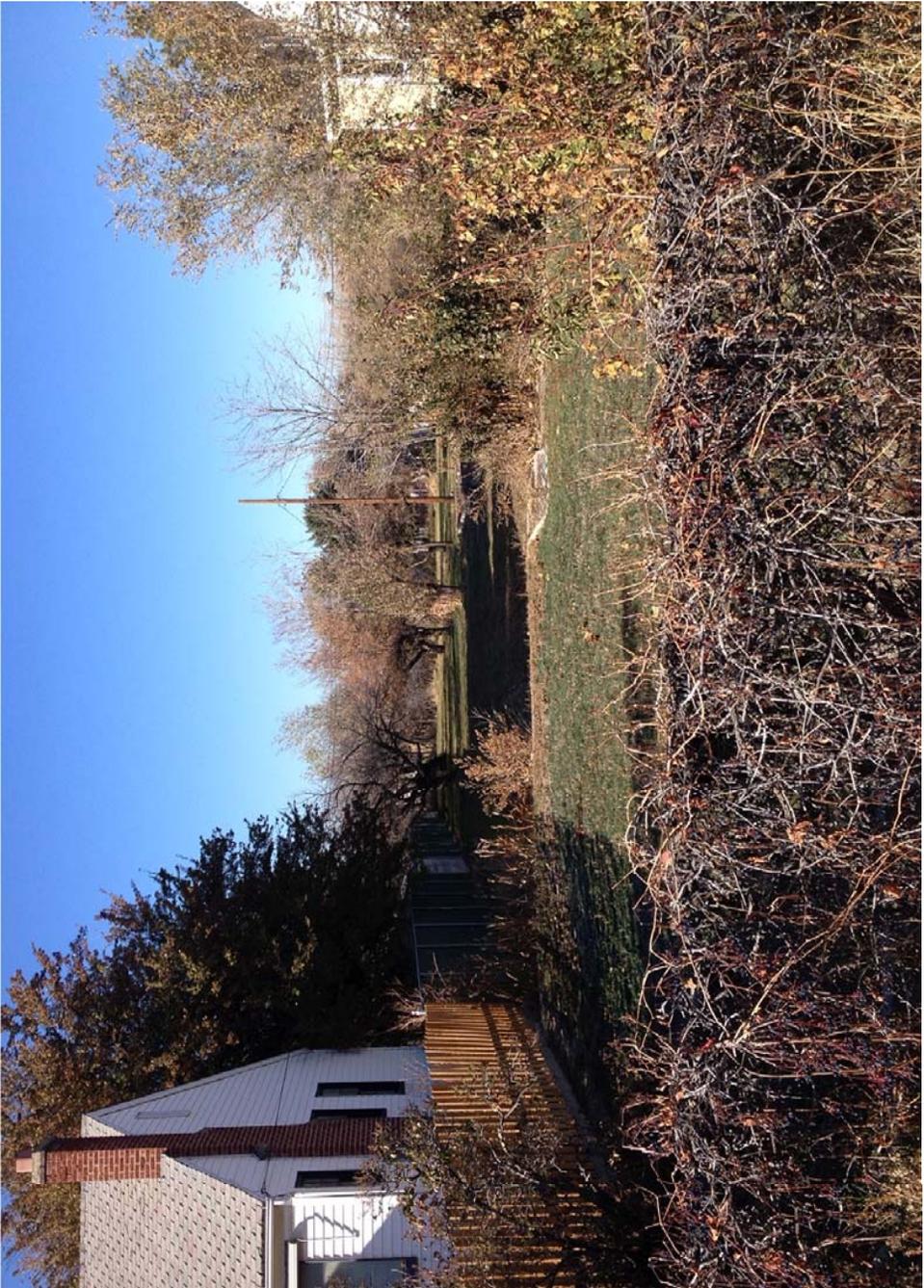
BOUNDARY & TOPOGRAPHIC SURVEY

PROJECT NUMBER: 6293
PRINT DATE: 10/28/2013
DRAWN BY: B. Greenleaf
CHECKED BY: P. Harris
PROJECT MANAGER: B. Preece

1-1







PUD Ordinance DRAFT Schedule

As of February 26, 2015

**PUD Ordinance Rewrite Process Timeline
(Initiated by Planning Commission)**

Milestone	Feb 28 th	Mar 31 st	Apr 30 th	May 31 st	June 30 th	July 31 st	Aug 31 st	Sept 30 th	Oct 31 st	Nov 30 th
Task #1 – Draft an initial proposal of a new PUD ordinance (Preparation and Initial Recommendation) (2.)	2-01									
a) Prepare Draft Proposed Ordinance and submit to the Township Planning Development Team for review and feedback (2.a.)										
b) Obtain recommendation and direction from the Township Planning Development Team (2.a.)										
Task #2 – Draft an initial proposal of a new PUD ordinance (Obtain Recommendation) (2.)										
a) Forward the Draft Proposed Ordinance and recommendations from the Township Planning Development Team to the Township Executive (2.b.)										
b) Obtain recommendation and direction from the Township Executive {Meeting with Patrick, Rolen, Max, David, Debbie, Curtis, and Zach} (2.b.)										
Task #3 – Submit Draft Proposed Ordinance to the District Attorney										
a) Obtain recommendation and direction from the District Attorney (3.)										
Task #4 – Submit Draft Proposed Ordinance to the Township Executive for referral to the County Council (COW) for preliminary consideration (4.)										
a) Obtain support and further direction from the County Council (4.)										
Task #5 – Public Process Begins – NO MODIFICATIONS UNTIL PC REQUESTS (5.)										
a) Inform Community Councils and Association of Community Councils Together (ACCT) of Draft Proposed Ordinance (5.)										
b) Attend ACCT meeting to explain Draft Proposed Ordinance and document all objections or support (5.a.)										

Milestone	Feb 28 th	Mar 31 st	Apr 30 th	May 31 st	June 30 th	July 31 st	Aug 31 st	Sept 30 th	Oct 31 st	Nov 30 th
c) Send the Draft Proposed Ordinance to all Community Councils with a cover letter explaining the proposal (5.b.)										
d) Attend all Community Council mtgs. to explain and document the proposal, and obtain a recommendation (5.c.)										
Task #6 – Stakeholder Meetings – Schedule meetings as necessary with key stakeholders to inform and obtain comments {Meeting with PC Chais & Vice-Chairs} (6.)										
Task #7 – Review and consider all input received. Propose modifications as appropriate and include a Staff Summary of these proceedings for the Planning Commissions (7.)										
Task #8 – Planning Commission Meetings – Attend all Planning Commissions to present the Draft Proposed Ordinance to inform and compile feedback, and obtain a recommendation (8.)										
a) County Planning Commission (8.) b) Copperton Township Planning Commission (8.) c) Emigration Township Planning Commission (8.) d) Kearns Township Planning Commission (8.) e) Magna Township Planning Commission (8.) f) Millcreek Township Planning Commission (8.)										
Task #9 – Staff Summary – Create a summary of the process including all recommendations and objections (9.)										
a) Keep all stakeholders informed of the process (9.)										
Task #10 – Approval as to Form – Obtain District Attorney Approval (10.)										
Task #11 – County Council Meeting – Perform all logistics needed to schedule and conduct a COW meeting and a Public Hearing date with the County Council for Adoption (11.)										
Task #12 – Finalize Ordinance – Perform all logistics needed to finalize the										

Milestone	Feb 28 th	Mar 31 st	Apr 30 th	May 31 st	June 30 th	July 31 st	Aug 31 st	Sept 30 th	Oct 31 st	Nov 30 th
Ordinance (12.)										
Task #13 – Finalize Ordinance										
a) Put on Website										
b) Communicate Results of New Ordinance to Staff										
c) Print Copies										
d) Ordinance Codified										

Projected Timeframes	
Date Task is Complete	