



Planning & Development Services Division

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

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## Mayor Meeting

Public Meeting Agenda

**\*\*REVISED\*\***

**Friday, April 24, 2015 10:00 A.M.**

**THE MEETING WILL BE HELD AT SALT LAKE COUNTY GOVERNMENT CENTER**

**2001 SOUTH STATE STREET, NORTH BUILDING, ROOM N3600**

**ANY QUESTIONS, CALL (385) 468-6700**

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

The purpose of the Mayor's Meeting is to allow the Mayor's Office to hear applicant and public comment, as well as agency and staff recommendations, prior to making a decision on land use applications filed with Salt Lake County. The Mayor's Office also hears business license related issues.

### **PUBLIC HEARINGS**

**29292** - Hooper Knowlton of Parleys Partners is requesting approval a 5 lot PUD subdivision to amend the Gordon's South Lawn Subdivision Addition. **Location:** 4205 South Main Street. **Zone:** R-M (Residential Multi-family) **Community Council:** Millcreek. **Planner:** Spencer W. Brimley

### **BUSINESS MEETING**

- 1) Approval of Minutes from the March 18, 2015 meetings.
- 2) 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](http://slco.org/townships)

## STAFF SUMMARY AND RECOMMENDATION

<b>Public Body:</b>	Mayors' Meeting	<b>File Number:</b> <b>29292</b>
<b>Meeting Date:</b>	April 24, 2015	
<b>Request:</b>	5 Lot PUD Subdivision and subdivision amendment	
<b>Zone:</b>	R-M (Residential-Multi-family)	
<b>Property Address:</b>	4205 S Main Street	
<b>Applicant:</b>	Hooper Knowlton, Parley's Partners	
<b>Planner:</b>	Spencer W. Brimley	

### **Project Description:**

Hooper Knowlton of Parleys Partners is requesting approval a 5 lot PUD subdivision and to amend the Gordon's South Lawn Subdivision Addition. The project is located at 4205 S Main Street. The zoning on the property is R-M ( Residential Multi-family) This project has received approval from the required bodies and is before the commission today for approval of the lot configuration for the development and to amend the existing subdivision.

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

The developer has obtained zoning for the parcels upon which all Phases of the project will be built. This zoning classification of R-M (Residential Multi-family) supports parking ratios and density consistent with the proposal and approved by the Planning Commission in the previous hearings. Currently the conditional use permit is under technical review and will receive approval upon meeting all technical requirements. This information has been presented to the Salt Lake County Planning Staff and the Millcreek Community Council for recommendation and approval. Specific elements of this project have been address in the conditional use process. Applicant will still be required to previous approvals and any other items the Planning Commission sees as necessary to mitigate impacts.

**Site and Vicinity Description (see attached map):**

The applicant recently applied for and received an approval for this property to be rezoned from the M-1 manufacturing zone to the R-M multi-family residential zone for the intent of building high density residential as the property is located in close proximity to the Murray North TRAX Station on 4400 S. and 50 W. He is pursuing the final ¼ acres section of the development for approval of the zoning at this time as well.

Previously, on this property has been residential development, in the form of duplexes. The site is located within the West Millcreek Urban Renewal Area that was adopted in 2009. It is also designated on the Millcreek General Plan Map as being in an area of anticipated significant change for the absorption of future growth. The property is located along Main Street which is dedicated as a corridor on the general plan map and recognized again as a location of expected growth. Furthermore, the subject property, being part of the URA, has recently been designated in the draft phases of the Millcreek Meadowbrook Small Area Plan as a site for multi-family residential. This plan is under review by the Community Councils and the Planning Commission as well.

This area is designated, per the general plan as an area of significant change. As outlined the general plan the area is Red in the Official map and is found to lie between two major north south corridors in the Salt Lake Valley.

**Issues of Concern / Proposed Mitigation:**

**Analysis:** The project is being proposed to allow the developer to align phase boundaries as it relates to the project. The developer will be building this project in multiple phases and just be able to accommodate the phases on separate lots. This will allow the developer the ability to secure the necessary funding for the development of each lot of the project. The PUD subdivision is essential to the successful development of this project. Additionally the developer will be amending an existing subdivision and thus would have to go through the subdivision process with the Planning Commission and Mayor. This proposal is meant to address the issues of amending the subdivision and lot line configuration all at one time.

**Neighborhood Response:**

At the time of this report, there has been no response from the community on this application.

**Community Council Recommendation:**

Staff attended the Community Council Meeting on Tuesday April 7, 2015. This item was presented, and the Community Council recommended approval of the project. A representative will attend the Planning Commission meeting to give voice to this recommendation.

**Planning Commission Recommendation:**

This item was presented, to the Millcreek Planning Commission and was recommended for approval of the project to the Mayor's office.

**Reviewing Agencies Response:**

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

Unified Fire Authority- Fire Safety  
Approved

Traffic Engineer- Traffic Safety  
Approved

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

SLCO Health Dept.- Environmental Health Hazards  
Approved

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

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

**Staff Recommendation:**

Staff is recommending approval of the preliminary plat for th PUD subdivision and approval to amend the existing Gordon South Lawn Subdivision to the Mayor's Office for this application. Final plat approval will be granted follwoing techincal items being completed, subject to a decision by the Mayor's office. Staff has provided the following conditions for approval of this proposal.

1. The Project shall comply with all recommendations and requirements of all reviewing agencies.
2. Maintain compliance with all open space and recreational amenities standards as proposed in CU application #29069.
3. Comply with all requirements for PUD Subdivision and complete land use requirements for Conditional use application #29069.
4. Install landscaping in compliance with chapter 19.77 Water Efficient Landscape Design and Development Standards.
5. Include all approved setback on the final plat for recording.
6. Exterior property boundaries and setbacks lines for lots will be as proposed in the Conditional use application #29069 in compliance with underlying zoning.
7. Applicant will provide codes, covenants and restrictions to staff for review and approval.
8. This application will be forwarded to the Mayor's Representative for final approval of the subdivision.

9. Setbacks within the PUD will be as follows:
- a. Lot 1 - Zero setbacks from interior property boundaries as boundaries abut lots 2, 3, 4 and 5.
  - b. Lot 2 - Zero setback from interior property boundaries as boundaries abut lots 1, 3 and 5
  - c. Lot 3 - Zero setback from interior property boundaries as boundaries abuts lots 1 and 4
  - d. Lot 4 - Zero setback from interior property boundaries as boundaries abuts lot1 and 3
  - e. Lot 5 - Zero setbacks from all property boundaries.



Columbia Ave

4148

S Main St

4148

S State St

4148

4148

4190

4200

S Main St

4230

S State St

89

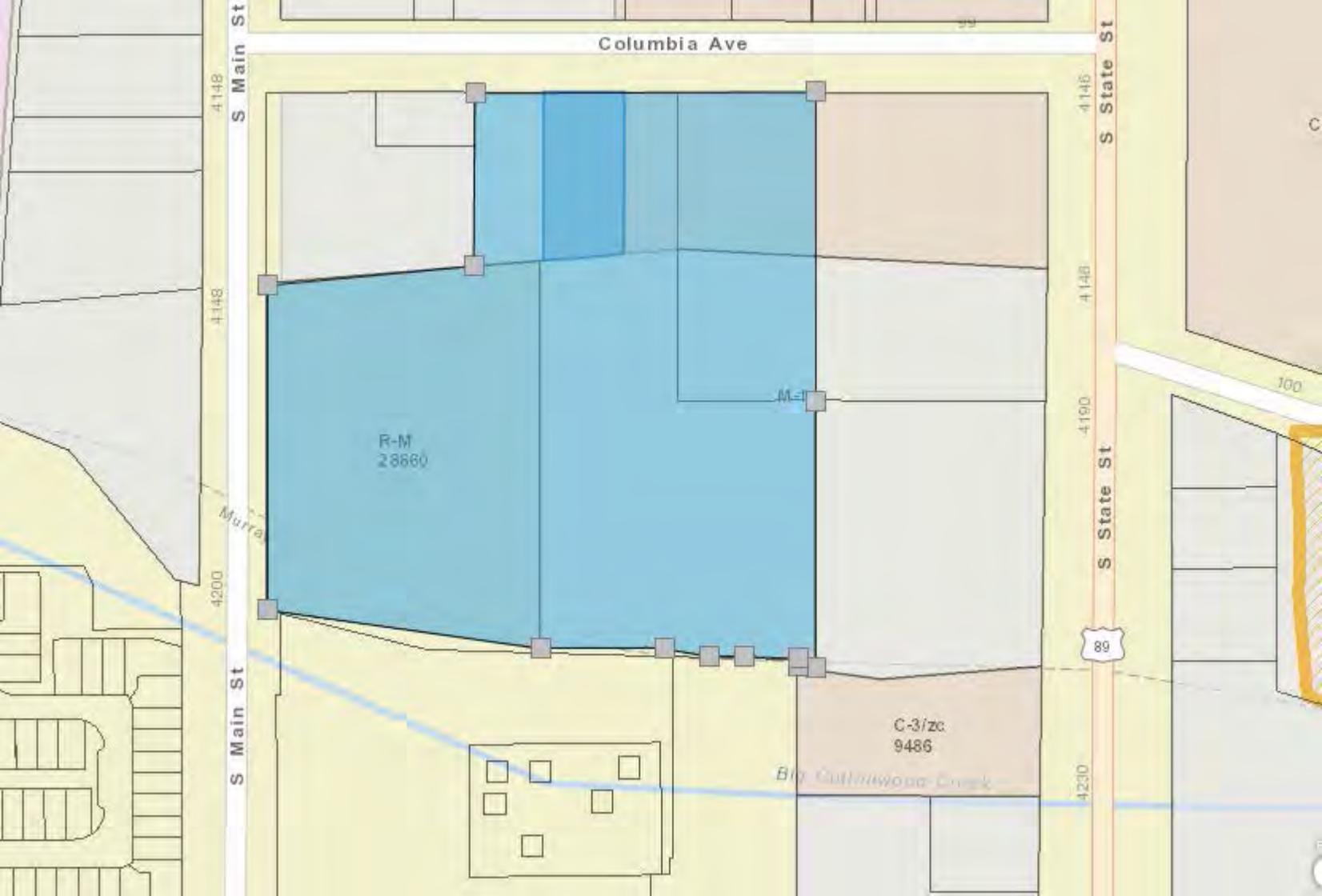
R-M  
28860

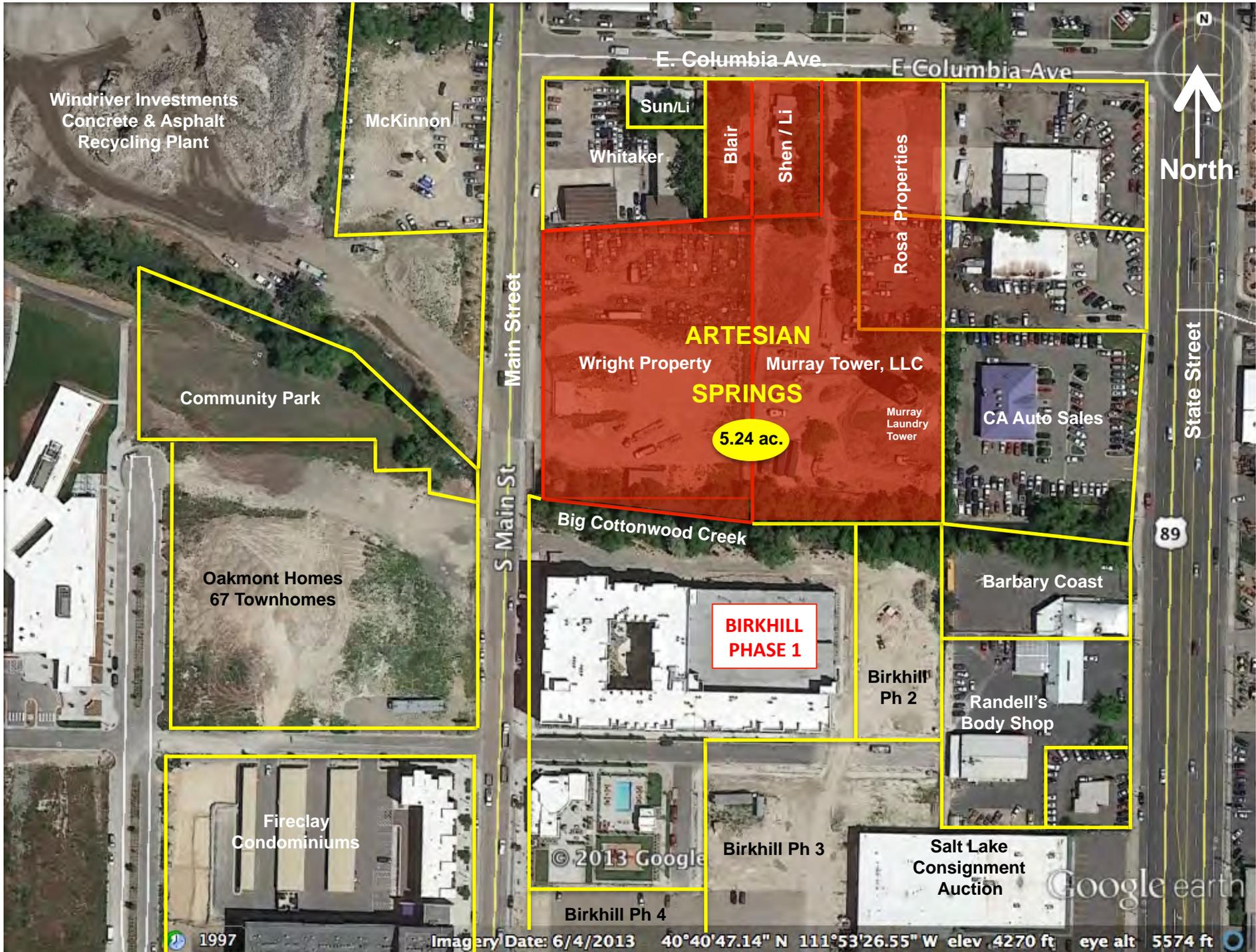
M-1

C-3/zc  
9486

Big Cutliverwood Creek

Murray





E. Columbia Ave

Main Street

S Main St

State Street

89

**ARTESIAN SPRINGS**  
5.24 ac.

Wright Property      Murray Tower, LLC

Murray Laundry Tower

Whitaker      Sun/Li      Blair      Shen / Li      Rosa Properties

**BIRKHILL PHASE 1**

Barbary Coast

Randell's Body Shop

Birkhill Ph 2

Big Cottonwood Creek

Oakmont Homes  
67 Townhomes

Fireclay  
Condominiums

Community Park

McKinnon

Windriver Investments  
Concrete & Asphalt  
Recycling Plant

© 2013 Google

Google earth

1997

Imagery Date: 6/4/2013 40°40'47.14" N 111°53'26.55" W elev. 4270 ft eye alt 5574 ft



© 2014 Google

Google earth

1097

Imagery Date: 6/4/2013 40°40'48.45" N, 111°52'22.70" W, elev: 4267 ft, eye alt: 6217 ft



## LAND USE SUMMARY

PARCEL/LOT 1 = 1.16 ACRES

PARCEL/LOT 2 = 2.02 ACRES

PARCEL/LOT 3 = 0.22 ACRES

PARCEL/LOT 4 = 0.95 ACRES

PARCEL/LOT 5 = 0.85 ACRES

TOTAL = 5.20 ACRES



**Architecture**

Architecture  
Interior Design  
Landscape Architecture  
Land Planning  
Construction Management

5151 South 900 East, Suite 200  
Salt Lake City, UT 84117  
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**PARLEYS PARTNERS**

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

OWNER REVIEW - NOT FOR CONSTRUCTION

PROJECT NO. 14081

DATE: 12 Mar., 2015

REVISIONS:

SHEET TITLE:

PARCEL

PLAN

SHEET NUMBER:

A202

PARCEL/LOT PLAN  
SCALE: NOT TO SCALE

NORTH



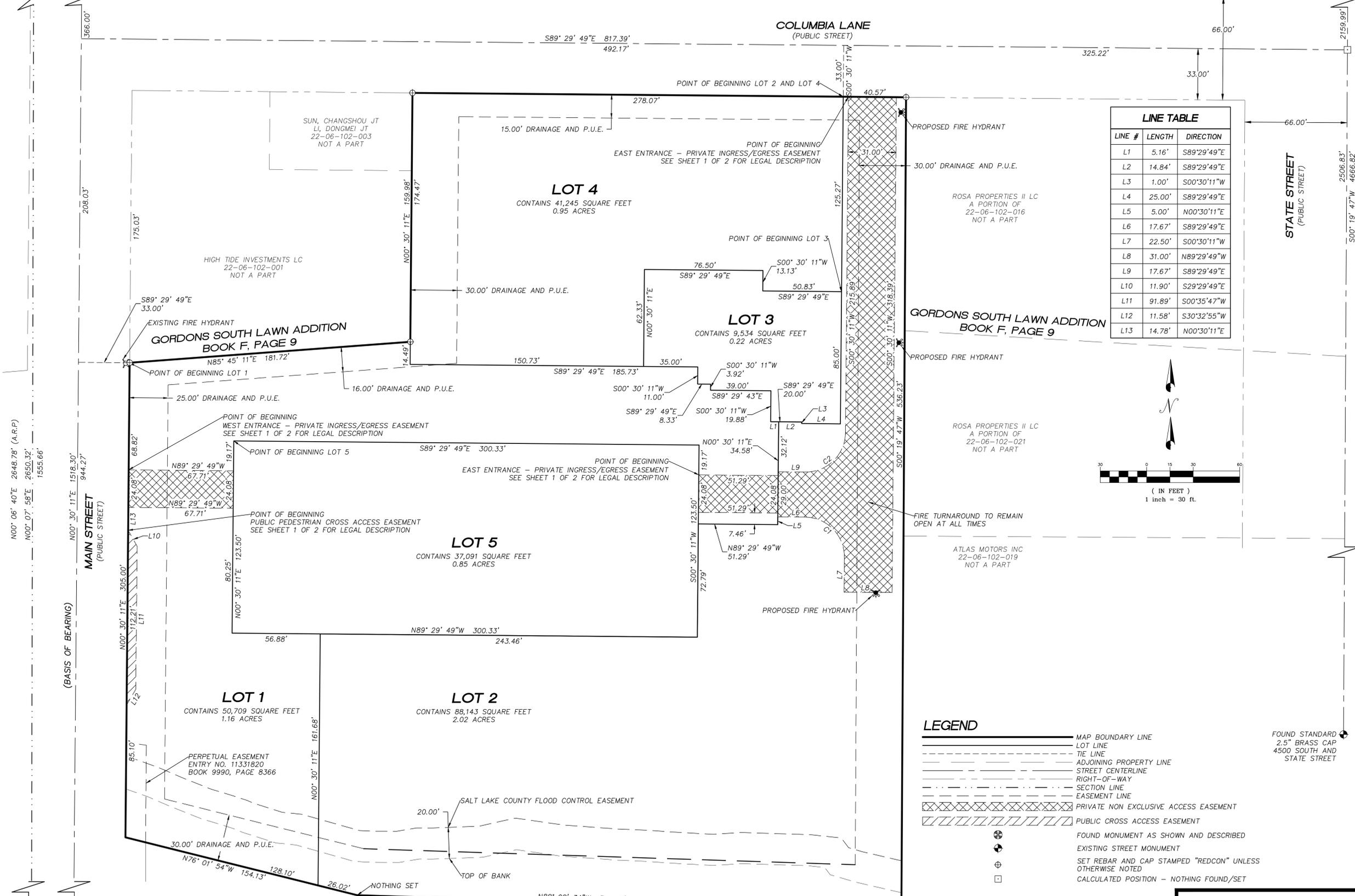
# ARTESIAN SPRINGS SUBDIVISION PUD

AMENDING A PORTION OF BLOCK 3, GORDONS SOUTH LAWN ADDITION INCLUDING TAX ID NO. 22-06-102-004, 22-06-102-005, AND A PORTION OF 22-06-102-016 AND 22-06-102-021, AND ALL OF 22-06-102-002 AND 22-06-102-020 LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

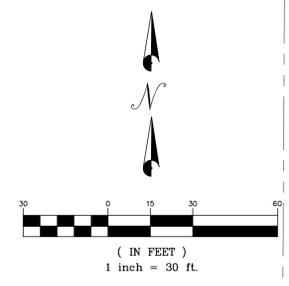
FOUND STANDARD 2.5" BRASS CAP  
NORTHWEST CORNER OF  
SEC. 6, T. 2 S., R. 1 E. S.L.B.M.

FOUND STANDARD  
2.5" BRASS CAP  
3900. SOUTH AND  
STATE STREET

FOUND 2" BRASS CAP (DOME)  
AT INTERSECTION OF CENTRAL AVENUE AND  
MAIN STREET



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.16'	S89°29'49"E
L2	14.84'	S89°29'49"E
L3	1.00'	S00°30'11"W
L4	25.00'	S89°29'49"E
L5	5.00'	N00°30'11"E
L6	17.67'	S89°29'49"E
L7	22.50'	S00°30'11"W
L8	31.00'	N89°29'49"W
L9	17.67'	S89°29'49"E
L10	11.90'	S29°29'49"E
L11	91.89'	S00°35'47"W
L12	11.58'	S30°32'55"W
L13	14.78'	N00°30'11"E



LEGEND	
	MAP BOUNDARY LINE
	LOT LINE
	TIE LINE
	ADJOINING PROPERTY LINE
	STREET CENTERLINE
	RIGHT-OF-WAY
	SECTION LINE
	EASEMENT LINE
	PRIVATE NON EXCLUSIVE ACCESS EASEMENT
	PUBLIC CROSS ACCESS EASEMENT
	FOUND MONUMENT AS SHOWN AND DESCRIBED
	EXISTING STREET MONUMENT
	SET REBAR AND CAP STAMPED "REDCON" UNLESS OTHERWISE NOTED
	CALCULATED POSITION - NOTHING FOUND/SET

SCALE (HP)	1" = 30'	DRAWN BY:	B. YATES	CHECKED BY:	T. JENKINS	TAX ID NO.	AS SHOWN
<b>ARTESIAN SPRINGS SUBDIVISION PUD</b> PARLEYS PARTNERS LYING WITHIN THE (NW1/4) SEC. 6, T. 2 S., R. 1 E., S.L.B.M.							
REDCON, INC. LAND SURVEYORS 150 NORTH MAIN STREET, SUITE 101 BOUNTIFUL, UTAH 84010 (801) 298-2401 FAX (801) 298-2024 REDCON.COM							
JOB NUMBER 413000-55 DWG: 413000-55 PLAT DATE: 3/12/2015 SHEET 2 OF 2							
RECORDED NO.: STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT REQUEST OF: DATE: TIME: BOOK: PAGE: FEES: SALT LAKE COUNTY RECORDER							



CONCEPT IMAGES



Architecture

# ARTESIAN SPRINGS APARTMENTS

COLUMBIA AVENUE & MAIN STREET  
SOUTH SALT LAKE, UTAH

2015.02.24

COLORS ARE REPRESENTATIONAL ONLY. FINAL COLORS MAY VARY FROM ABOVE REPRESENTATION



CONCEPT IMAGES



Architecture

# ARTESIAN SPRINGS APARTMENTS

COLUMBIA AVENUE & MAIN STREET  
SOUTH SALT LAKE, UTAH

2015.02.24

COLORS ARE REPRESENTATIONAL ONLY. FINAL COLORS MAY VARY FROM ABOVE REPRESENTATION



CONCEPT IMAGES

# ARTESIAN SPRINGS APARTMENTS

COLUMBIA AVENUE & MAIN STREET  
SOUTH SALT LAKE, UTAH

















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

Wednesday, March 18, 2015 9:00 a.m.

**Approximate meeting length:** 45 minutes  
**Number of public in attendance:** 6  
**Summary Prepared by:** Wendy Gurr  
**Meeting Conducted by:** Township Executive Patrick Leary

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

**ATTENDANCE**

**Mayor’s Office and Staff:**

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

Planning Staff / DA	Public Mtg	Business Mtg
Spencer Hymas	x	x
Wendy Gurr	x	x
Max Johnson	x	x
Todd A. Draper	x	x
Zach Shaw (DA)	x	x

**PUBLIC HEARINGS**

**Hearings began at – 9:09 a.m.**

**29161** – Mark Sudbury Requesting an exception to County roadway standards regarding the installation of Curb Gutter and Sidewalk. **Location:** 5520 South Northwest Avenue. **Zone:** C-2  
**Community Council:** Kearns. **Planner:** Spencer Hymas

*Staff Spencer Hymas provided an analysis of the Staff Report.*

**PUBLIC PORTION OF MEETING OPENED**

**Speaker # 1:** Applicant

**Name:** Mark Sudbury

**Address:** 2220 Murray Holladay Road #171

**Comments:** He said he isn’t going to argue in favor. The concerns were a couple decades before any other sidewalk. Possibility he would install, because it looks nice. The water will go to a dead end at his property and may cause a problem. Long stretch on the North side of 700-800 feet, doesn’t know who owns it. He would like to figure out how to make functional on the other two ends.

*Mr. Leary asked about the run off issue on the drainage. Staff Spencer Hymas said engineering could be mitigated against the design and technical review and shouldn’t be a major concern.*

## PUBLIC PORTION OF MEETING CLOSED

**Motion:** to deny application #29161 request for an exception. A lot of efforts under way in Kearns Township to install Curb Gutter and Sidewalk and the County will look at storm drainage issues.

**Motion by:** Township Executive Patrick Leary

**29128** – Hank Nelson on behalf of Legacy Fields, LLC and G& M Property Solutions, LLC requests an exception from the requirement to install Curb, Gutter, and Sidewalk. **Location:** 3254 South 2000 East. **Zone:** R-1-8. **Planner:** Todd A. Draper

*Todd Draper of Staff presented the Staff Report.*

*Mr. Leary asked when the exception was granted. Todd Draper of Staff confirmed in the last year or two.*

## PUBLIC PORTION OF MEETING OPENED

**Speaker # 1:** Applicant

**Name:** Hank Nelson

**Address:** 3254 South 2000 East

**Comments:** He is working with a group that acquired the parcel in question without full extent and understanding. Their effort is to aid them to acquire a flag lot to subdivide the parcel. Previous applicant was granted an exception in the last calendar year. He felt strongly that an exception would be granted and mirror the similar language in that previous request. On 3300 South, the East side has sidewalk, the western does not have any improvements. Long term, they wouldn't be here today, currently as it sits, southern parcel is commercial. If it were him, he would just run across the street, but you can't ask people to do that.

**Speaker # 2:** Citizen

**Name:** Chris Parker

**Address:** 3220 South 2000 East

**Comments:** He argues against it and uses the small extension. This is the first piece of the puzzle and difficult to get sidewalks. The kids use the sidewalk on the opposite side of the street. It's not a complete street and his voice to have a sidewalk and would want installation.

*Todd Draper of Staff provided an email and information regarding phone calls he has received. Mr. Leary asked Counsel he needs information regarding the previous exception granted. Mr. Leary explained the delay agreement and asked Max Johnson of Staff to provide a copy of the Millcreek Sidewalk plan flyer. Mr. Nelson said he grew up in the area and is interested to find out why they are there. They have financial concerns on their part and have to start somewhere. From impact to the project their application echoed the language from the previous exception request. Mr. Leary said there has been a material plan and that's because we have funded a master plan for sidewalks and that's why he adopted the use of the delay agreement. If he recommends the delay agreement he wonders if it makes more sense for him to do now. Mr. Nelson said with the timing and with the delay agreement there will be a 10 year window and*

*will be called upon. It's easier to facilitate that while doing the approach. Todd Draper of Staff said you could grant the delay and if they choose to install now, they could do that. Mr. Nelson asked how it works and how it ties into the property. Todd Draper of Staff confirmed it is tied to the property. Mr. Nelson said part of the reason they bought the property, is due to the neighboring properties exception granted to them. They have a strong commitment to the neighborhood. Counsel Zach Shaw asked if they have spoken to the ditch company and determined the process for approval of sidewalk over the ditch. Mr. Nelson said he is getting the run around and asked for any information the County can provide.*

### **PUBLIC PORTION OF MEETING CLOSED**

**Motion:** to take application #29128 under advisement and issue a written decision.

**Motion by:** Township Executive Patrick Leary

**29172** – Scott Carlson for Lisa Grow Sun Revocable Trust is requesting approval to amend lot 21 of the existing Little Cottonwood Subdivision and Lots 9 and 10 of the existing Mountain Valley Subdivision, vacation of certain existing public utility and drainage easements, and an exception to subdivision fencing standards. **Location:** 9751 South Little Cottonwood Place. **Zone:** R-1-10 and R-1-15. **Planner:** Todd A. Draper

*Todd Draper of Staff presented the Staff Report.*

### **PUBLIC PORTION OF MEETING OPENED**

**Speaker # 1:** Applicant

**Name:** Scott Carlson

**Address:** 2264 North 1450 East, Lehi

**Comments:** Property owner lives in home and plans to remain in the home on the property and update his new home. Thinks it's a simple project. Taking three parcels and turning it into two, one to be much larger. Fits in with the neighborhood. All the sidewalks are in. The release of easement is because this is the back of 2 subdivisions and happens to be there and is not in use. Fence is nice along the two lots and wanted to keep it in.

### **PUBLIC PORTION OF MEETING CLOSED**

**Motion:** to approve application #29172 to amend lot 21 of the existing Little Cottonwood Subdivision and Lots 9 and 10 of the existing Mountain Valley Subdivision as presented.

**Motion by:** Township Executive Patrick Leary

**Motion:** to approve application #29172 request for an exception to subdivision fencing standards as presented.

**Motion by:** Township Executive Patrick Leary

**Motion:** to recommend approval application #29172 to the County Council for a vacation of certain existing public utility and drainage easements as presented.

**Motion by:** Township Executive Patrick Leary

**BUSINESS MEETING**

**Meeting began at – 9:49 a.m.**

- 1) Approval of Minutes from the February 20, 2015 meeting.  
**Motion:** to approve Meeting Minutes from February 20, 2015 meeting with Amendment.  
**Motion by:** Township Executive Patrick Leary
- 2) Approval of Minutes from the March 6, 2015 meeting.  
**Motion:** to approve Meeting Minutes from March 6, 2015 meeting as presented.  
**Motion by:** Township Executive Patrick Leary
- 3) Other Business Items (as needed)  
*No other Business Items to discuss.*

**MEETING ADJOURNED**

**Time Adjourned – 9:54 a.m.**