

Millcreek Township Planning Commission

Public Meeting Agenda

Wednesday, November 18, 2015 4:00 P.M.

****AMENDED****

Location

SALT LAKE COUNTY GOVERNMENT CENTER
2001 SOUTH STATE STREET, ROOM N1-100
NORTH BUILDING, MAIN FLOOR
(385) 468-6700

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

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive 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, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

PUBLIC MEETING

Administrative

29451 – (Continued from 10/14/2015) - Nathan Anderson requests conditional use approval and preliminary plat approval for the proposed 30 lot East Millcreek Lofts PUD. **Location:** 1401 East 3900 South. **Zone:** R-M. **Community Council:** Millcreek. **Planner:** Todd A. Draper

29540 – Pete Simmons on behalf of the Granite Board of Education requests conditional use approval for the installation of a wireless telecommunications facility. **Location:** 3540 East Oakview Drive. **Zone:** R-1-10. **Community Council:** Mount Olympus. **Planner:** Todd A. Draper

29403– Bryan Baggaley – Requesting preliminary plat approval for the proposed 2-lot Lambourne Estates subdivision. Includes request for an Option C setback exception from the Residential Compatibility Overlay Zone (RCOZ). **Location:** 2258 East Lambourne Ave. **Zone:** R-1-8. **Community Council:** Canyon Rim. **Planner:** Todd A. Draper

29657 – Mark McGill is requesting approval of an RCOZ Option C exception to side yard setbacks for a proposed rebuild and expansion of an existing single family dwelling. **Location:** 3657 East Pax Circle. **Zone:** R-1-8 (Single Family Residential). **Community Council:** Mt. Olympus. **Planner:** Jeff Miller

Legislative

29747 – Jeff Schindewolf is requesting a rezone from C-1 (Commercial Zone) to C-2 (Commercial Zone). **Location:** 836 East 4500 South. **Community Council:** Millcreek. **Planner:** Jeff Miller

29686 – Colin Strasser is requesting approval for a rezone from R-1-8 to R-1-6. The parcel is 0.4 acres. **Location:** 1893 East 3900 South. **Community Council:** East Millcreek. **Planner:** Spencer Hymas

29748 – Amend Chapter 19.18 of the Salt Lake County Zoning Ordinance – Planned Unit Developments (PUD). **Presenter:** Max Johnson

BUSINESS MEETING

- 1) Approval of Minutes from the August 12, September 16, and October 14, 2015 meetings.
- 2) Ordinance Issues from today's meeting
- 3) Other Business Items (as needed)
- 4) Introduction to the updated FCOZ and Mountain Resort Zone.
- 5) Introduction of Millcreek Town Center Development Plan (2300 East 3300 South).
- 6) C-1, C-2, R-M Draft Ordinance – Discussion

ADJOURN

File # 29451

PUD Subdivision Summary and Recommendation

Public Body: Millcreek Township Planning Commission **Meeting Date:** October 14, 2015

Parcel ID: 16-33-306-021 and 16-33-306-022

Current Zone: RM

Property Address: 1401 – 1431 East 3900 South

Request: 30 Units - PUD Subdivision

Community Council: Millcreek

Township: Millcreek

Planner: Todd A. Draper

Community Council Recommendation: Approval

Planning Staff Recommendation: Approval with Conditions

Applicant Name: Nathan Anderson

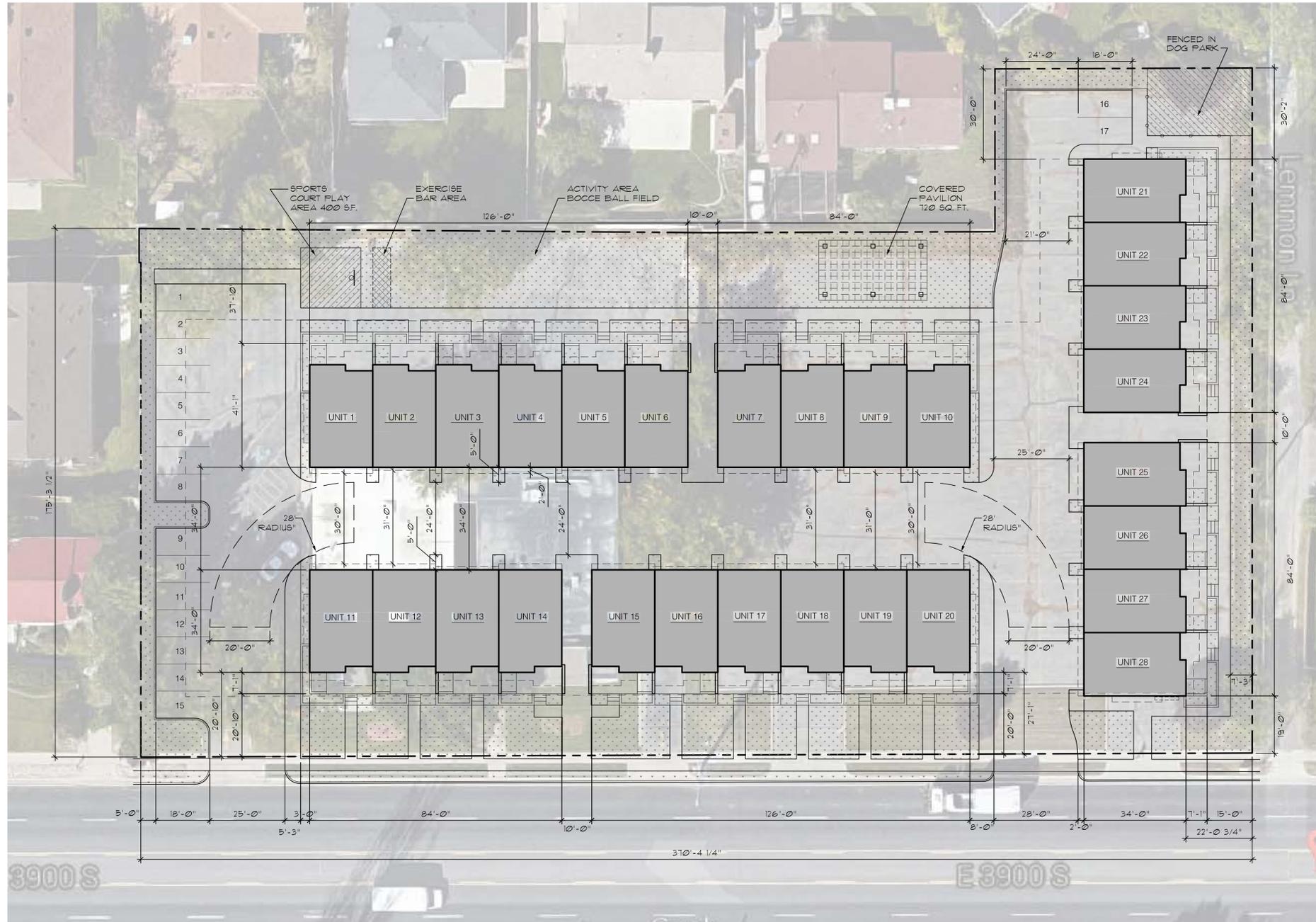
This Item was continued from the October 14, 2015 Millcreek Township Agenda to this November 18, 2015 Agenda in order to allow the applicant additional time to update the proposed plans and address issues and concerns with the project. As a result of the shorter than typical time frame for resubmittal and review, it will be necessary for the staff report and analysis to be provided to the planning commission directly at the meeting. The attached plans and drawings constitute the most recent revisions and submittals for the project.

29451

Aerial Map



Fri Oct 2 2015 12:31:15 PM.



1 SITE PLAN
A001 SCALE: 1/20" = 1'-0"

PROGRESS SET /
NOT FOR
CONSTRUCTION

PRINTED DATE

11.10.2015

Chris Layton & Associates
ARCHITECTURE | PLANNING | INTERIORS



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Millbrook Lofts

1401 & 1431 East 3900 South
Millcreek, UT 84124

CHRONOLOGY

PROJECT NO

15.053

DWN BY / CHK BY

JLD

TITLE

SITE PLAN

SHEET

A001



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Millbrook Lofts

1401 & 1431 East 3900 South
Millcreek, UT 84124

CHRONOLOGY

PROJECT NO

15.053

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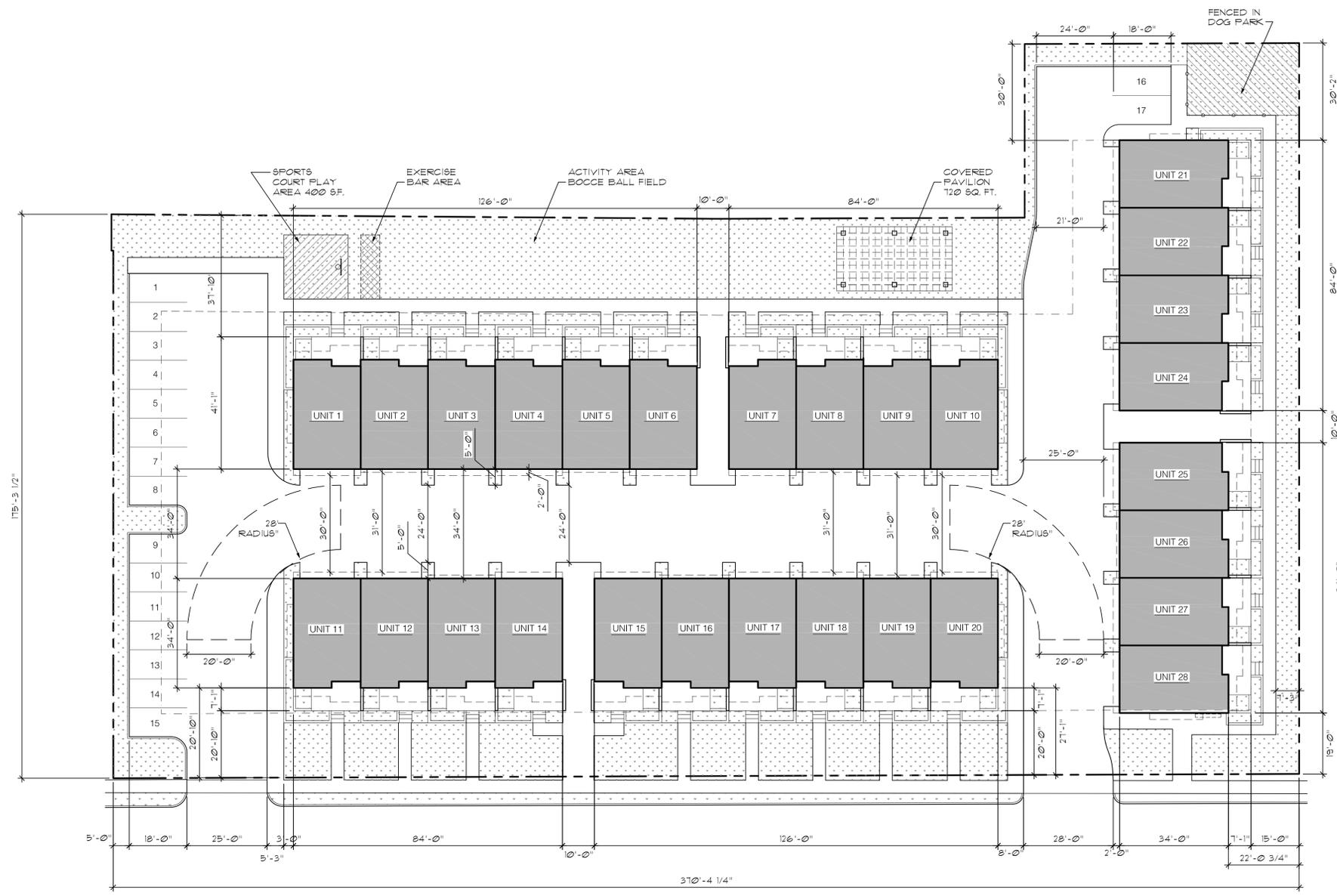
JLD

TITLE

SITE PLAN

SHEET

A001



1 SITE PLAN
A001 SCALE: 1/20" = 1'-0"

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1 SITE AREA CALCULATIONS
A002 SCALE: 1/20" = 1'-0"

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Millbrook Lofts

1401 & 1431 East 3900 South
Millcreek, UT 84124

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PROJECT NO

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TITLE

SITE PLAN

SHEET

A002



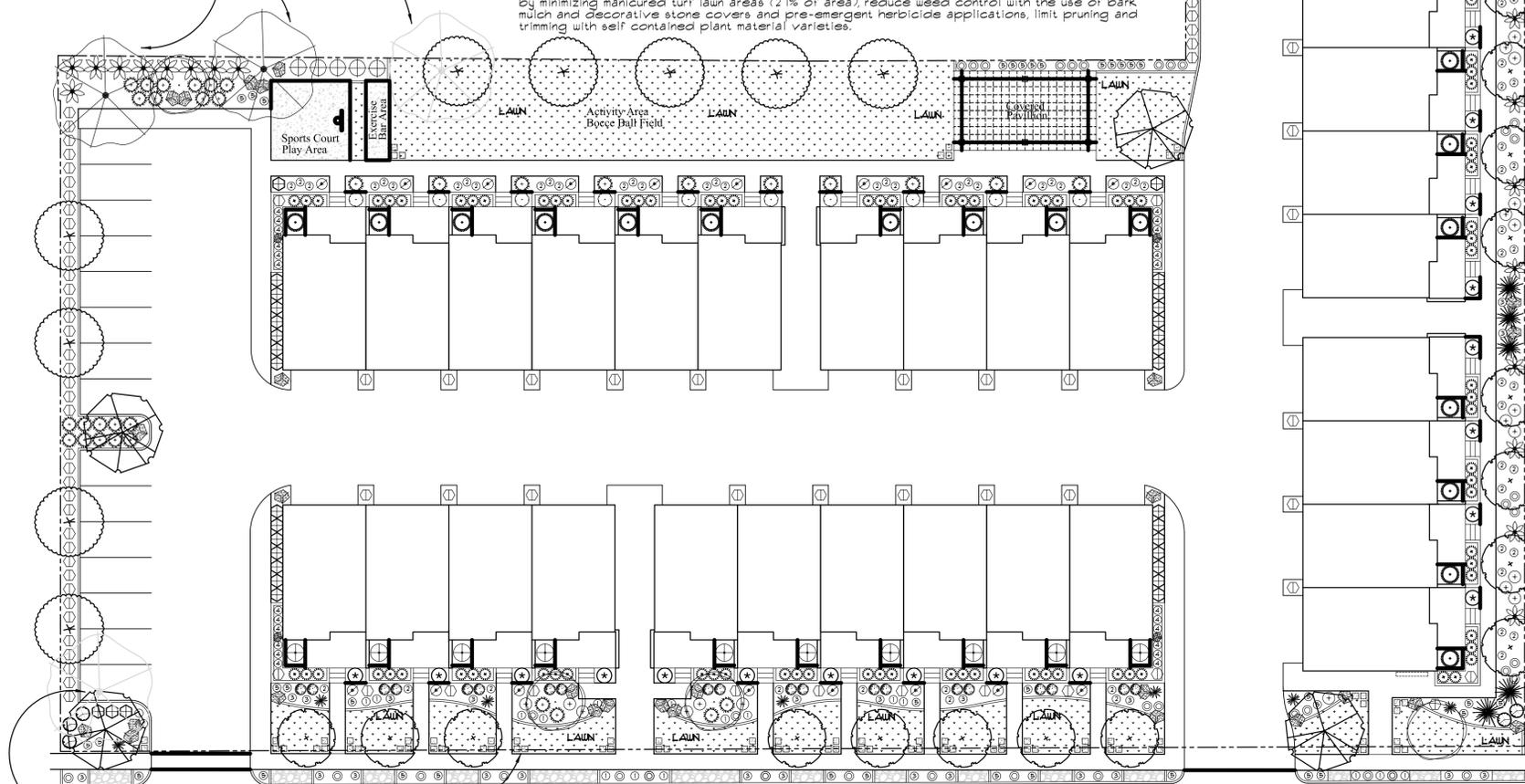
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Design Intent Statement

1. Provide the efficient use of water resources for landscape irrigation purposes. This is done by using low flow drip irrigation systems for planting areas, individual bubblers for trees located in planting areas allowing additional control between tree and shrub water use, and minimizing the use of lawn in the landscape, which will further lower overall water usage.
2. Provide a landscape with a variety of aesthetic qualities throughout the year. This is done by using a balanced mixture of plantings with annual and/or fall leaf color (11% of trees - 59% of shrubs), the use of flowering plant materials (49% of trees - 21% of shrubs), and plant materials with unique textures (56% of small material plantings are ornamental grasses and perennials).
3. Provide a landscape which promotes the use of native and low water use plant species. This is done by the overall use of plant materials which have been determined as being drought tolerant* for the area climatic conditions (8% of trees - 85% of shrubs).
4. Provide a landscape which reduces overall maintenance responsibilities and cost. This is done by minimizing manicured turf lawn areas (21% of area), reduce weed control with the use of bark mulch and decorative stone covers and pre-emergent herbicide applications, limit pruning and trimming with self contained plant material varieties.

Existing Damaged Honeylocust (1) From Electric Company Pruning. Remove Including Stump.

Existing Honeylocust (2) To Remain And Be Protected From Damage.



Existing Honeylocust (1) To Be Removed Including Stump.

18"x18" Paver Stones Set Flush With Grade (Typ. All Walkways)

3900 South Street

Drought Tolerant Plant Calculations

TREES PROVIDED	43 EA. (100%)	SHRUBS PROVIDED	266 EA. (100%)
Drought Tolerant Required	34 EA. (80%)	Drought Tolerant Required	213 EA. (80%)
Drought Tolerant Provided	35 EA. (81%)	Drought Tolerant Provided	238 EA. (89%)
GRASSES PROVIDED	175 EA. (100%)	PERENNIALS PROVIDED	159 EA. (100%)
Drought Tolerant Required	140 EA. (80%)	Drought Tolerant Required	121 EA. (80%)
Drought Tolerant Provided	175 EA. (100%)	Drought Tolerant Provided	159 EA. (100%)

Legend

Symbol	Description	Remarks
[Square]	18"x18" Square Stepping Pad Natural Concrete Color.	Install Where Shown With Uniform Grade And Spacing. Provide 6 Inch Distance Between Pad. Compact Sub-grade To 95%.
[Line]	4" x 6" Extruded Mowstrip And/ Or 3/16" x 6" Aluminum Edging	Install In True Lines, Flush To All Concrete Edges And Between All Lawn & Shrub Areas. Compact Sub-grade To 95%.
[Circle]	Decorative Landscape Boulder - 3'-4' Minimum Size	Provide Landscape Boulder Of Similar Color As Decorative Stone Mulch. To Be From Same Source As "South Town" rock.
[Lawn]	New Sodded Lawn Area / Drought Tolerant Mixture	Install Sodded Lawn Over A 4 Inch Depth Of Import Topsoil. Provide Cut Sheet For Proposed Mixture To Be In Sodding.
[Circle]	Decorative Stone - Cobble 4" Minus, Crushed / Un-Washed	Install To A Depth Of Six (6) Inches Over "Dewitt" brand weed barrier fabric in detention areas, "Nephi Grey" crushed product.

Sub-Grade Requirements

1. LAWN AREAS : Eight (8) inches below finish grade. This will allow for the installation of a 6 inch depth of import topsoil along with the sodding material, leaving it slightly below finish grade and concrete areas.
2. SHRUB AREAS : Twelve (12) inches below finish grade. This will allow for the installation of an 8 inch depth of import topsoil along with a four inch depth of bark mulch of decorative stone mulch, leaving it slightly below finish grade and concrete areas.
3. ROCK ONLY AREAS : Five (5) inches below finish grade. This will allow for the installation of a 4 inch depth of decorative stone over the weed barrier fabric, leaving it slightly below finish grade and concrete areas.

Submittal Requirements

1. The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as boulders, decorative stone, bark mulches, weed barrier fabric, soil amendments & import topsoil in order to obtain approval to be used on the project, and prior to any shipment to the site. Failure to provide this in a timely manner will in no way affect the construction schedule and time for project completion.
2. All plant materials shall be secured for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to planting of the project. No substitutions will be considered following this time period.

Plant Material Quality Note:

All plant materials shall be of number one quality and size for the container specified. All materials of each variety shall be furnished by the same supplier and come from the same stock or group. The Owner and Landscape Architect have the right to reject any and all plant materials not meeting specification or in a healthy condition for the project. The contractor shall secure all plant materials for the project a minimum of 30 days prior to the anticipated installation date. No plant material substitutions will be considered following this 30 day period. All plant materials shall be re-visited and approved prior to shipment to the site.

Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
9	[Symbol]	Acer campestre	Hedge Maple	2" Caliper 8'-10' Ht.	Matched Heads Straight Trunks
3	[Symbol]	Acer plat. 'Crimson Sentry'	Crimson Sentry Maple	2" Caliper 10'-12' Ht.	Matched Heads Straight Trunks
5	[Symbol]	Cercis canadensis	Eastern Redbud	2" Caliper 8'-10' Ht.	Matched Heads Straight Trunks
5	[Symbol]	Picea abies 'Cupressina'	Columnar Norway Spruce	1' Minimum Ht. B 4 B	Full Throughout Specimen
16	[Symbol]	Syringa reticulata	Japanese Tree Lilac	2" Caliper 8'-10' Ht.	Matched Head Straight Trunk
5	[Symbol]	Tilia tomentosa 'Sterling Silver'	Sterling Silver Linden	2 1/2" Caliper 10'-12' Ht.	Matched Head Straight Trunk

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
91	[Symbol]	Buxus microphylla 'Julia Jane'	Julia Jane Boxwood	5 Container 15"-18" Height	
5	[Symbol]	Caryopteris clandonensis	Blue Mist Spiraea	5 Container 18"-24" Height	
10	[Symbol]	Cornus alba 'Ivory Halo'	Ivory Halo Dogwood	5 Container 18"-24" Height	
18	[Symbol]	Cornus sericea 'Kelsey'	Kelsey Dwarf Dogwood	5 Container 15"-18" Height	
18	[Symbol]	Euonymus alatus 'Compacta'	Dwarf Burning Bush	5 Container 18"-24" Height	
19	[Symbol]	Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	5 Container 24"-30" Height	
40	[Symbol]	Rhus aromatic 'Low Grow'	Grow Low Sumac	5 Container 18"-24" Spread	
20	[Symbol]	Rosa meidiland 'Red'	Red Meidiland Rose	5 Container 18"-24" Spread	
19	[Symbol]	Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Container 18"-24" Height	
18	[Symbol]	Taxus media 'Dark Green'	Dark Green Spreading Yew	7 Container 18"-24" Spread	
8	[Symbol]	Yucca filamentosa 'Golden Sword'	Golden Sword Yucca	5 Container 15"-18" Height	

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
33	[Symbol]	Calamagrostis a. 'Avalanche'	Avalanche Feather Grass	5 Container 24"-30" Height	
100	[Symbol]	Calamagrostis a. 'Karl Foerster'	Karl Foerster Feather Grass	5 Container 24"-30" Height	
10	[Symbol]	Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 Container 24"-30" Height	
5	[Symbol]	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	5 Container 24"-30" Height	
27	[Symbol]	Fenistum a. 'Hainsi'	Dwarf Fountain Grass	7 Container 12"-15" Height	

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
16	[Symbol]	Hemerocallis sp. 'Stella d'Oro'	Stella d'Oro Day Lily	4 Container 12" Ht. Full Can	
63	[Symbol]	Heuchera sp.	Coral Bells	4 Container 12" Ht. Full Can	
21	[Symbol]	Lavandula sp. 'Munstead'	Munstead Lavender	4 Container 12" Ht. Full Can	
24	[Symbol]	Ferovskia sp.	Russian Sage	4 Container 12" Ht. Full Can	
35	[Symbol]	Salvia 'May Night'	May Night Garden Sage	4 Container 12" Ht. Full Can	

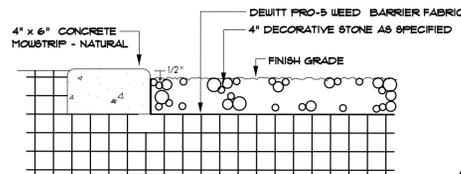
*Plant material quantities are provided for convenience only!! The contractor shall provide all materials either shown or noted, and of the caliper, height, container, and plant sizes as specified in the plant list

Planting Notes

1. All lawn areas shall receive a 6 inch depth of topsoil, all shrub planting areas shall receive an 8 inch depth of topsoil. Topsoil material is not available at the site and must be imported from an approved local source. All topsoil material shall be of a sandy loam mix.
2. Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
3. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
4. Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rotary mixed on-site prior to installation.
5. Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
6. All trees shall receive an 'Arbor Guard' trunk protector, or equal, and have a 36 inch diameter bark mulch ring. All trees shall be staked for wind protection, unless otherwise indicated.
7. Upon completion of planting operations, all shrub pits and tree wells shall receive a four inch depth of fine ground bark mulch mixture as a cover. The overall shrub beds themselves shall receive a 4" depth of decorative stone surfacing over Dewitt Pro-5 weed barrier fabric. Stone to be used shall be "Calico" (or equal) 1 1/2" min. and Nephi Grey (or equal) 2"-3" min. size. Provide samples for approval.
8. In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
9. Landscape maintenance shall be required for a period of 30 days minimum following the date of project acceptance, and shall include weeding, pruning, and one herbicide and plant fertilizer application.
10. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of final completion and acceptance.

General Notes

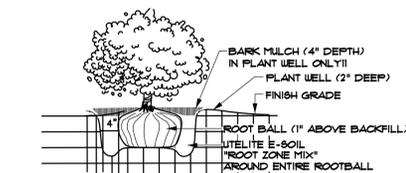
1. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate their work with the project manager and all other contractors working on the site.
2. The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below the top of all surrounding walks, curbs, etc.
3. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
4. All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications. The Owner/Landscape Architect decision will be final.
5. The contractor shall plant all plants per the planting details, stake/guy as shown. The top of root balls shall be planted flush with finish grade.
6. The contractor shall not impede drainage in any way. The contractor shall always maintain positive drainage away from the building, walks, etc.
7. The contractor shall maintain all work until all work is complete and accepted by the Owner. Maintenance shall include weeding, pruning, trimming, fertilizing, cleaning, insecticides, herbicides, and all other items necessary for a complete service of the project.



NOTE: SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT.

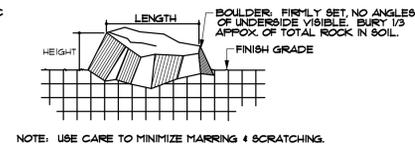
1 Concrete Mowstrip

L.I.I N.T.S.



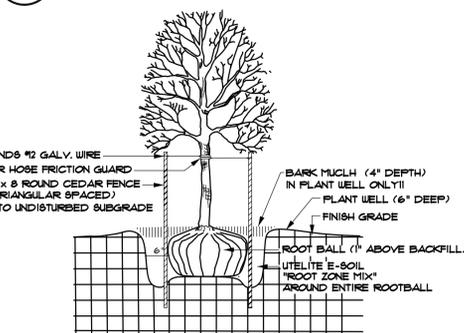
3 Shrub Planting

L.I.I N.T.S.



2 Decorative Boulder

L.I.I N.T.S.



4 Tree Planting

L.I.I N.T.S.



11.10.15

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Milbrook Lofts
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Milcreek, UT 84124

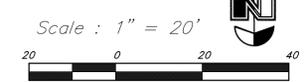
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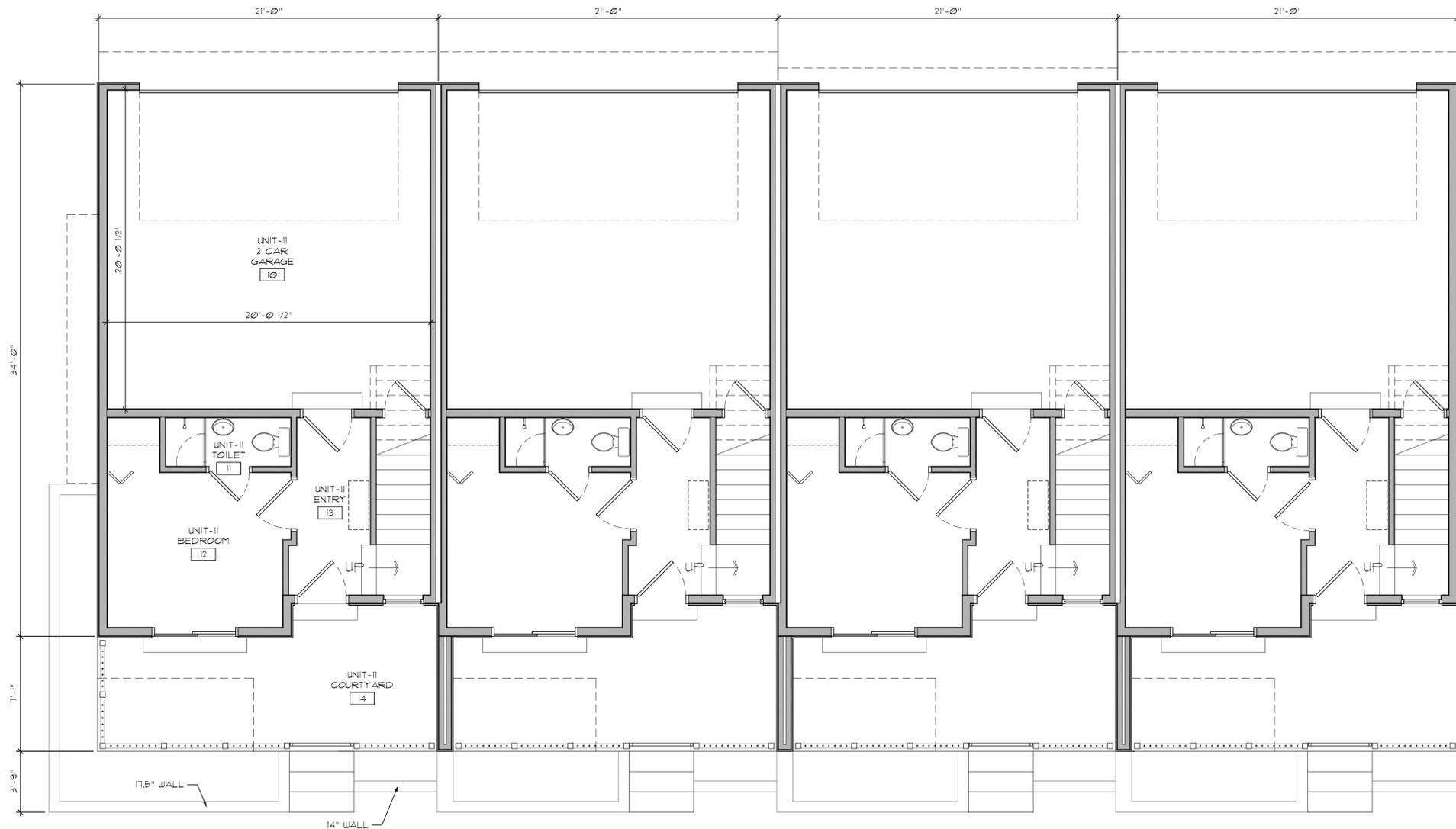
RDL / RDL

Landscape Layout & Planting Plan

L1.1

Landscape Architect
RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105
Phone: 801-647-3114
Email: rdl@designcomcast.net





1 MAIN LEVEL FLOOR PLAN
A101 SCALE: 1/4"=1'-0"

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Millbrook Lofts

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CHRONOLOGY

PROJECT NO

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JLD/CWL

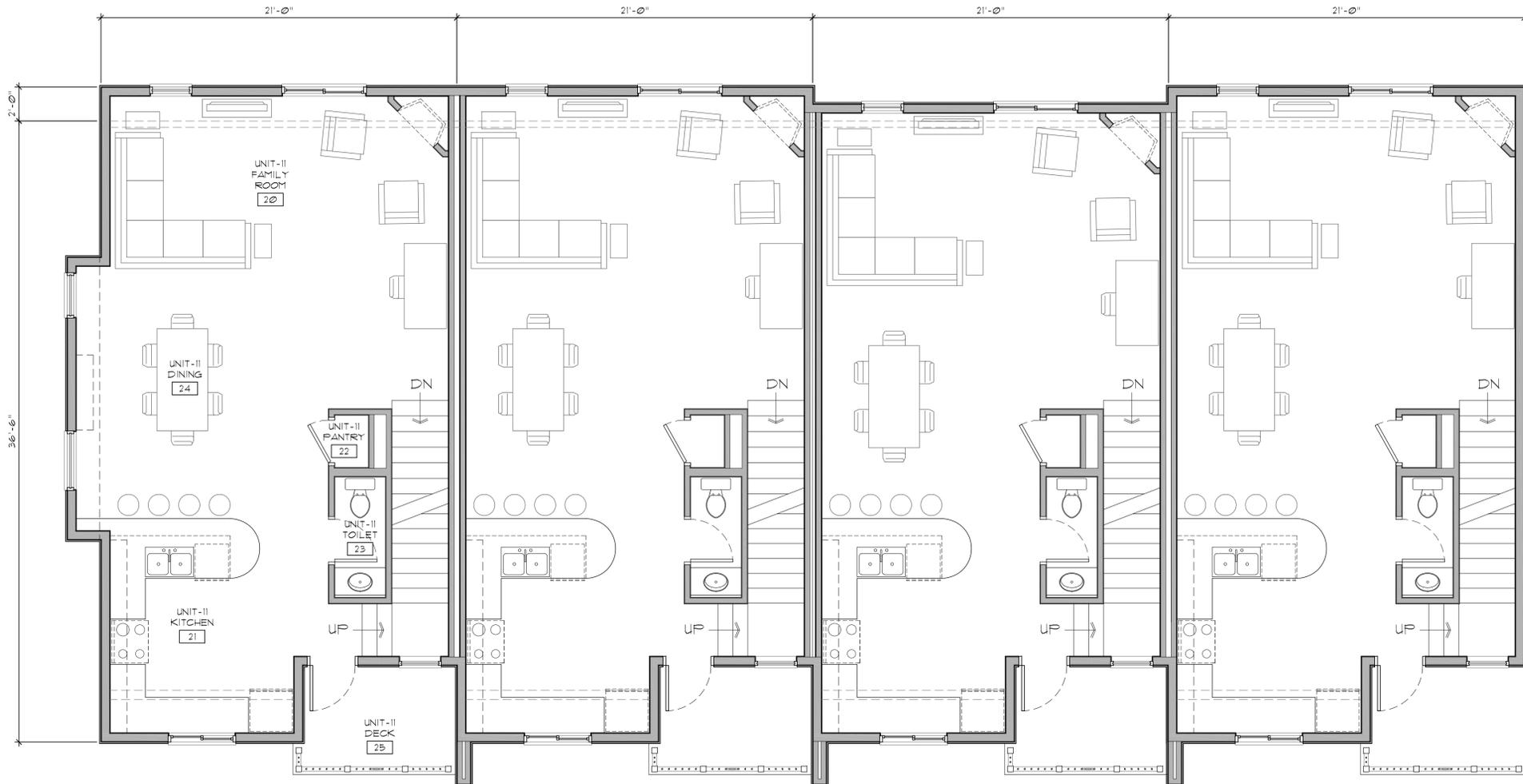
TITLE

FLOOR PLAN

SHEET

A101

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1 UPPER LEVEL FLOOR PLAN
 A102 SCALE: 1/4"=1'-0"

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Millbrook Lofts

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CHRONOLOGY

PROJECT NO

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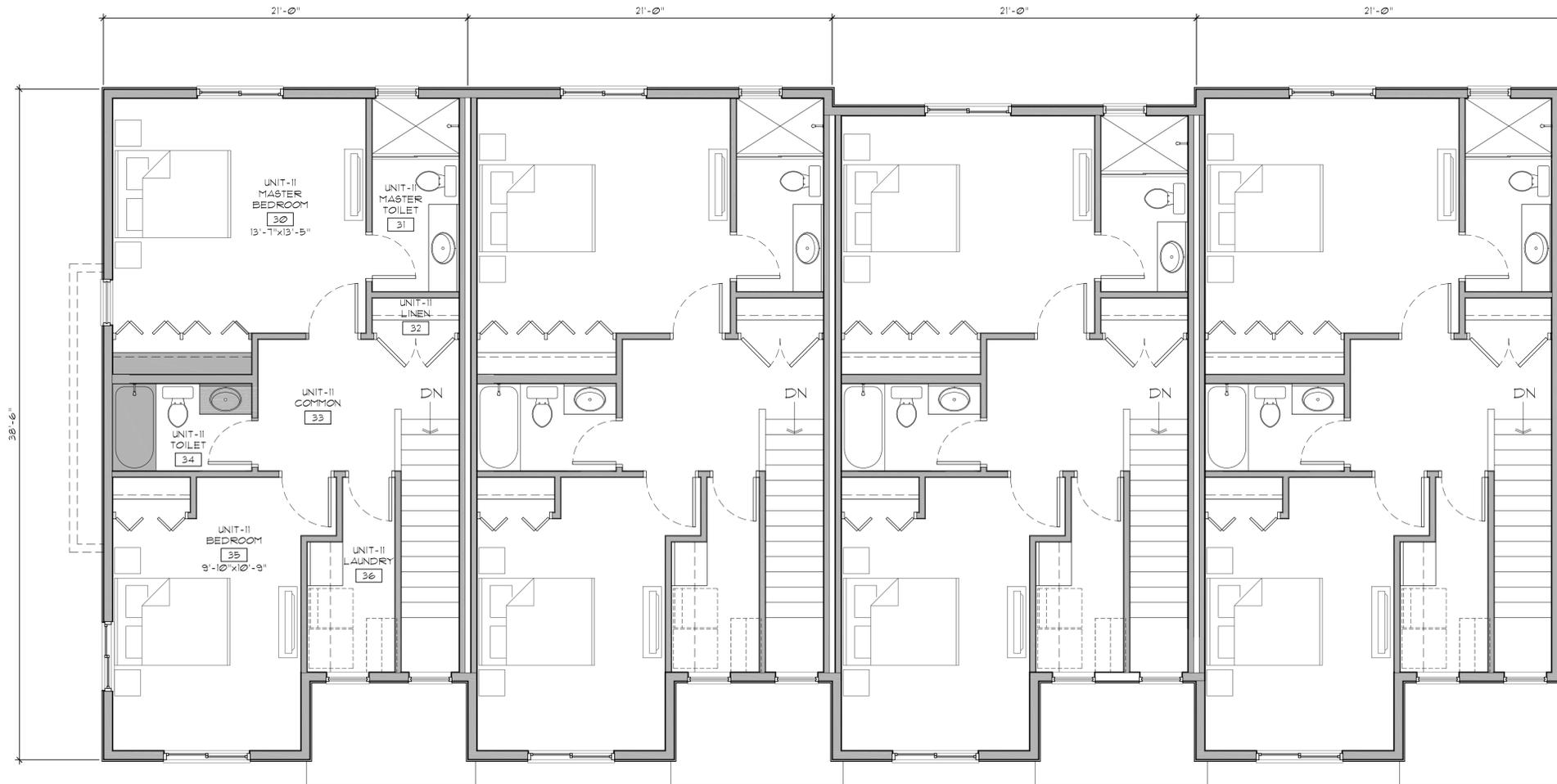
TITLE

FLOOR PLAN

SHEET

A102

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1 ATTIC LEVEL FLOOR PLAN
 A103 SCALE: 1/4"=1'-0"

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TITLE

FLOOR PLAN

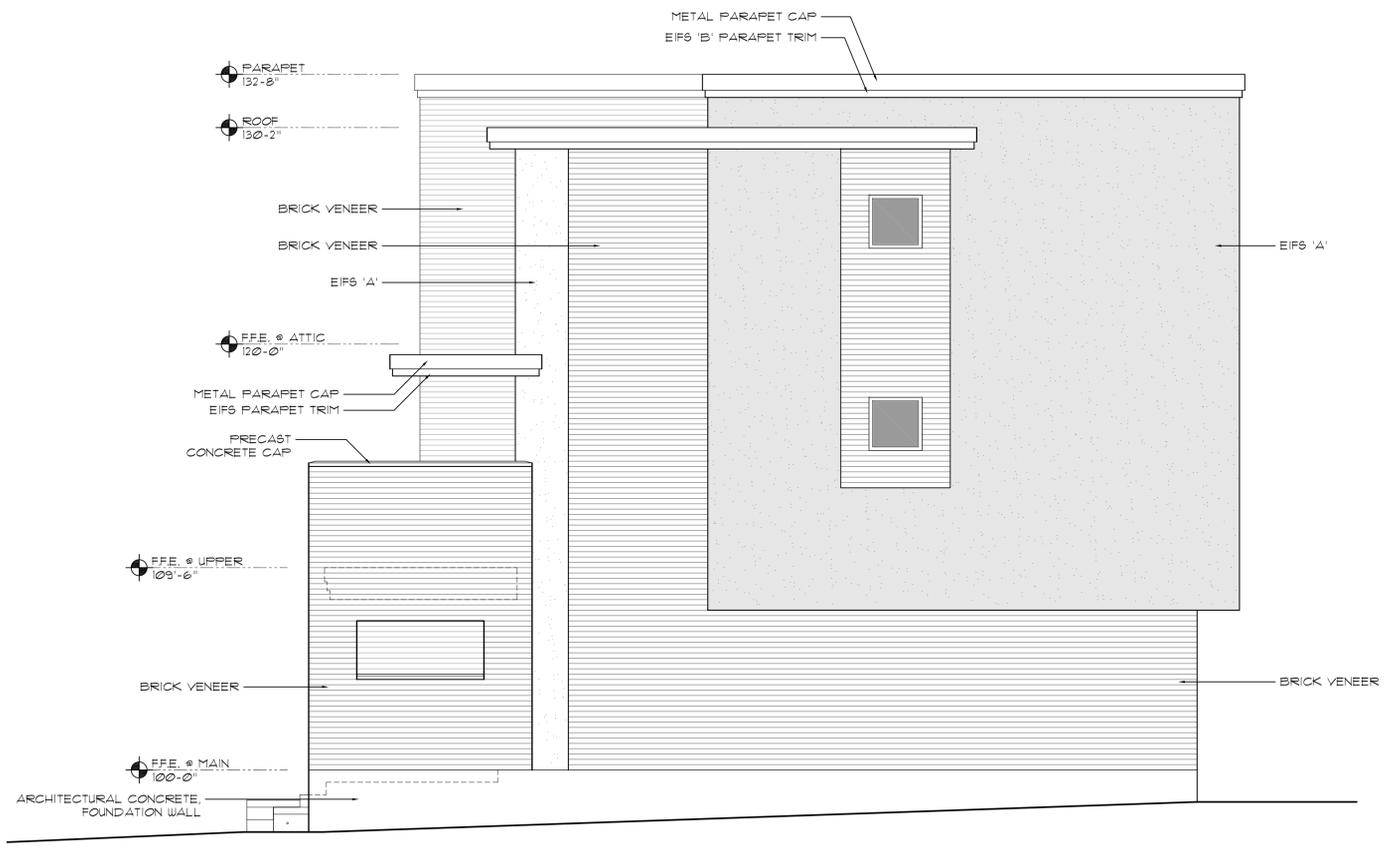
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A103

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1 EXTERIOR ELEVATION - FRONT
A201 SCALE: 1/4"=1'-0"



2 EXTERIOR ELEVATION - RIGHT
A201 SCALE: 1/4"=1'-0"

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Millbrook Lofts
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CHRONOLOGY

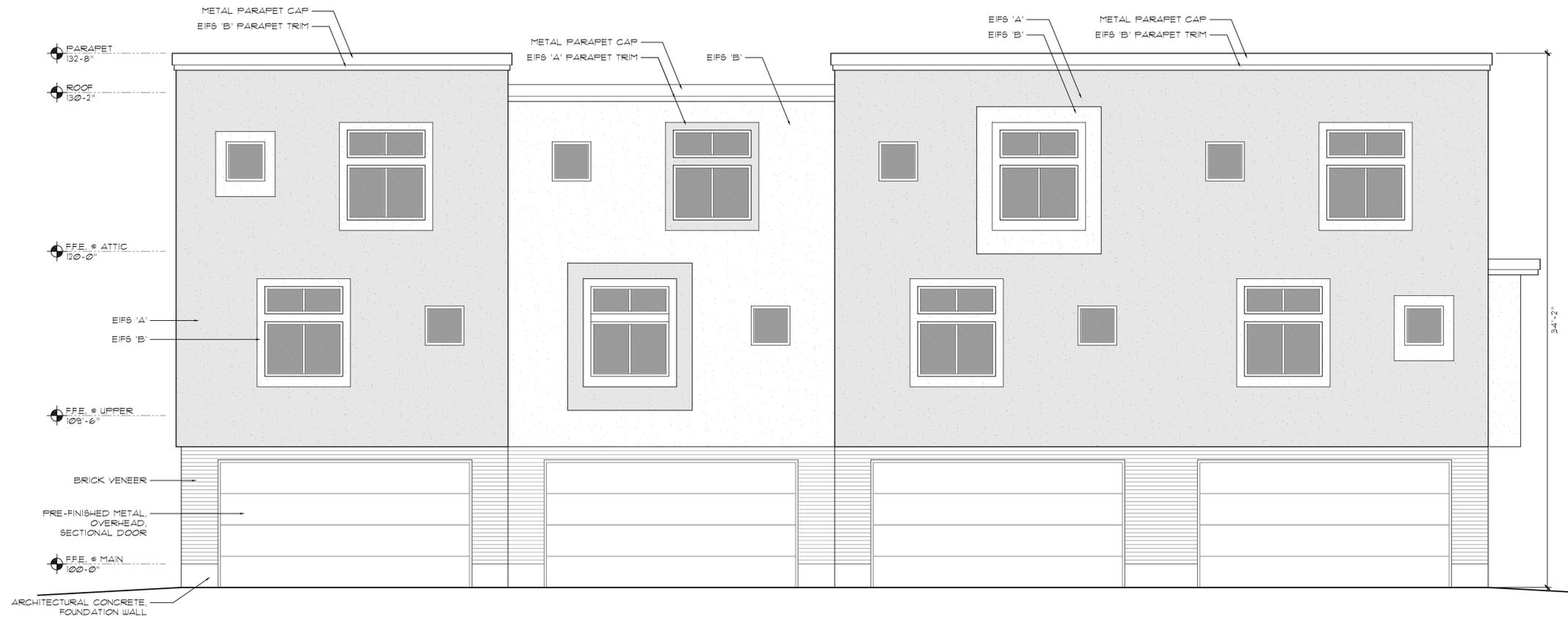
PROJECT NO
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JLD

TITLE
EXTERIOR ELEVATIONS

SHEET
A201

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1 EXTERIOR ELEVATIONS - REAR
 A202 SCALE: 1/4"=1'-0"



2 EXTERIOR ELEVATION - LEFT
 A202 SCALE: 1/4"=1'-0"

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 JLD

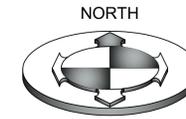
TITLE
 EXTERIOR ELEVATIONS

SHEET
 A202

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MILLBROOK LOFTS, P.U.D.

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
MAGNA CITY, SALT LAKE COUNTY, UTAH
APRIL, 2015



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

EAST MILLCREEK LOFTS, P.U.D.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 3900 SOUTH STREET, SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY LINE OF LOBB SUBDIVISION AS FOUND ON FILE IN THE OFFICE OF SALT LAKE COUNTY RECORDER, IN BOOK 2005P AT PAGE 352, SAID POINT BEING NORTH 89°48'18" EAST 793.31 FEET ALONG CENTERLINE AND NORTH 38.74 FEET FROM THE CENTERLINE MONUMENT IN THE INTERSECTION OF 3900 SOUTH STREET, AND 1300 EAST STREET AND RUNNING; THENCE NORTH 163.99 FEET ALONG THE EASTERLY LINE OF THE SAID LOBB SUBDIVISION; THENCE SOUTH 89°48'00" WEST 0.58 FEET ALONG THE NORTHERLY LINE OF THE SAID LOBB SUBDIVISION TO A POINT ON THE EASTERLY LINE OF RANCHO VILLA NO. 4 AS FOUND ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDERS, IN BOOK EE AT PAGE 52; THENCE NORTH 11.30 FEET ALONG EASTERLY LINE OF THE SAID RANCHO VILLA NO. 4 TO A POINT ON THE SOUTHERLY LINE OF RANCHO VILLA NO. 5 AS FOUND IN THE OFFICE OF THE SALT LAKE COUNTY RECORDERS, IN BOOK II PAGE 50; THENCE SOUTH 89°30'00" EAST 189.43 FEET ALONG THE SOUTHERLY LINE OF THE SAID RANCHO VILLA NO. 5; THENCE NORTH 89°47'38" EAST 95.78 FEET ALONG THE SOUTHERLY LINE OF THE SAID RANCHO VILLA NO. 5; THENCE NORTH 00°00'04" EAST 53.96 FEET; THENCE NORTH 89°48'00" EAST 85.71 FEET; THENCE SOUTH 227.16 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 3900 SOUTH STREET; THENCE SOUTH 89°47'36" WEST 370.33 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

AREA CONTAINS: 68,972 SQUARE FEET, MORE OR LESS
1.583 ACRES



FOR REVIEW ONLY

OWNER'S DEDICATION

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

EAST MILLCREEK LOFTS, P.U.D.

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

ACKNOWLEDGMENT

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

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

COMMISSION NUMBER: _____ PRINTED NAME _____
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC (SIGNATURE)
A NOTARY PUBLIC COMMISSIONED IN UTAH

JULY 28, 2015

EAST MILLCREEK LOFTS, P.U.D.

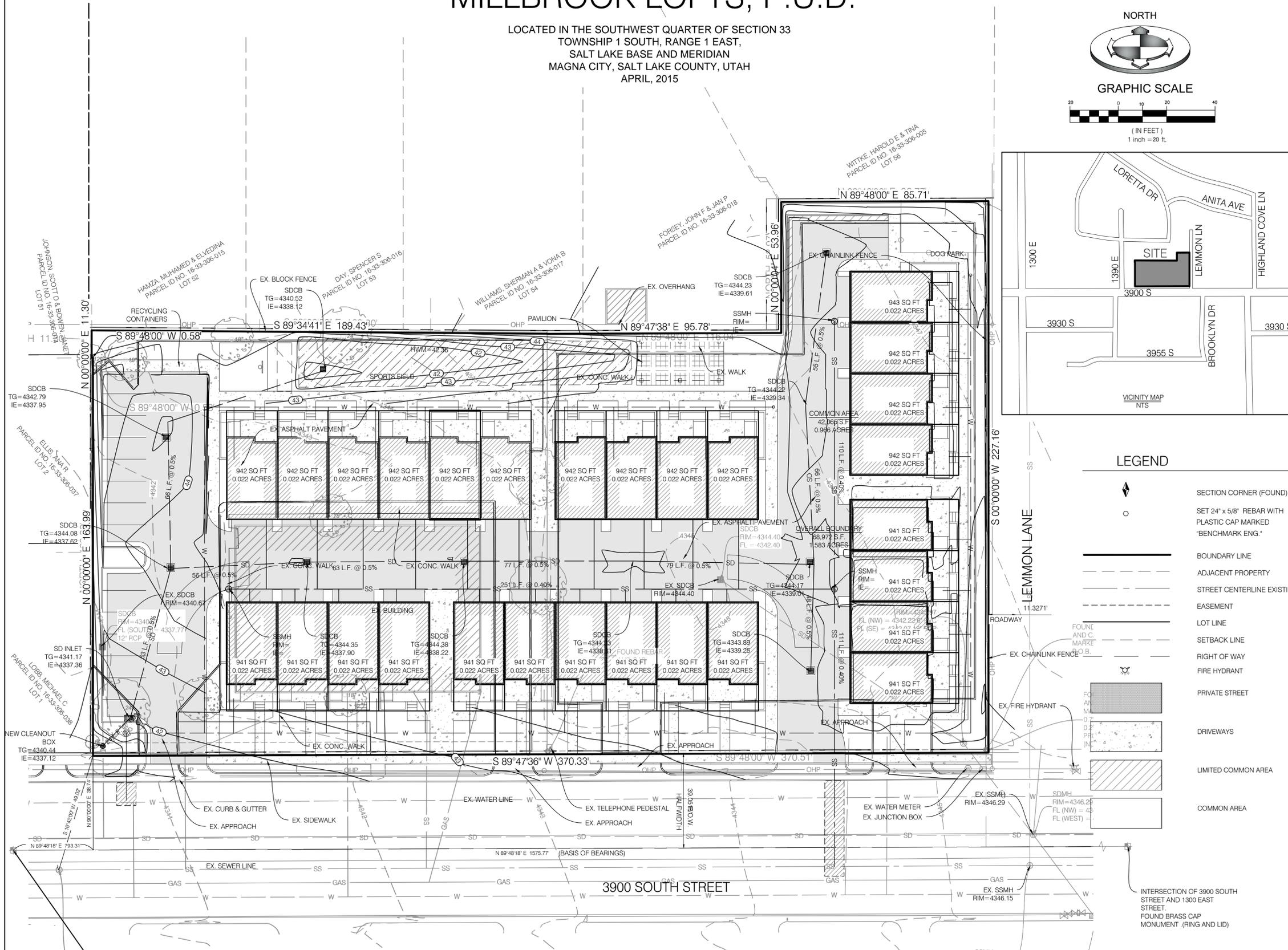
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SHEET 1 OF 2



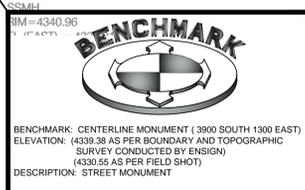
BENCHMARK
ENGINEERING &
LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com
DATE: 07/21/2011

OWNER/DEVELOPER: UTAH CONSTRUCTION LOANS, LLC
NATHAN ANDERSON
8915 SOUTH 700 EAST, SUITE 103
SANDY, UTAH 84070
TELEPHONE: (801) 599-0207
EMAIL: nathan@utahconstructionloans.info



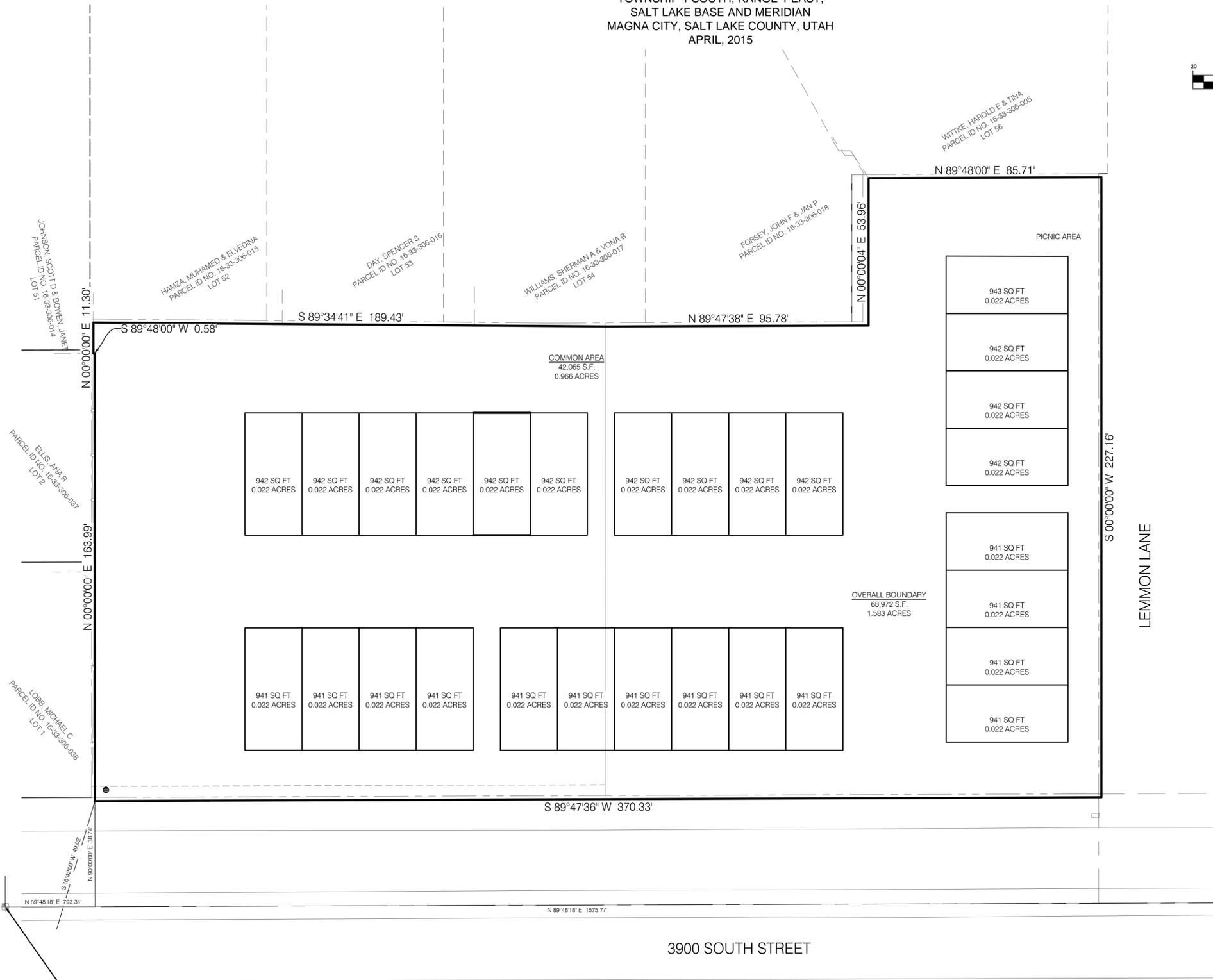
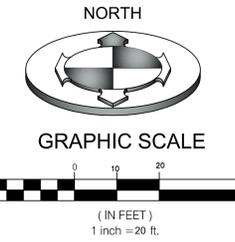
LEGEND

- SECTION CORNER (FOUND)
- SET 24" x 5/8" REBAR WITH PLASTIC CAP MARKED "BENCHMARK ENG."
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- EASEMENT
- LOT LINE
- SETBACK LINE
- RIGHT OF WAY
- FIRE HYDRANT
- PRIVATE STREET
- DRIVEWAYS
- LIMITED COMMON AREA
- COMMON AREA



EAST MILLCREEK LOFTS, P.U.D.

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
MAGNA CITY, SALT LAKE COUNTY, UTAH
APRIL, 2015



FOR REVIEW ONLY



OWNER'S DEDICATION

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

EAST MILLCREEK LOFTS, P.U.D.

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

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }
ON THE _____ DAY OF _____ A.D., 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER () OF THE ABOVE OWNER'S DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.
COMMISSION NUMBER: _____ PRINTED NAME _____
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC (SIGNATURE) _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

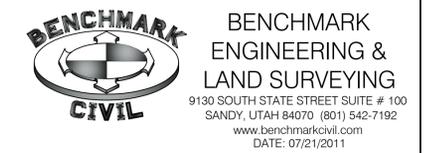
JULY 28, 2015

EAST MILLCREEK LOFTS, P.U.D.

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN SHEET 2 OF 2

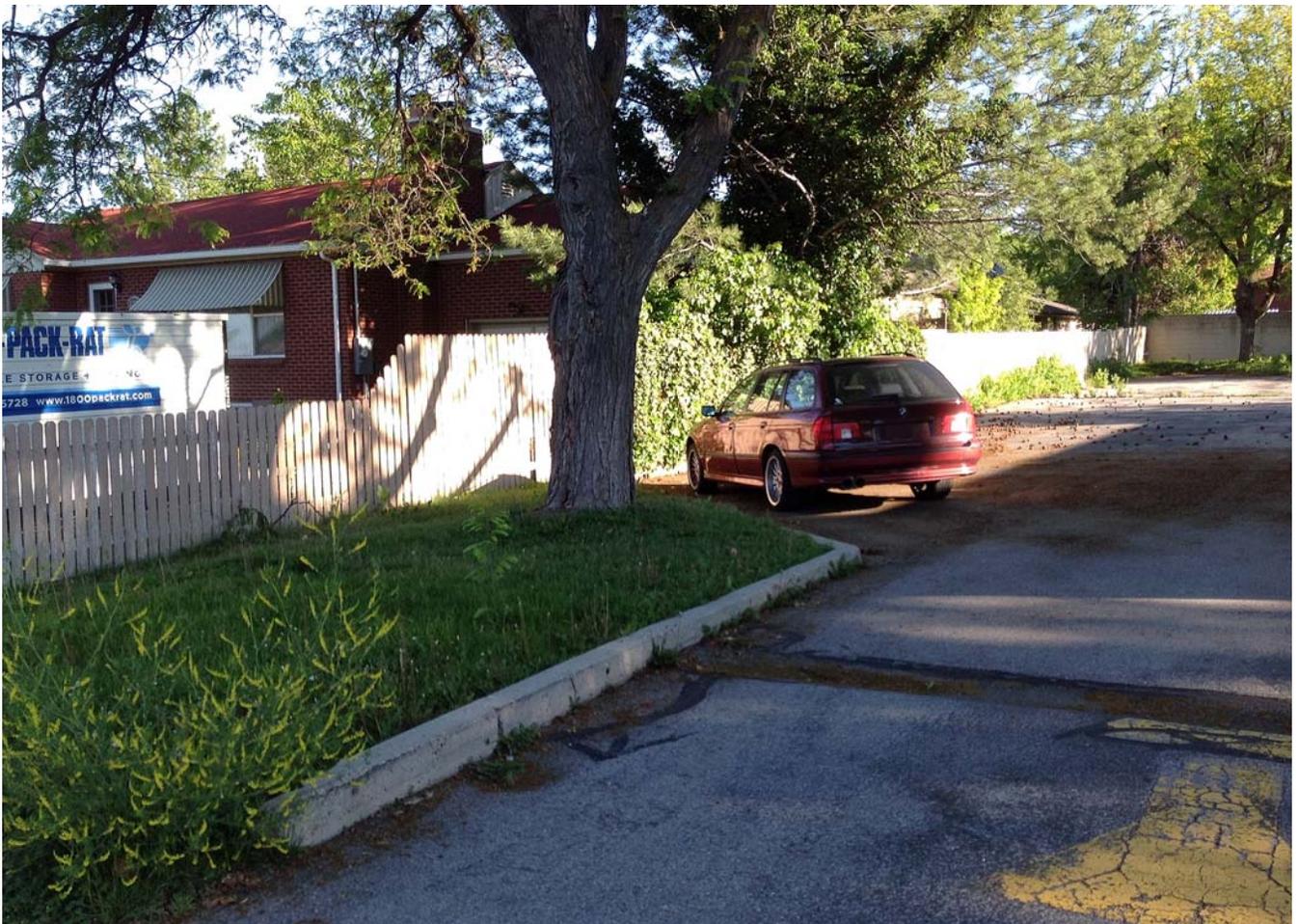
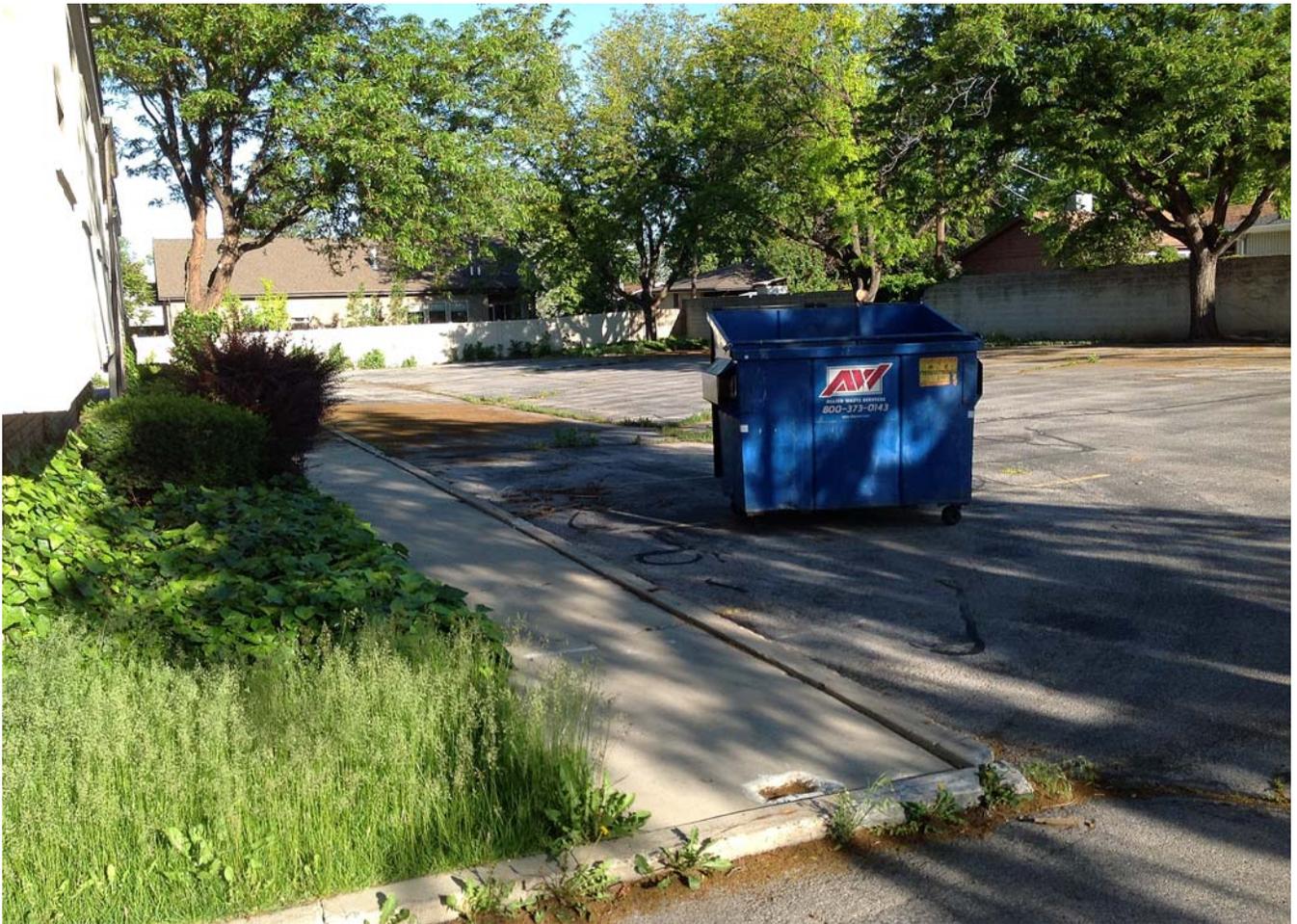


OWNER/DEVELOPER: UTAH CONSTRUCTION LOANS, LLC
NATHAN ANDERSON
8915 SOUTH 700 EAST, SUITE 103
SANDY, UTAH 84070
TELEPHONE: (801) 599-0207
EMAIL: nathan@utahconstructionloans.info













OFFICE OF TOWNSHIP SERVICES

Planning and Development Services
2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050
Phone: (385) 468-6700 • Fax: (385) 468-6674
www.pwpds.slco.org

File # 29540

Conditional Use Summary and Recommendation

Public Body: Millcreek Township Planning Commission **Meeting Date:** November 18, 2015
Parcel ID: 22-02-276-017 **Current Zone:** R-1-10
Property Address: 3450 East Oakview Dr.
Request: Wireless Telecommunications Facility

Community Council: Mount Olympus **Township:** Millcreek
Planner: Todd A. Draper
Community Council Recommendation: Approval
Planning Staff Recommendation: Approval with conditions
Applicant Name: Pete Simmons

PROJECT DESCRIPTION

The applicant is seeking conditional use approval to install a wireless telecommunications facility. The facility consists of a 60 foot tall stealth mono-pine structure and associated equipment buildings located on a small area of the Churchill Jr. High property that is being leased from the Granite Board of Education.

SITE & VICINITY DESCRIPTION (see attached map)

The site is located along the West side of the Churchill Jr. High school Property near Wasatch Boulevard and the I-215 freeway. Zoning is predominantly single family residential with limited commercial zoning existing to the southwest of the subject property along Wasatch Boulevard.

GENERAL PLAN CONSIDERATIONS

There are not specific general plan or best practice considerations that have been adopted regarding wireless telecommunications facilities. The topic is included in the section of possible topics for future inclusion into Salt Lake County Plans.

LAND USE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
Height	60 feet	60 feet	Yes
Setbacks	Monopoles shall be setback from any residential structure a distance equal to its height. = 60 feet	360 feet +/-	Yes
Front Yard Setback	25 feet	110 feet +/-	Yes

ISSUES OF CONCERN/PROPOSED MITIGATION

Issues regarding visibility of the site have already been mitigated through the inclusion of stealth design elements into the tower disguising it as a pine tree. Additionally, the siting of the site near other adjacent conifer trees provides additional screening as well as improved visual integration of the tower into the existing views.

NEIGHBORHOOD RESPONSE

Neighbors in attendance at the community council meeting expressed concern regarding site access, height, visual impacts, and fire hazards.

COMMUNITY COUNCIL RESPONSE

The Mount Olympus Community Council recommended that the application be approved as proposed (see attached letter).

REVIEWING AGENCIES RESPONSE

AGENCY: Geology Review

DATE: 8/27/2015

RECOMMENDATION: Approved - In accordance with Salt Lake County Ordinance 19.75 Natural Hazards Ordinance, Cellular sites are considered Critical structures and need to meet the requirements of the Natural Hazards Ordinance.

AGENCY: Grading Review

DATE: 8/27/2015

RECOMMENDATION: Approved – Need to provide a copy of the geotechnical engineers report for review and comment as part of the technical review.

AGENCY: Urban Hydrology Review

DATE: 9/1/2015

RECOMMENDATION: Approved – Follow Final approved site plan.

AGENCY: Traffic Review

DATE: 8/28/2015

RECOMMENDATION: Approved

AGENCY: Unified Fire Authority

DATE: 8/26/2015

RECOMMENDATION: Approved

AGENCY: Building Plans Review

DATE: 8/31/2015

RECOMMENDATION: Approved – A building permit will be required for the construction and installation of the new pole and equipment.

AGENCY: Health Department

DATE: 9/1/2015

RECOMMENDATION: Approved

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

PLANNING STAFF ANALYSIS

Staff has reviewed the application and has found that the proposal meets or exceeds ordinance requirements related to setbacks and height. Efforts have already been employed by the applicant in the design of the tower to mitigate visual impacts by placing the tower near the existing trees on the property to provide screening and designing the tower as a mono-pine to blend in with those same trees. The traffic engineer did not identify any issues regarding access to the site and the Fire Authority also recommended approved the project with respect to fire safety.

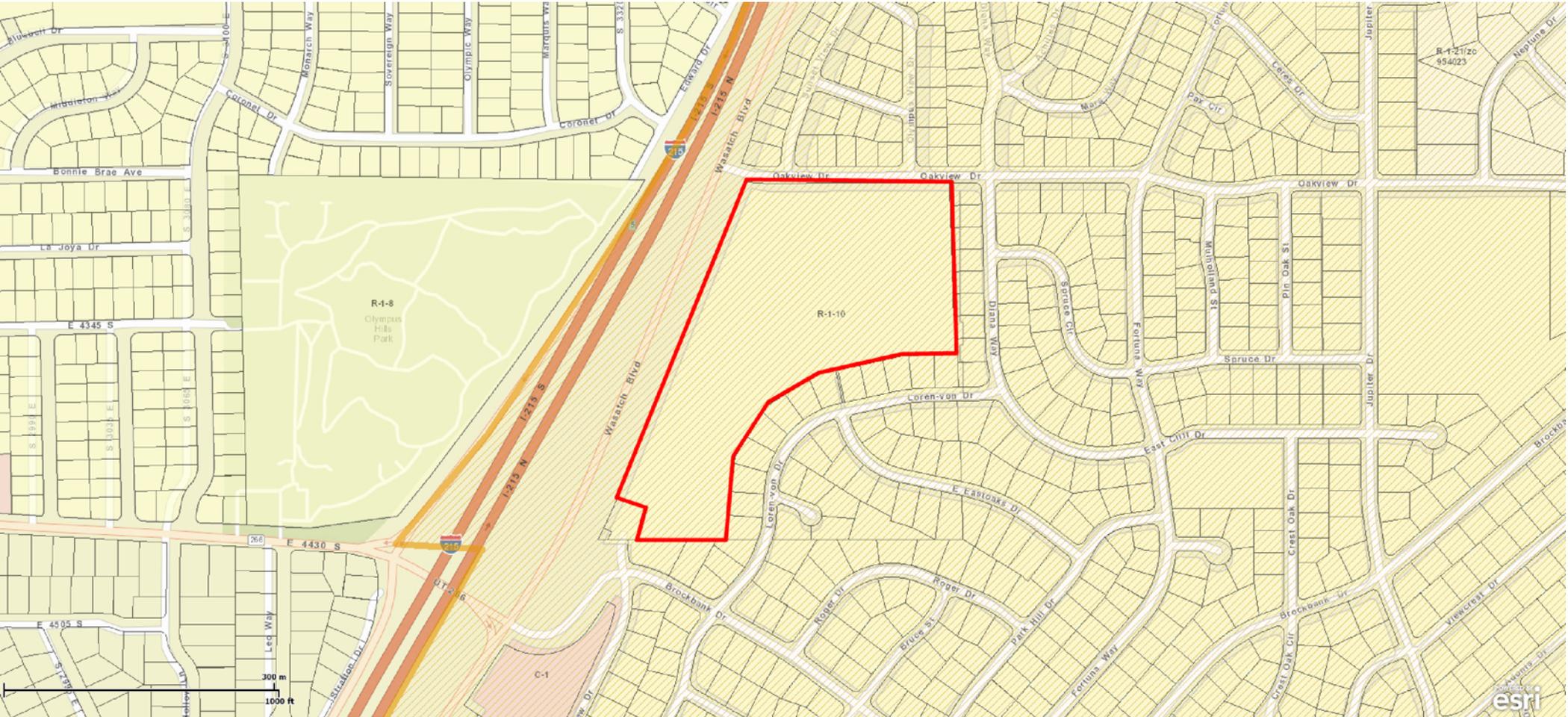
PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the conditional use be approved as proposed together with the following conditions:

1. That the pole be constructed in compliance with stamped and approved plans.
2. That future co-locations on this tower (if any) may be approved by planning staff.

#29540

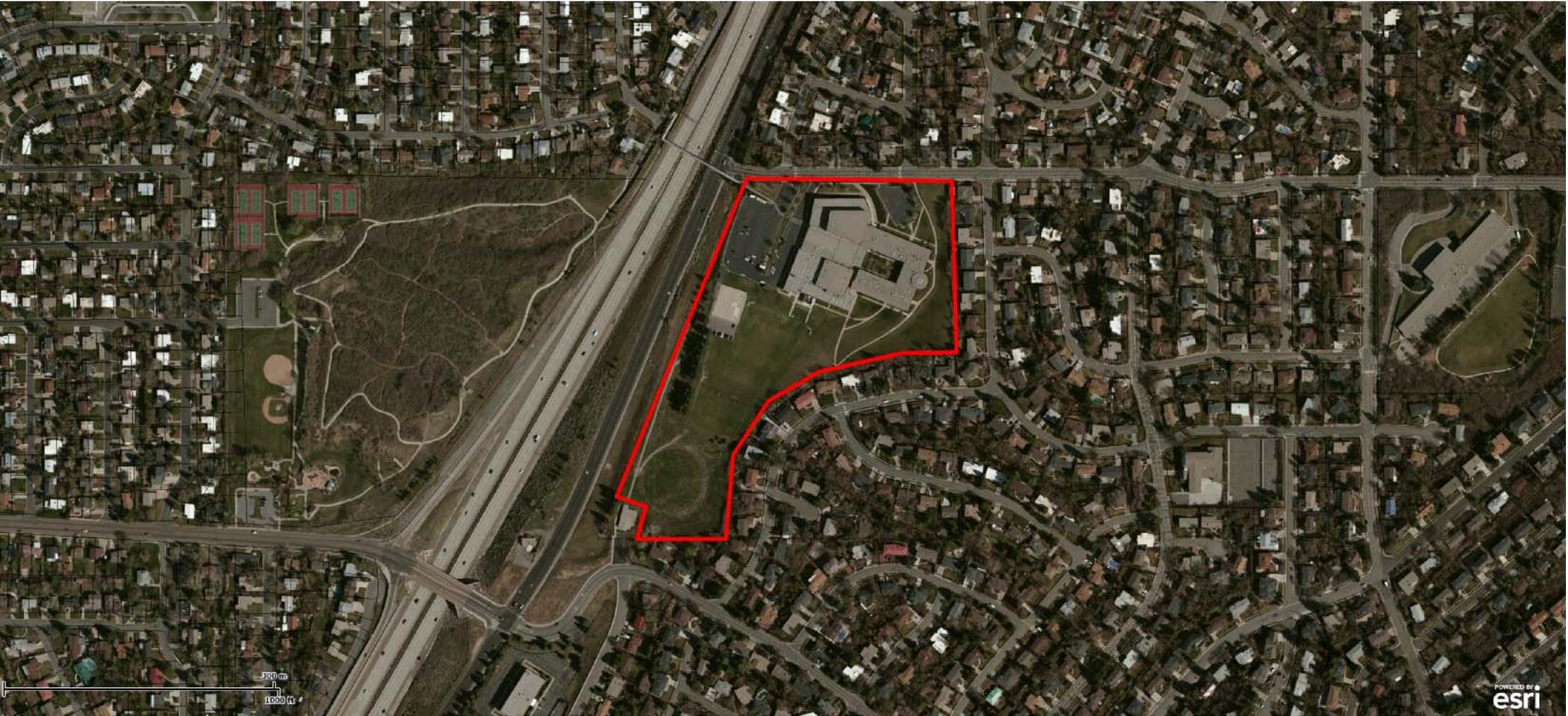
Zoning Map



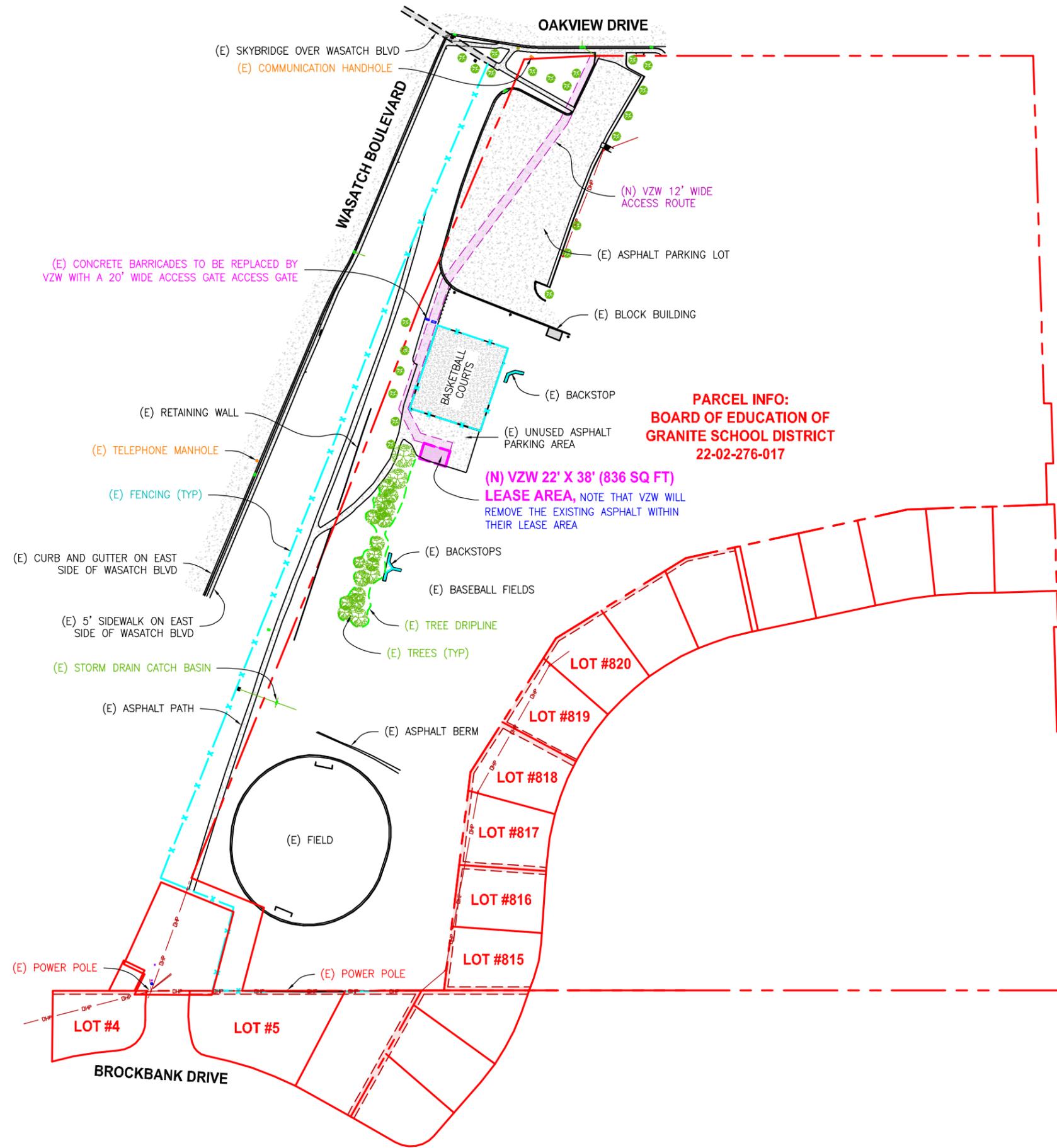
Tue Jun 23 2015 08:55:17 AM.

#29540

Aerial Map



Tue Jun 23 2015 08:55:58 AM.



verizon
 wireless

VERIZON WIRELESS
 9656 SOUTH PROSPERITY ROAD
 WEST JORDAN, UTAH 84088

TAEC

Technology Associates Engineering Corporation Inc.

TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
 5710 SOUTH GREEN STREET
 SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
 3115 SOUTH MELROSE DRIVE, SUITE #110
 CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C

CHECKED BY: PETE S

REV	DATE	DESCRIPTION
0	06.02.2015	ZONING DRAWINGS

SAL - CHURCHILL
 NE SEC 2, T2S, R1E
 3450 EAST OAKVIEW DRIVE
 SLC, UTAH 84124
 -- RAWLAND SITE --

SHEET TITLE
 OVERALL SITE PLAN

SHEET NUMBER

C100



KEYED NOTES

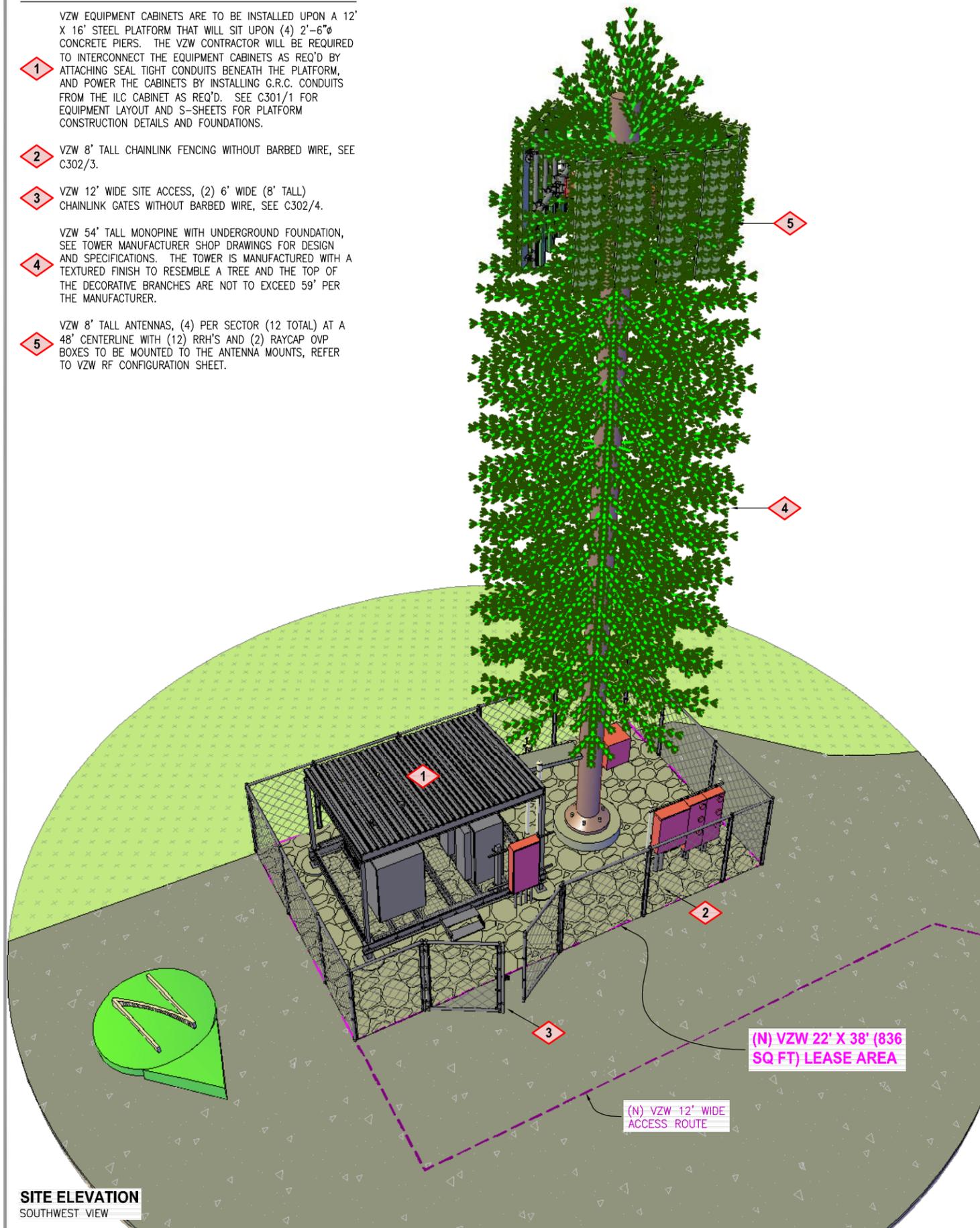
1 VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A 12' X 16' STEEL PLATFORM THAT WILL SIT UPON (4) 2'-6"Ø CONCRETE PIERS. THE VZW CONTRACTOR WILL BE REQUIRED TO INTERCONNECT THE EQUIPMENT CABINETS AS REQ'D BY ATTACHING SEAL TIGHT CONDUITS BENEATH THE PLATFORM, AND POWER THE CABINETS BY INSTALLING G.R.C. CONDUITS FROM THE ILC CABINET AS REQ'D. SEE C301/1 FOR EQUIPMENT LAYOUT AND S-SHEETS FOR PLATFORM CONSTRUCTION DETAILS AND FOUNDATIONS.

2 VZW 8' TALL CHAINLINK FENCING WITHOUT BARBED WIRE, SEE C302/3.

3 VZW 12' WIDE SITE ACCESS, (2) 6' WIDE (8' TALL) CHAINLINK GATES WITHOUT BARBED WIRE, SEE C302/4.

4 VZW 54' TALL MONOPINE WITH UNDERGROUND FOUNDATION, SEE TOWER MANUFACTURER SHOP DRAWINGS FOR DESIGN AND SPECIFICATIONS. THE TOWER IS MANUFACTURED WITH A TEXTURED FINISH TO RESEMBLE A TREE AND THE TOP OF THE DECORATIVE BRANCHES ARE NOT TO EXCEED 59' PER THE MANUFACTURER.

5 VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 48' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.

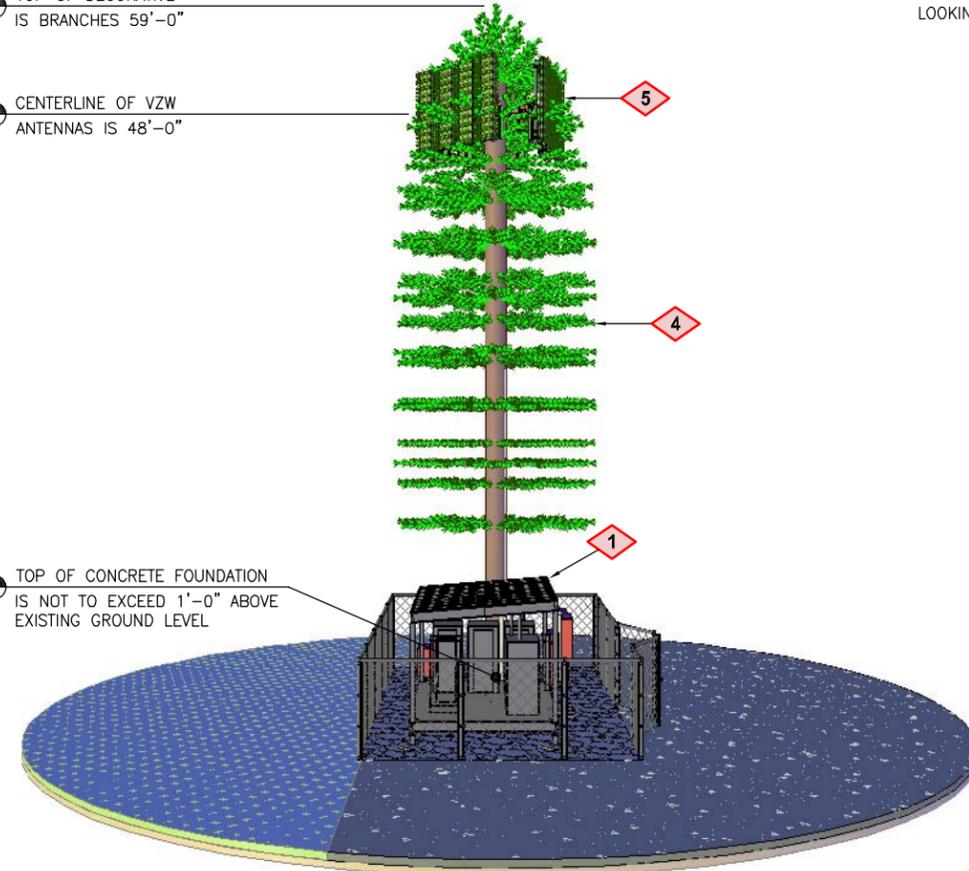


SITE ELEVATION
SOUTHWEST VIEW

TOP OF DECORATIVE IS BRANCHES 59'-0"

CENTERLINE OF VZW ANTENNAS IS 48'-0"

TOP OF CONCRETE FOUNDATION IS NOT TO EXCEED 1'-0" ABOVE EXISTING GROUND LEVEL

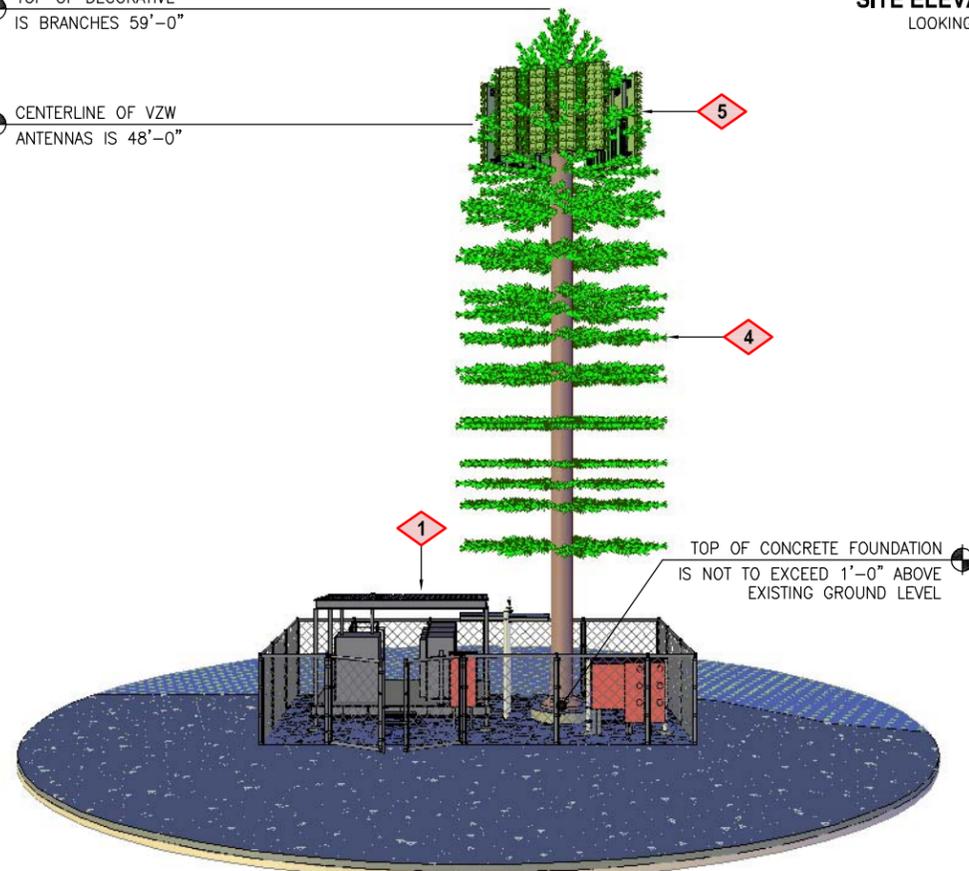


SITE ELEVATION
LOOKING WEST

TOP OF DECORATIVE IS BRANCHES 59'-0"

CENTERLINE OF VZW ANTENNAS IS 48'-0"

TOP OF CONCRETE FOUNDATION IS NOT TO EXCEED 1'-0" ABOVE EXISTING GROUND LEVEL



SITE ELEVATION
LOOKING SOUTH



VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC

Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C
CHECKED BY: PETE S

REV	DATE	DESCRIPTION
0	06.02.2015	ZONING DRAWINGS

SAL - CHURCHILL
NE SEC 2, T2S, R1E
3450 EAST OAKVIEW DRIVE
SLC, UTAH 84124
-- RAWLAND SITE --

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C200



SAL CHURCHILL

VERIZON WIRELESS TELECOMMUNICATION FACILITY
MACRO SITE - MONOPINE

WEST
View From Field

EXISTING SITE



PHOTO SIMULATION - 59' MONOPINE



AERIAL LOCATION



Drawn By: **Daniel Thurgood**
Salt Lake City Office
Drawn For: **Salt Lake County**
Conditional Use Permit Review

Salt Lake Office
5710 S Green Street
Murray, UT 84123
801-463-1020

Corporate
3115 Melrose Drive
Carlsbad, CA 92010
760-765-5275





SAL CHURCHILL

VERIZON WIRELESS TELECOMMUNICATION FACILITY
MACRO SITE - MONOPINE

EAST

View From Olympus Hills Park

EXISTING SITE



PHOTO SIMULATION - 59' MONOPINE



AERIAL LOCATION



Drawn By: **Daniel Thurgood**
Salt Lake City Office
Drawn For: **Salt Lake County**
Conditional Use Permit Review

Salt Lake Office
5710 S Green Street
Murray, UT 84123
801-463-1020

Corporate
3115 Melrose Drive
Carlsbad, CA 92010
760-765-5275



October 8, 2015

Via Email

Millcreek Township Planning Commission
tdraper@slco.org
Salt Lake County Planning & Development Services
2001 S. State Street, #3600
Salt Lake City, Utah 84190-3050

Re: Application No. 29540 Verizon Wireless Application for "Stealth" Monopine

Dear Honorable Planning Commission Members:

The Mount Olympus Community Council considered the above application at its regular meeting on October 6, 2015. Todd Draper of Township Planning and Development Services presented the application and a representative of the applicant was present to speak to it.

Residents of our community have consistently been concerned about construction of structures as tall as the proposed monopine. However, given the height of the existing pine/fir trees on this site adjacent to the proposed construction, our council does not believe that a monopine 60 feet tall (59 feet plus a 1 foot base) would create a significant intrusion. The adjacent trees are approximately 45 feet tall. While this structure would extend above those trees, its height would not be significant when viewed from Wasatch Boulevard or from the adjacent neighborhood given the location of the structure on school property.

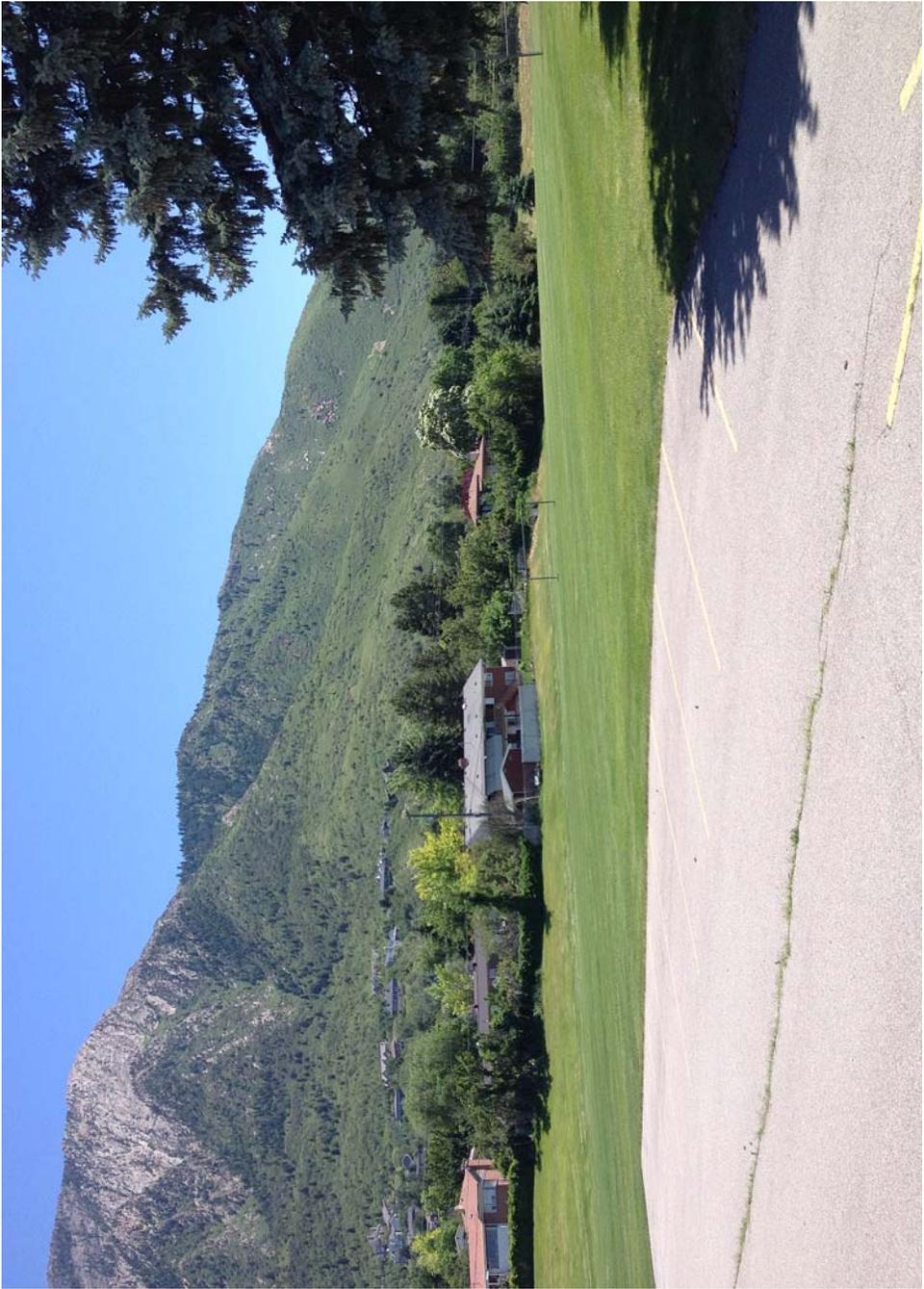
We discussed the advisability of granting the applicant the ability to construct a taller monopine structure to preserve the potential for co-location of other carriers' antennae on this monopine. However, given the height required to accommodate such co-location, we determined to limit the structure to the applicant's request for a 59 foot monopine (established on a 1 foot base for a total of 60 feet).

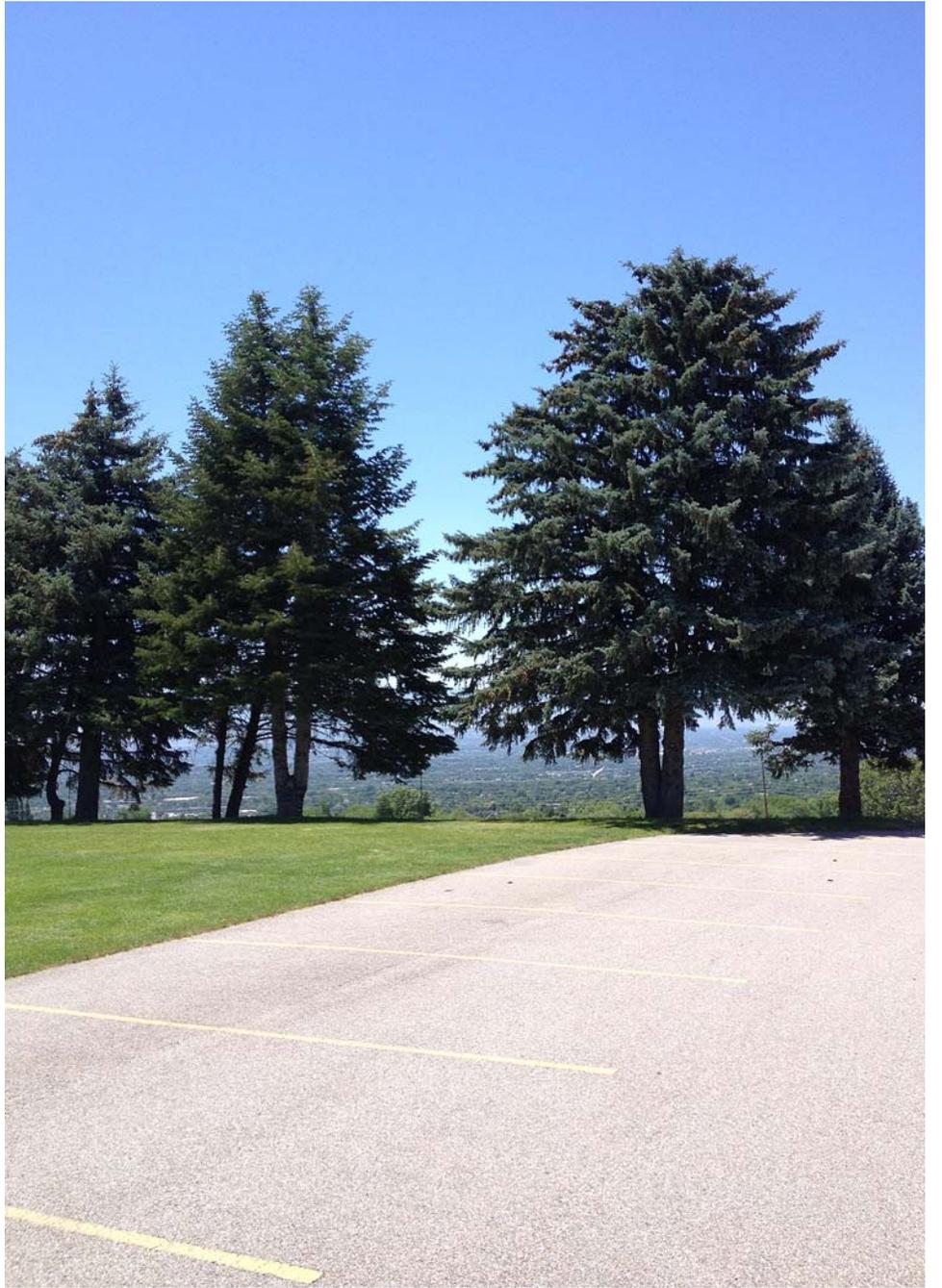
The Mount Olympus Community Council recommends that the Planning Commission approve this application but that the height of the structure be limited to the 60 feet requested by the applicant. If a co-location opportunity arises, it seems preferable to permit construction of a similar structure rather than increasing the height of the subject.

Very truly yours,
MOUNT OLYMPUS COMMUNITY COUNSEL

A handwritten signature in blue ink, appearing to read "Jeff Silvestrini". The signature is stylized and fluid.

Jeff Silvestrini
Chair







File # 29403

Subdivision Summary and Recommendation

Public Body: Millcreek Township Planning Commission **Meeting Date:** November 18, 2015

Parcel ID: 16-27-328-013

Current Zone: R-1-8

Property Address: 2258 E Lambourne Ave.

Request: 2 lot Subdivision (flag lot)

Community Council: Canyon Rim

Township: Millcreek

Planner: Todd A. Draper

Planning Staff Recommendation: Continuance to the December 14, 2015 Meeting.

Applicant Name: Bryan Baggaly

PROJECT DESCRIPTION

The applicant is proposing to divide the subject property into two lots and create a flag lot behind the existing home. The request may or may not include a request for an Option C setback exception for the Residential Compatibility Overlay Zone (RCOZ).

SITE & VICINITY DESCRIPTION (see attached map)

The site is located in on the South side of Lambourne Avenue between Connor Street and 2300 East. The surrounding neighborhood is zoned R-1-8.

LAND USE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
Height	28 feet	n/a	n/a
Front Yard Setback	25 feet	unknown	no
Side Yard Setback	minimum of 8 feet, combined total equal to 25% of lot width	unknown	no
Rear Yard Setback	30 feet (15 feet with garage)	unknown	no
Lot Width	65 feet	105.6 feet	Yes
Lot Area	8,000 sq. ft. for base lot. 12,000 sq. ft. for flag lot inclusive of access easement.	Unknown, however theoretically possible.	no
Parking	2 spaces per dwelling unit	2 spaces for the base lot.	Yes.

NEIGHBORHOOD RESPONSE

Staff is not aware of any neighborhood response related to this application as of the writing of this report.

COMMUNITY COUNCIL RESPONSE

Subdivision applications are not subject to community council review. If it is determined that an Option C request is necessary then that portion of the request will be forwarded to the Canyon Rim Citizens Association for review and response.

REVIEWING AGENCIES RESPONSE

AGENCY: Grading DATE: 10/27/2015
RECOMMENDATION: Review Denied – Address grade change at east property line. The retaining wall along that side is in failure. A Stormwater maintenance agreement will need to be completed recorded and return a to our office for the retention area

AGENCY: Geology DATE: 10/27/2015
RECOMMENDATION: Review Denied – Demolition permit required to remove the existing structures from the site. Must address failing retaining wall in subdivision plans.

AGENCY: Urban Hydrology DATE: 10/5/2015
RECOMMENDATION: Approval

AGENCY: Subdivision Engineering DATE: 9/30/2015
RECOMMENDATION: Approval - Curb gutter and sidewalk along frontage are required.

AGENCY: Traffic Engineer DATE: 10/6/2015
RECOMMENDATION: Approval - Location of drive approaches is not clear on plan. Show existing drive approaches, and indicate whether they will be removed, and proposed drive approaches.

AGENCY: Unified Fire Authority DATE: 10/1/2015
RECOMMENDATION: Approval

AGENCY: Health Department DATE: 11/2/2015
RECOMMENDATION: Approval - A Stormwater maintenance agreement will need to be completed recorded and return a to our office for the retention area

AGENCY: Public Works Operations DATE: 11/3/2015
RECOMMENDATION: Approval

AGENCY: Building Inspection DATE: 9/25/2015
RECOMMENDATION: Approval

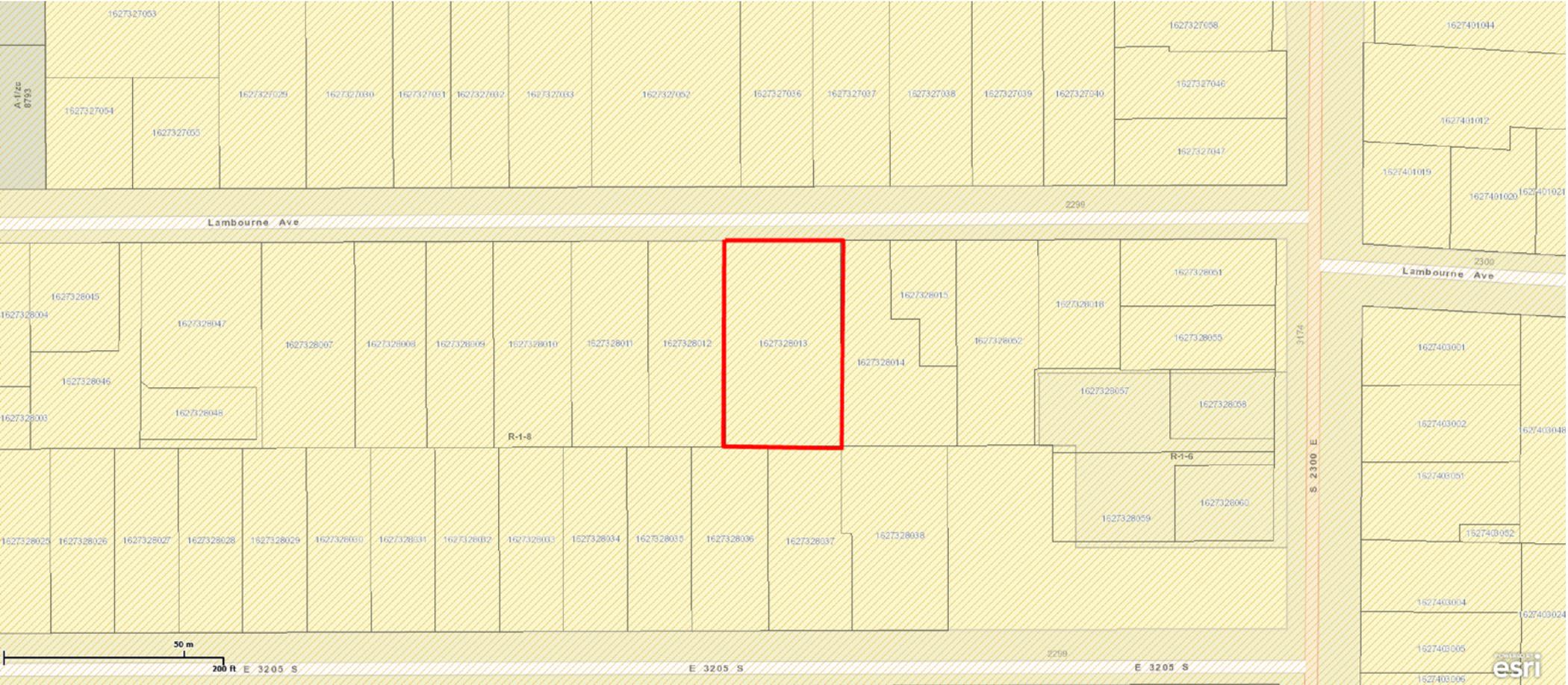
Compliance with current building, construction, engineering, fire, health, landscape and safety standards will be verified prior to final approval.

PLANNING STAFF ANALYSIS

After staff completed the initial analysis of the proposed plans and plat, and after notice of this item on the Millcreek Township Planning Commission Meeting had been posted, it was discovered that the applicant had changed the existing conditions of the site and that the plans and plat did not match with new conditions of the site. Absent an accurate plat and plans, staff is unable to determine at this time if compliance with ordinance and policy requirements is met or can be met.

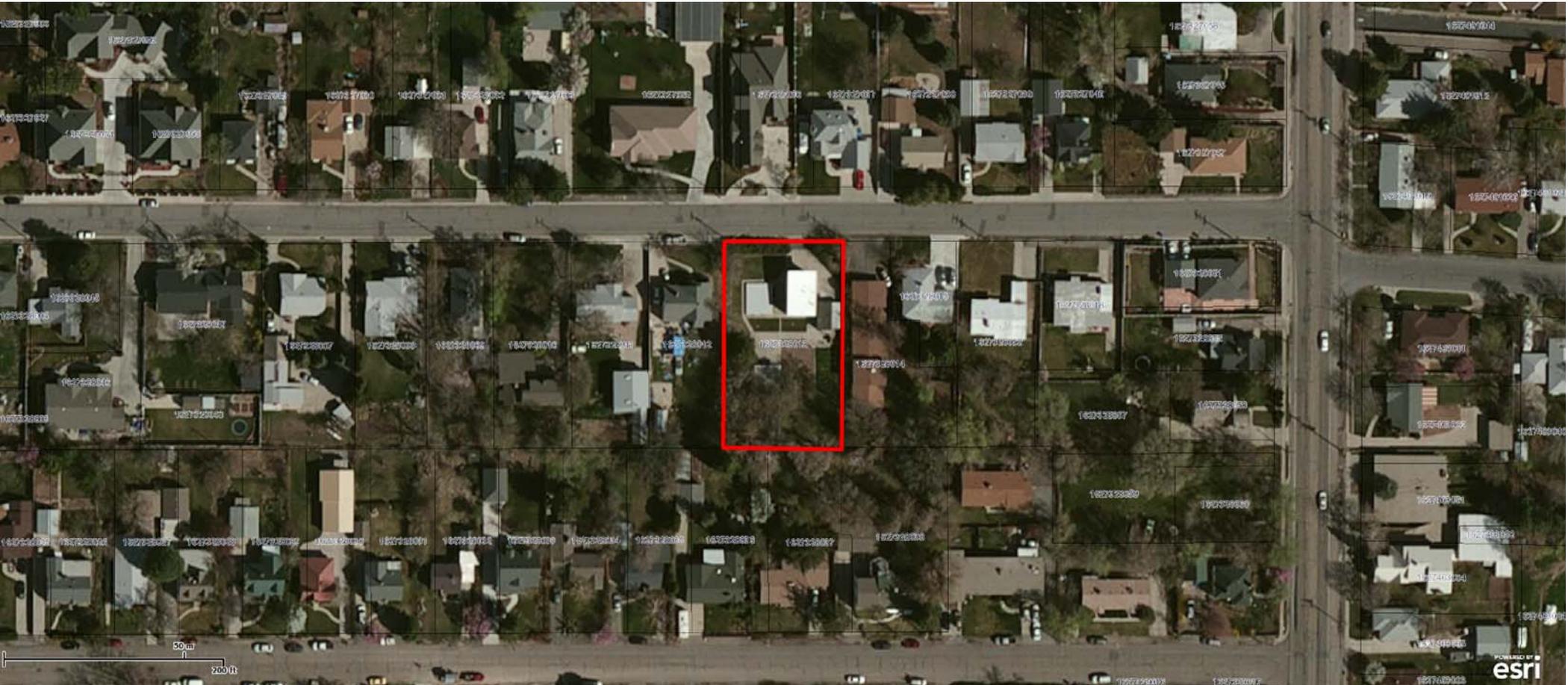
PLANNING STAFF RECOMMENDATION

Planning staff is requesting a continuance of this item to the December 16, 2015 meeting of the Millcreek Township Planning Commission in order to allow the applicant additional time to correct the errors and omissions in the plans and plat. Additional time is also needed to allow for the individual reviewers to review the updated plans and provide comments.



#29403

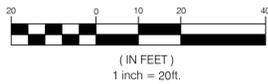
Aerial Map



Wed May 20 2015 04:23:32 PM.

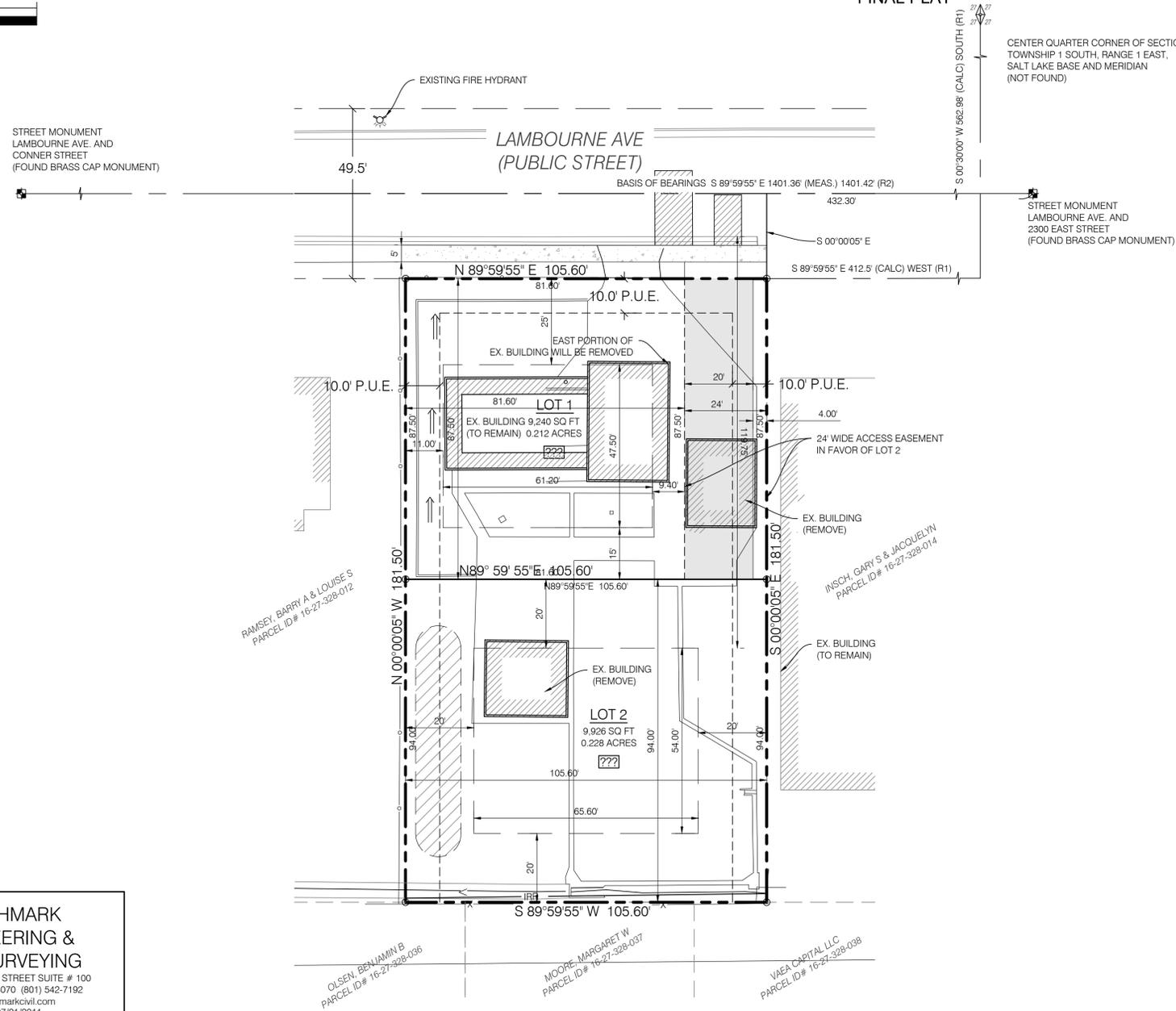


GRAPHIC SCALE



LAMBOURNE ESTATES SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27,
TOWNSHIP 1 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
FINAL PLAT



VICINITY MAP

NTS

LEGEND

- STREET MONUMENT (FOUND)
- SET 24" x 5/8" REBAR WITH PLASTIC CAP MARKED "BENCHMARK ENG."
- BOUNDARY LINE
- RIGHT OF WAY
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- EASEMENT LINE
- LOT LINE
- FIRE HYDRANT

DEVELOPER/OWNER:
NAME: BRYAN BAGGLEY
TELEPHONE: (801) 755-6399
EMAIL: bmbaggaley@yahoo.com

SURVEYOR'S CERTIFICATE

I, DALE K. BENNETT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 103381 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW. A RECORD OF SURVEY PREPARED BY BENCHMARK ENGINEERING AND LAND SURVEYING, LLC, HAS BEEN FILED AS #S2014-10-0517 IN THE SALT LAKE COUNTY SURVEYORS' OFFICE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO BE KNOWN AS:

LAMBOURNE ESTATES SUBDIVISION

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF LAMBOURNE AVENUE, SAID POINT BEING SOUTH 89°59'55" WEST 432.30 FEET ALONG THE MONUMENT LINE AND SOUTH 00°00'05" EAST 24.75 FEET FROM THE STREET MONUMENT AT THE INTERSECTION OF 2300 EAST STREET AND LAMBOURNE AVENUE, AND RUNNING THENCE SOUTH 00°00'05" EAST 181.50 FEET; THENCE SOUTH 89°59'55" WEST 105.60 FEET; THENCE NORTH 00°00'05" WEST 181.50 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 89°59'55" EAST 105.60 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.440 ACRES, MORE OR LESS
2 LOTS



SUBMITTED FOR REVIEW ONLY

OWNER'S DEDICATION

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

LAMBOURNE ESTATES SUBDIVISION

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

ACKNOWLEDGEMENT TO OWNER'S DEDICATION

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

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

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

LAMBOURNE ESTATES SUBDIVISION

LOCATED IN SOUTHWEST QUARTER OF SECTION 27,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN

UNIFIED FIRE AUTHORITY APPROVAL

DATE _____ SIGNED _____

BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com
DATE: 07/21/2011

ADDRESS FRONTAGE APPROVED
DATE _____ SIGNED _____

CHECKED FOR ZONING COMPLIANCE
Zone: _____ Lot Area: _____
Lot Width: _____ Front Yard: _____
Side Yard: _____ Rear Yard: _____
Date _____ Signature _____

Record of Survey
RSC NO.: S-2014-10-0517
Date _____ Signature _____

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____ A.D., 20____ BY THE SALT LAKE COUNTY PLANNING COMMISSION.
CHAIR, SALT LAKE CO. PLANNING COMMISSION

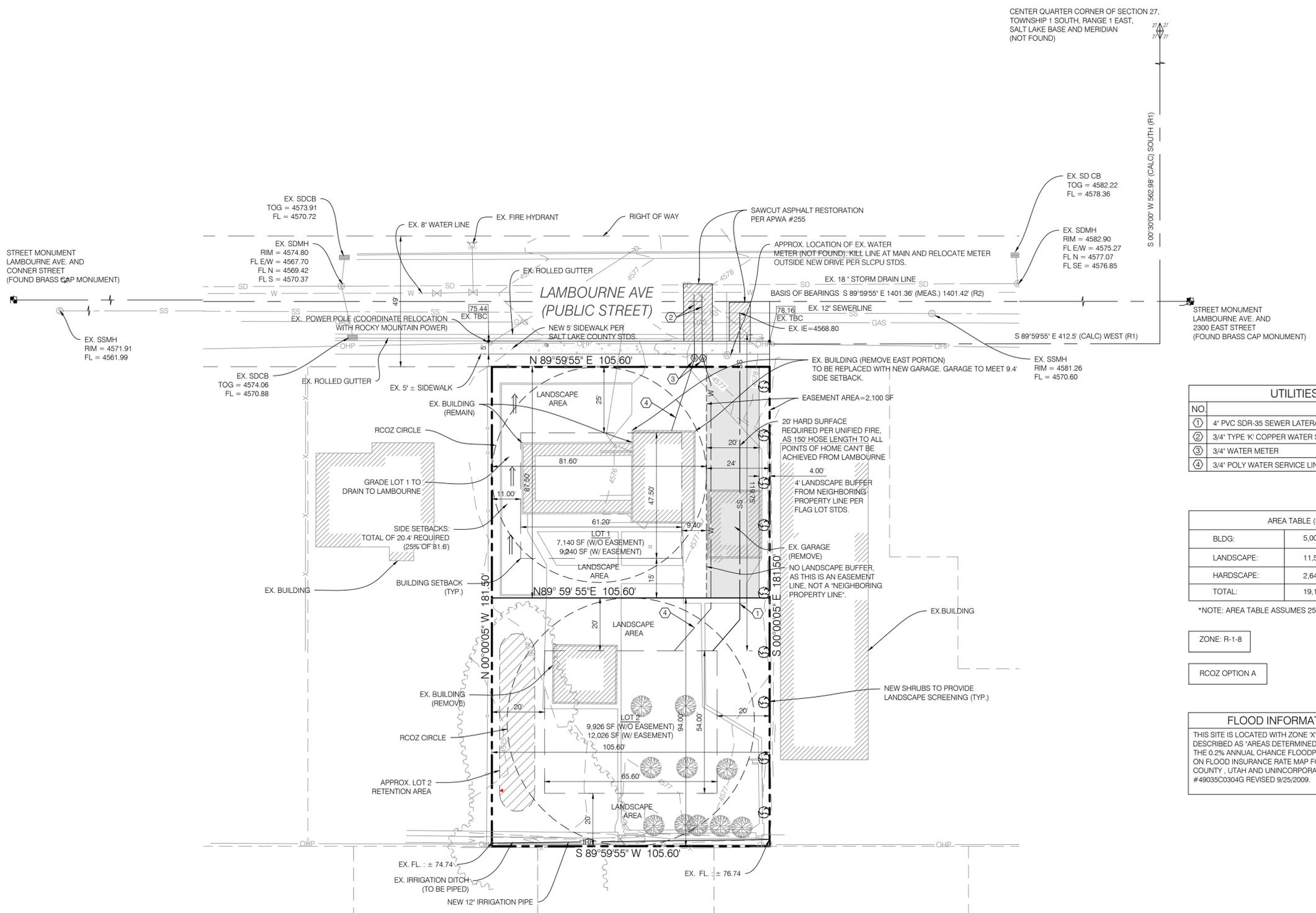
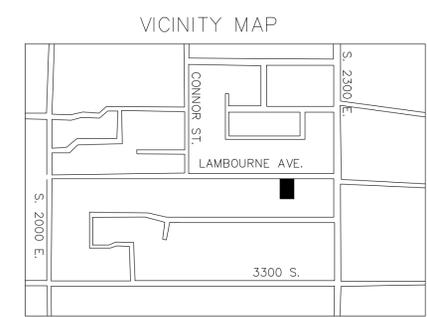
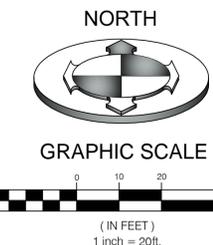
HEALTH
APPROVED THIS _____ DAY OF _____ A.D., 20____
SALT LAKE VALLEY HEALTH DEPT.

PLAN CHECK
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
DATE _____ TOWNSHIP SERVICES MANAGER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____
SALT LAKE COUNTY DISTRICT ATTORNEY

MAYOR
PRESENTED TO THE SALT LAKE COUNTY MAYOR THIS _____ DAY OF _____ A.D., 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR, OR DESIGNEE

RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE \$ _____ SALT LAKE COUNTY RECORDER



CENTER QUARTER CORNER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (NOT FOUND)

EX. SD CB TOG = 4573.91 FL = 4570.72
EX. SD CB TOG = 4582.22 FL = 4578.36
EX. SDMH RIM = 4582.90 FL E/W = 4575.27 FL N = 4577.07 FL SE = 4576.85

STREET MONUMENT LAMBOURNE AVE. AND CONNER STREET (FOUND BRASS CAP MONUMENT)
EX. SSMH RIM = 4571.91 FL = 4561.99
EX. SDCB TOG = 4574.06 FL = 4570.88

UTILITIES KEY NOTES REFERENCE		
NO.	DESCRIPTION	DETAIL
①	4" PVC SDR-35 SEWER LATERAL @ 2% MIN. SLOPE	
②	3/4" TYPE 'K' COPPER WATER SERVICE LINE	
③	3/4" WATER METER	
④	3/4" POLY WATER SERVICE LINE	

AREA TABLE (SQ. FT.)		
BLDG.	5,000	26.1%
LANDSCAPE:	11,523	60.1%
HARDSCAPE:	2,643	13.8%
TOTAL:	19,166	100%

*NOTE: AREA TABLE ASSUMES 2500 S.F. NEW HOMES ON EACH LOT.

ZONE: R-1-8

RCOZ OPTION A

FLOOD INFORMATION
THIS SITE IS LOCATED WITH ZONE 'X', WHICH IS DESCRIBED AS 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN' AS SHOWN ON FLOOD INSURANCE RATE MAP FOR SALT LAKE COUNTY, UTAH AND UNINCORPORATED AREAS MAP #49035C0304G REVISED 9/25/2009.

NOTE:
CONTRACTOR IS RESPONSIBLE FOR POTHOLING TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, CONTRACTOR IS TO BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A REDESIGN.

CALL BEFORE YOU DIG.
IT'S FREE & IT'S THE LAW

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER

1-800-662-4111
www.bluestakes.org

NO.	DATE	DESCRIPTION



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

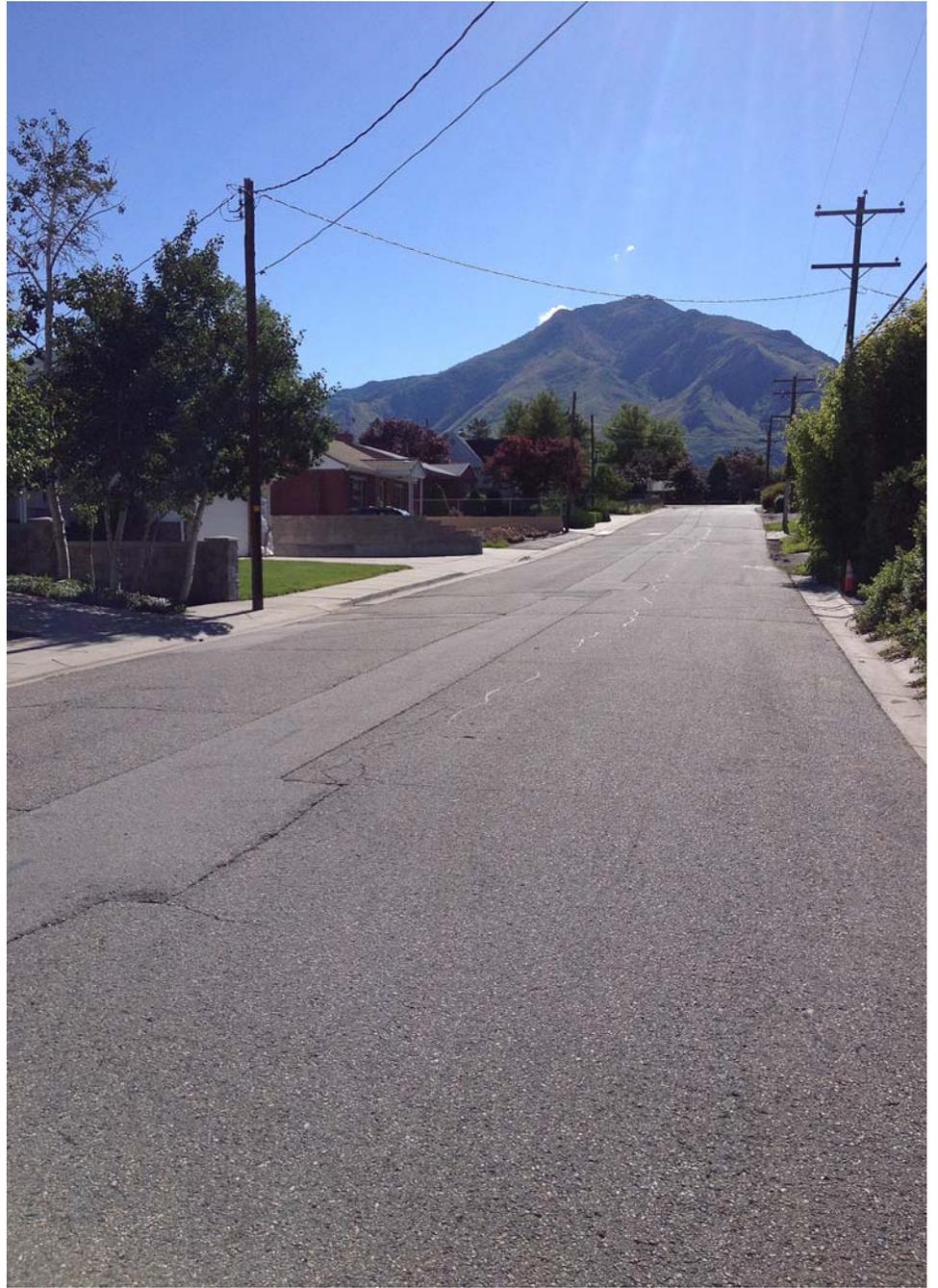
LAMBOURNE ESTATES SUBDIVISION
BRYAN BAGGALEY
2268 E LAMBOURNE AVE
MILLCREEK, UTAH

PRELIMINARY

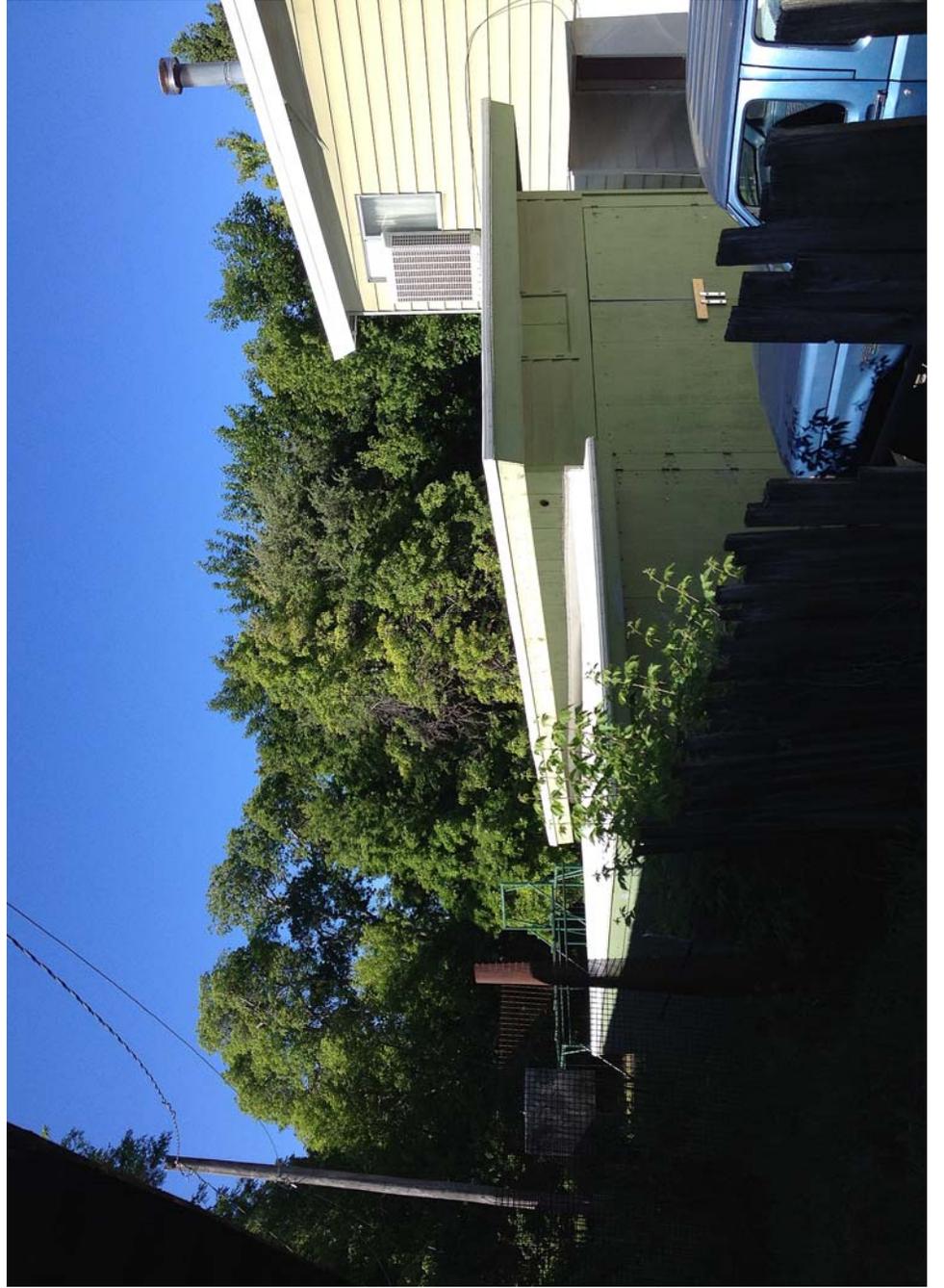
PROJECT NO. 1406070

GRADING, DRAINAGE & UTIL. PLAN

CGD.01
1 OF 1









	Diameter = roughly 82.5 Feet. 25% of the Diameter = roughly 20.6 Feet.	side, for a combined total of roughly 17 Feet. (The existing south side yard setback is roughly 6.5 Feet, which combined with the north side yard set back is roughly 15.25 Feet).	
Rear Yard Setback	30 Feet without garage or 15 Feet with garage.	More than 15 Feet with a garage.	Yes
Lot Width	65 Feet	Varies due to unusual lot shape.	Yes
Lot Area	8,000 Square Feet	More than 8,000 Square Feet	Yes

Compatibility with existing buildings in terms of size, scale and height.	Yes
Compliance with the General Plan.	Yes

NEIGHBORHOOD RESPONSE

The property owner directly to the south, which is where the side yard setback is out of compliance, has written a letter to Planning Staff. This letter states that they are okay with the proposed reduction in side yard setbacks, and that they don't feel that the reduction negatively impacts their property. The letter has been attached to this Staff Report for further review.

COMMUNITY COUNCIL RESPONSE

The proposed RCOZ Option "C" Exception Request will be discussed on November 17, 2015 by the Mt. Olympus Community Council. Planning Staff will provide the proposed recommendation and any recommended conditions of approval to the Millcreek Township Planning Commission on November 18, 2015.

REVIEWING AGENCIES RESPONSE

AGENCY: County Geology DATE: 10/27/15
 RECOMMENDATION: Conceptual Approval – No Issues – Technical Review Required

AGENCY: County Grading DATE: 11/05/15
 RECOMMENDATION: Conceptual Approval – Technical Review Required - At the time of permit show buildable envelope for RCOZ zone for at least two sides of the home perpendicular to each other. At the time of permit provide erosion control plans for the construction to be done on the building on the plans, including Best Management Practices for but not limited to storm water runoff, concrete washout, tracing, and restroom facilities etc.

AGENCY: County Hydrology DATE: 10/16/15
 RECOMMENDATION: Revisions Required – Technical Review Required - Provide grading and drainage plan, stamped by Utah Professional Engineering, showing how storm water will be handled on site (Will be provided prior to Technical Review and final approval).

AGENCY: County Subdivision Engineering DATE: 10/07/15
 RECOMMENDATION: Review Waived

AGENCY: County Traffic

DATE: 10/07/15

RECOMMENDATION: Conceptual Approval – Technical Review Required

AGENCY: Unified Fire Authority

DATE: 11/02/15

RECOMMENDATION: Conceptual Approval – Technical Review Required – If addition is 25% or greater than the original structure then a Fire fee is required. If greater than 25% a fire flow of total structure square footage calculated for fire flow and fire flow verification will be required from any hydrant within 600 feet.

AGENCY: Salt Lake County Health Department

DATE: 10/08/15

RECOMMENDATION: Conceptual Approval – Require water and sewer availability letters.

AGENCY: Building

DATE: 10/27/15

RECOMMENDATION: Conceptual Approval – Technical Review Required – Building permit is required for the addition to and remodel of the new home. At time of building permit application, provide complete building plans showing compliance with current building code for the work to be done to the home. At time of building permit application, provide fire flow verification for the nearest fire hydrant and show how compliance is going to be made with any Unified Fire District guidelines.

AGENCY: Public Works Operations

DATE: 10/28/15

RECOMMENDATION: Conceptual Approval

Compliance with current building, construction, engineering, fire, health, landscape and safety standards will be verified prior to final approval. Staff is confident that the applicant will be able to comply with any revisions required by the reviewing agencies prior to final approval.

PLANNING STAFF ANALYSIS

The initial request from the applicant was an RCOZ Option “C” Exception Request for the building envelope on the north side of the proposed rebuild. Planning Staff analyzed this request and found that it meets the intent of RCOZ as outlined in (19.71.030 B.6.b.i) in regards to gables located outside the graduated height envelope. Planning Staff identified the need for the applicant to propose an RCOZ Option “C” Exception Request to side yard setbacks during our full review. Planning Staff has analyzed the proposed RCOZ Option “C” Exception Request to side yard setbacks and has found that it meets the standards set forth in the Salt Lake County Zoning Ordinance, specifically relating to the R-1-8 zone, and the intent of the Residential Compatibility Overlay Zone. The proposed reduction in side yard setback requirements mandated by RCOZ appears to be compatible and comparable to the existing side yard setbacks of the single family homes surrounding the property. In addition, the proposed rebuild will increase the combined side yard setback from 15.25 feet to roughly 17 feet. The twenty-five percent requirement for side yard setbacks puts the expected combined side yard setback at roughly 20.6 feet.

PLANNING STAFF RECOMMENDATION

Staff has reviewed this rezone request for compliance with the Millcreek Township General Plan, standards set forth in the Salt Lake County Zoning Ordinance (Title 19), Residential Compatibility Overlay Zone (RCOZ), and for compatibility with existing neighboring land uses. Staff recommends that the Millcreek Township Planning Commission grant approval to the requested RCOZ Option C Exception Request to side yard setbacks.

296657

Aerial Map



Tue Sep 1 2015 08:40:29 AM

powered by
esri



McGILL RESIDENCE

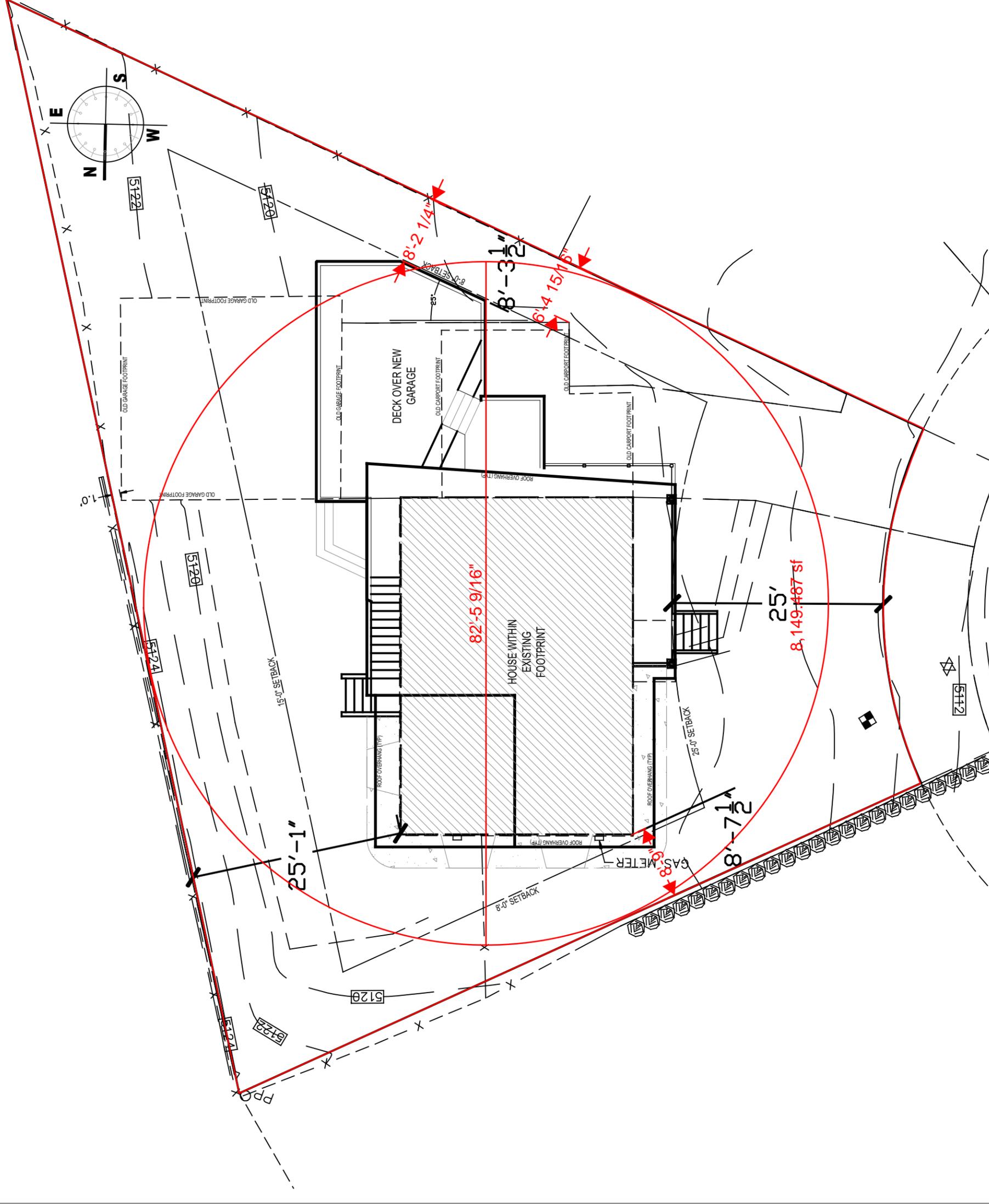
3657 PAX CIRCLE
Olympus Cove
Salt Lake City, Utah

SITE PLAN

Preliminary Drawings

NOT FOR CONSTRUCTION

(c) INOV8 ARCHITECTURE, PLLC
SEPTEMBER 16, 2015



McGILL RESIDENCE

3657 PAX CIRCLE

Olympus Cove

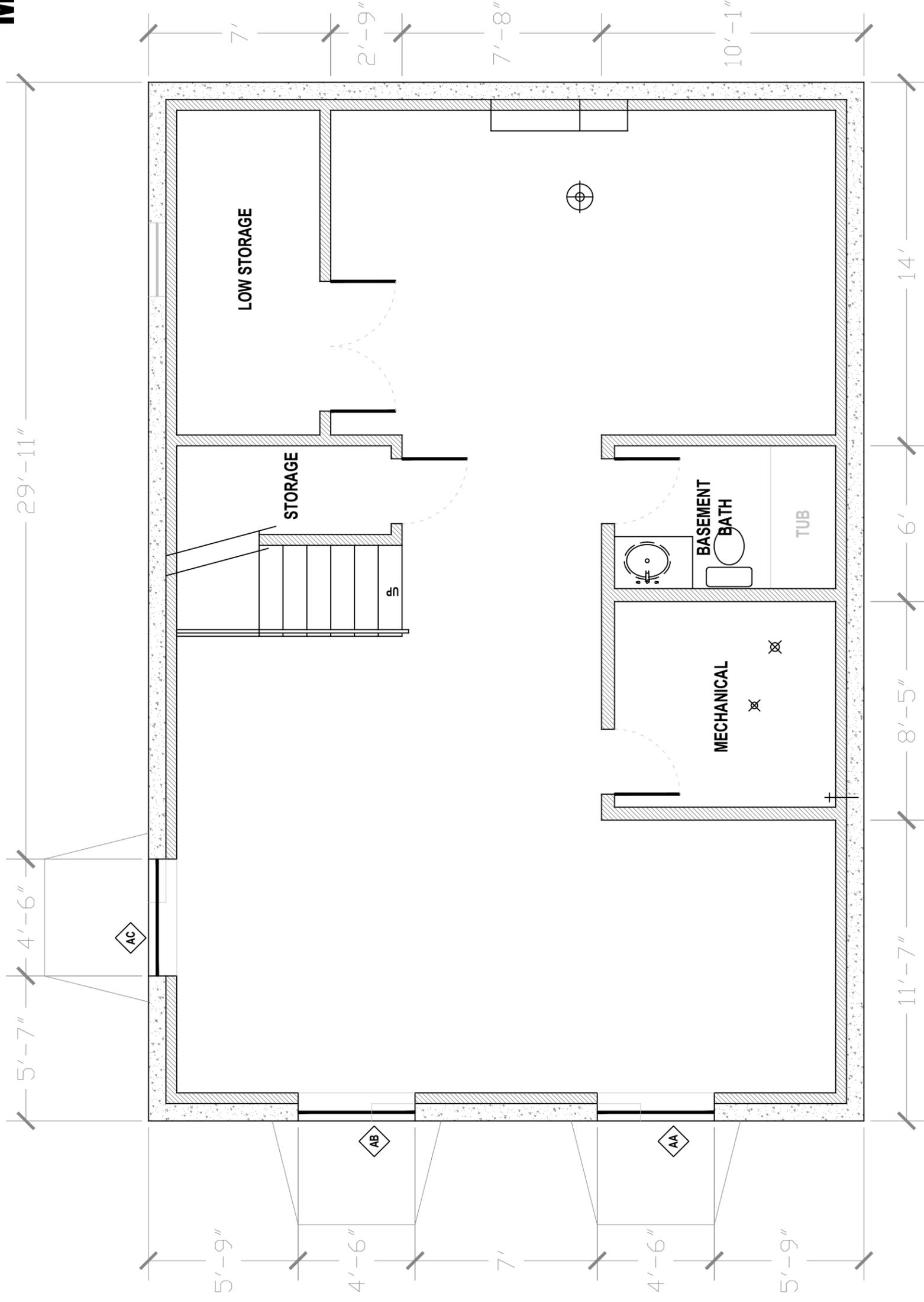
Salt Lake City, Utah

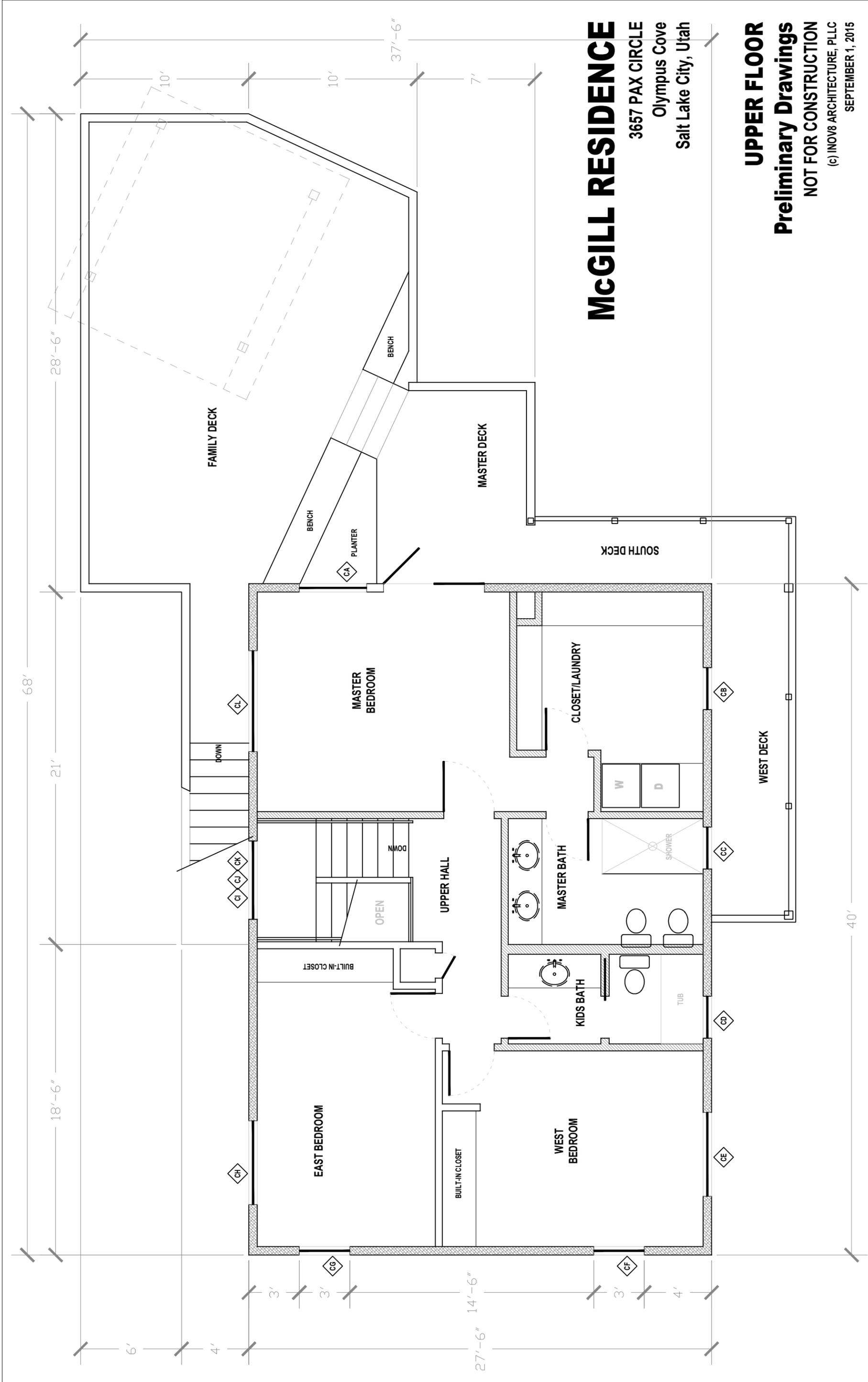
BASEMENT Preliminary Drawings

NOT FOR CONSTRUCTION

(c) NOV8 ARCHITECTURE, PLLC

SEPTEMBER 1, 2015





McGILL RESIDENCE

3657 PAX CIRCLE
 Olympus Cove
 Salt Lake City, Utah

UPPER FLOOR
Preliminary Drawings
 NOT FOR CONSTRUCTION

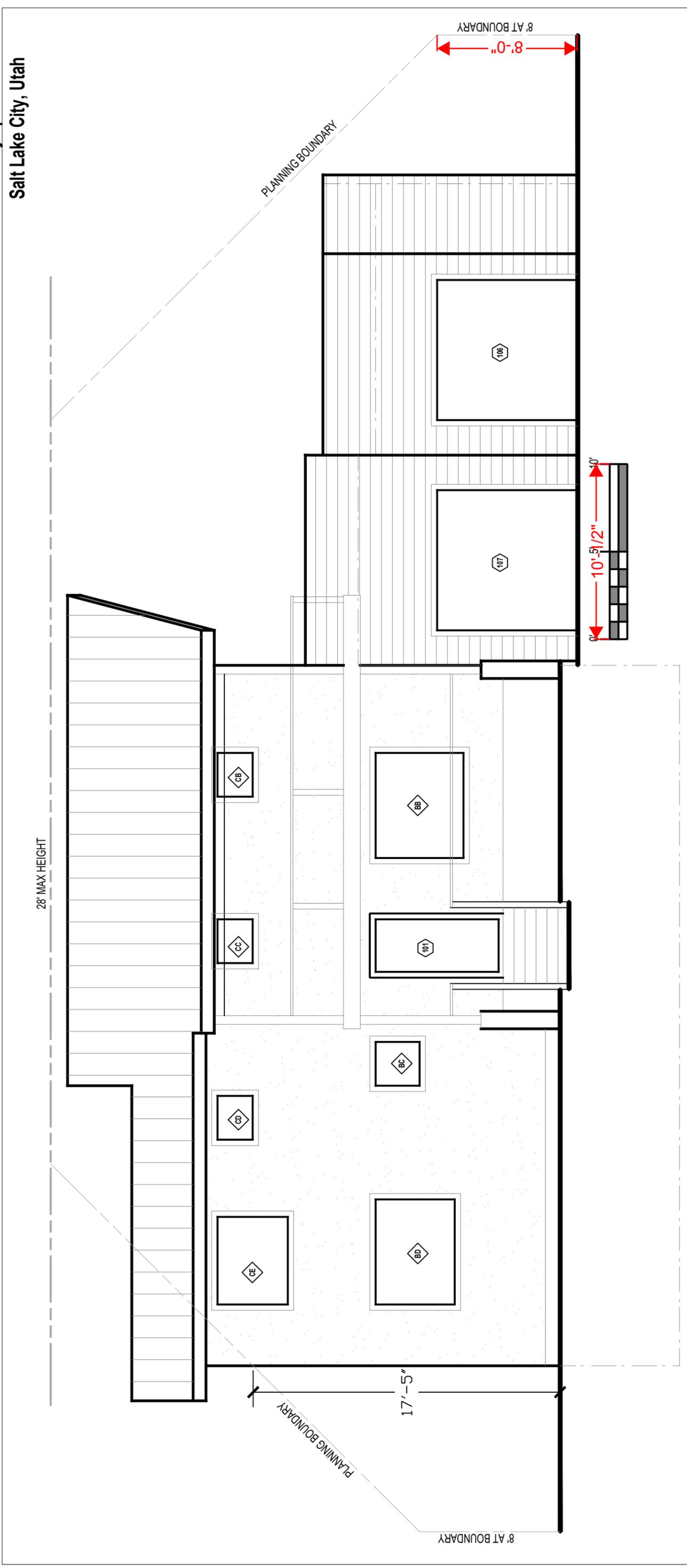
(c) INOV8 ARCHITECTURE, PLLC
 SEPTEMBER 1, 2015

McGILL RESIDENCE

3657 PAX CIRCLE

Olympus Cove

Salt Lake City, Utah



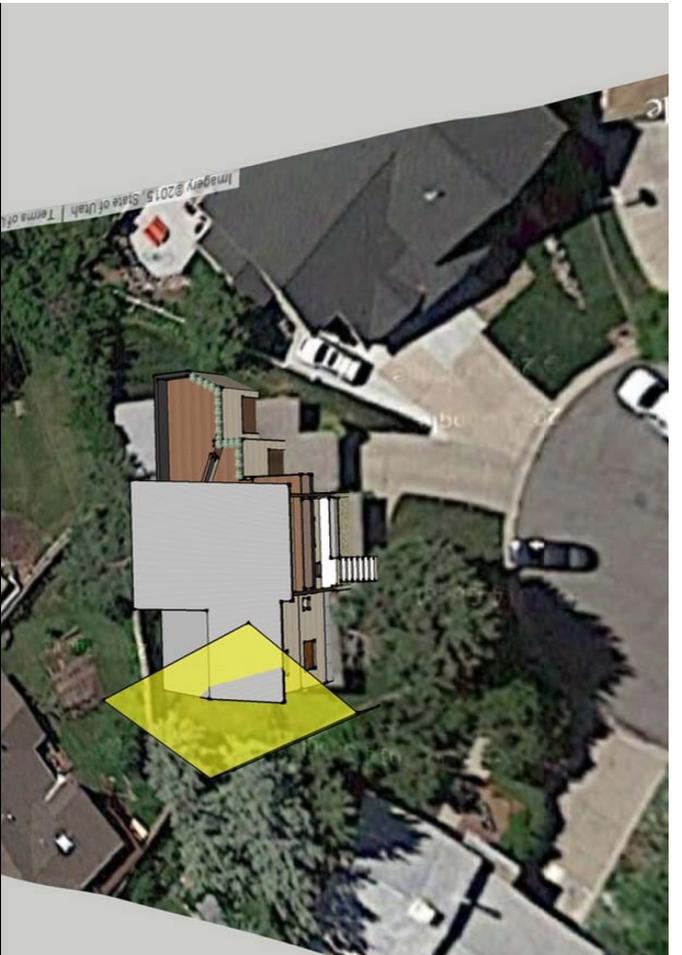
WEST ELEVATION

Preliminary Drawings

NOT FOR CONSTRUCTION

(c) INOV8 ARCHITECTURE, PLLC

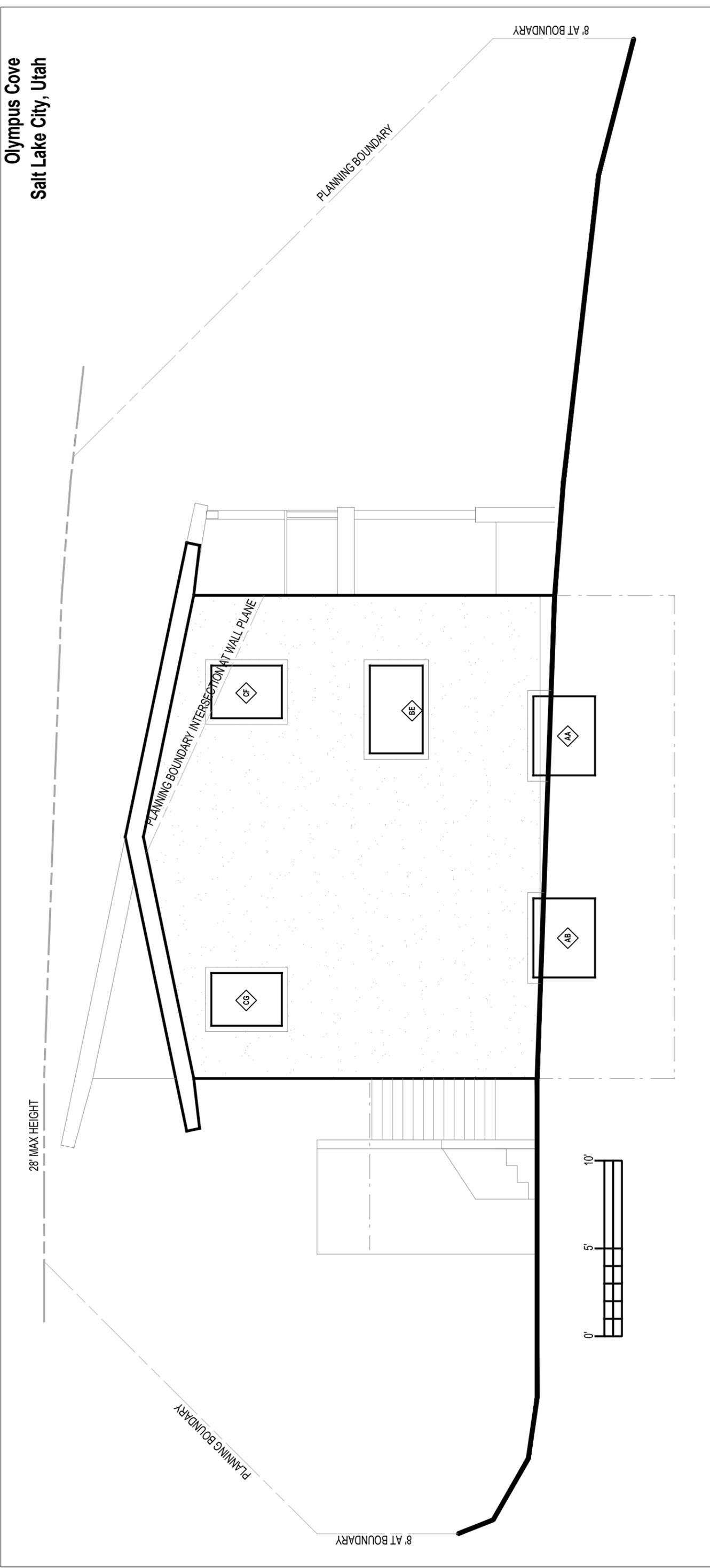
SEPTEMBER 16, 2015



McGILL RESIDENCE

3657 PAX CIRCLE

Olympus Cove
Salt Lake City, Utah



NORTH ELEVATION Preliminary Drawings

NOT FOR CONSTRUCTION

(c) INOV8 ARCHITECTURE, PLLC

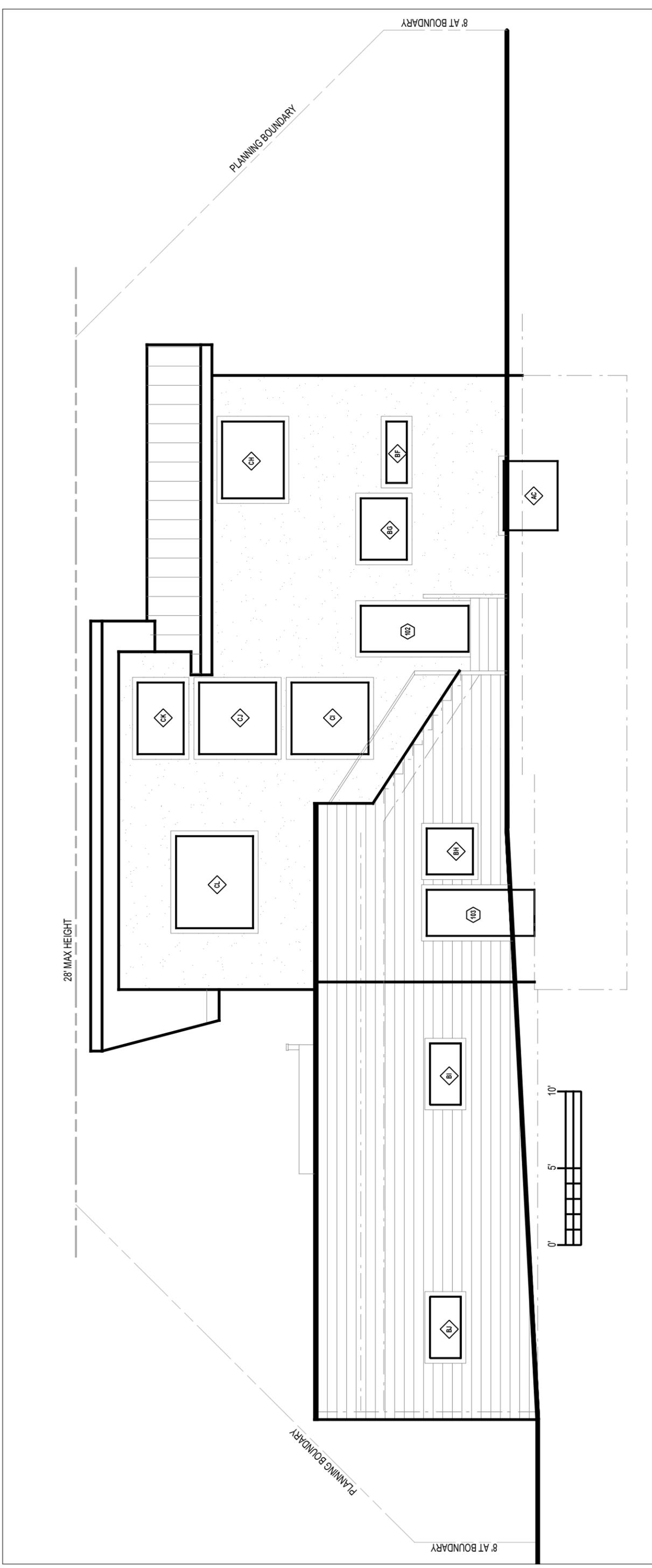
SEPTEMBER 16, 2015

McGILL RESIDENCE

3657 PAX CIRCLE

Olympus Cove

Salt Lake City, Utah



EAST ELEVATION

Preliminary Drawings

NOT FOR CONSTRUCTION

(c) INOV8 ARCHITECTURE, PLLC

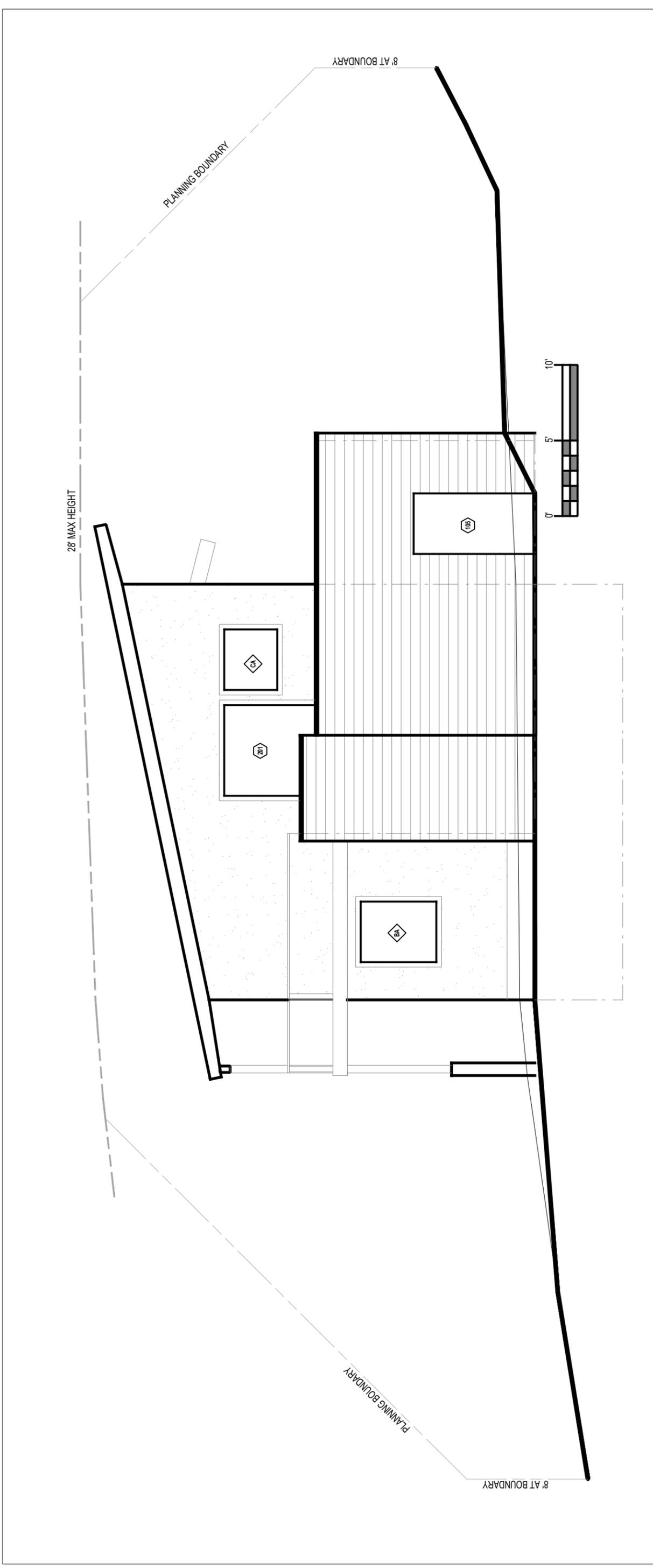
SEPTEMBER 16, 2015

McGILL RESIDENCE

3657 PAX CIRCLE

Olympus Cove

Salt Lake City, Utah



SOUTH ELEVATION

Preliminary Drawings

NOT FOR CONSTRUCTION

(c) INOV8 ARCHITECTURE, PLLC

SEPTEMBER 16, 2015



October 13, 2015

To Whom it May Concern:

Regarding the property at 3657 E. Pax Circle, Salt Lake City, Utah 84124

I, J McRay Johnson, and my wife, Julie Johnson, live at 3658 E. Pax Circle just south of the McGill property.

We are aware of the renovating plans for the McGill residence and have looked at the proposed set backs next to our property line. The closest corner of the garage would be more than eight (8) feet from our property line and does not impact our home since our garage is also on that side.

We look forward to the improvement to the property.

Sincerely,

A handwritten signature in black ink, appearing to read "J McRay Johnson", with a long horizontal flourish extending to the right.

J McRay Johnson
801 865-4064



OFFICE OF TOWNSHIP SERVICES

Planning and Development Services
2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050
Phone: (385) 468-6700 • Fax: (385) 468-6674
www.pwpds.slco.org

File # 29747

Rezone Summary and Recommendation

Public Body: Millcreek Township Planning Commission **Meeting Date:** November 18, 2015
Parcel ID: 22-05-305-030 **Current Zone:** C-1 **Proposed Zone:** C-2
Property Address: 836 East 4500 South
Request: Rezone from C-1 to C-2

Community Council: Millcreek **Township/Unincorporated:** Millcreek
Planner: Jeff Miller
Planning Commission Recommendation: Not yet received
Community Council Recommendation: Approval with conditions
Planning Staff Recommendation: Approval with conditions
Applicant Name: Jeff Schindewolf

PROJECT DESCRIPTION

Jeff Schindewolf is requesting a rezone from C-1 (Commercial Zone) to C-2 (Commercial Zone). The intent of the requested zone change is to allow the construction of an additional building on an undeveloped section of the parcel for a flooring shop, which is a permitted use in the C-2 zone, and warrants the need for the rezone.

SITE & VICINITY DESCRIPTION (see attached map)

The proposed parcel to be rezoned C-2 is located on 4500 South, just west of 900 East. Directly north of the parcel are large areas zoned C-2 and R-M. The R-M areas are primarily used for professional offices and commercial spaces. To the west are parcels zoned R-2-10 and used as residential. Directly to the east is an R-M zone, which is used as a professional office. Directly to the south is an R-M zone, which is used as multi-family residential. Just past the R-M zone to the east is another large area zoned C-2 along 4500 South and 900 East.

GENERAL PLAN CONSIDERATIONS

The proposed parcel is located in an area of "Moderate Change" according to the Millcreek Township General Plan. Moderate changes in land uses will occur in this area, 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.

ZONING CONSIDERATIONS

Requirement	Existing Zone (C-1)	Proposed Zone (C-2)
Height	35 Feet	75 Feet (Staff recommends 35 Feet)
Front Yard Setback	20 Feet	25 Feet
Side Yard Setback	None, (10 Feet adjacent to residential or agricultural)	None, (10 Feet adjacent to residential or agricultural)
Rear Yard Setback	None, (10 Feet adjacent to residential or agricultural)	None, (10 Feet adjacent to residential or agricultural)
Lot Width	None	None
Lot Area	None	None

Compatibility with existing buildings in terms of size, scale and height.	N/A
Compliance with Landscaping Requirements Verified.	N/A
Compliance with the General Plan.	Yes

ISSUES OF CONCERN/PROPOSED MITIGATION

Directly south of the proposed parcel to be rezoned is an area used as multi-family residential. The allowable height of 75 feet in the R-M zone could be an issue of concern for this neighboring use. Planning Staff recommends limiting the height to 35 feet to mitigate any negative impacts from this concern.

NEIGHBORHOOD RESPONSE

No negative response from the neighborhood has been received as of the writing of this report on November 10, 2015.

COMMUNITY COUNCIL RESPONSE

The Millcreek Community Council discussed this item at their November 3, 2015 meeting. They made a unanimous recommendation to approve the rezone from C-1 to C-2. They also made a recommendation to limit the height to 35 feet.

PLANNING COMMISSIONS' RESPONSE

This item will be heard by the Millcreek Township Planning Commission on November 18, 2015.

REVIEWING AGENCIES RESPONSE

Compliance with current building, construction, engineering, fire, health, landscape and safety standards will be verified prior to final approval of any proposed structure to be built on this parcel, if rezoned to C-2.

PLANNING STAFF ANALYSIS

Planning Staff has analyzed the proposed rezone from C-1 to C-2, and has found that the request is cohesive with the surrounding uses and zones, with the exception of reducing the allowable height to 35 feet to be more compatible with the neighboring multi-family residential to the south.

PLANNING STAFF RECOMMENDATION

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

Staff has reviewed this rezone request for compliance with the Millcreek Township General Plan, standards set forth in the Salt Lake County Zoning Ordinance (Title 19), and for compatibility with existing neighboring land uses. Staff recommends that the rezone request from C-1 to C-2 be approved, with the exception of limiting the allowable height to 35 feet.

29747

Aerial Map



Tue Nov 10 2015 04:43:50 PM.





File # 29686

Millcreek Planning Commission Summary and Recommendation

Public Body: Millcreek Planning Commission

Meeting Date: November 12, 2015

Parcel ID: 16-33-428-017

Current Zone: R-1-8

Proposed Zone: R-1-6

Property Address: 1893 East 3900 South

Request: Rezone from R-1-8 to R-1-6

Community Council: East Millcreek

Planner: Spencer Hymas

Planning Commission Recommendation: Not Yet Received

Community Council Recommendation: Approval

Planning Staff Recommendation: Approval

Applicant Name: Colin Strasser

PROJECT DESCRIPTION

The applicant is requesting to rezone one 0.40 acre parcel from R-1-8 to R-1-6.

EXECUTIVE SUMMARY

The applicant would like the ability to do a flag lot subdivision of an existing parcel that is 0.40 acres. The parcel is 17,424 square feet, which would provide enough square footage for two 8,000+ square foot lots, which meets subdivision requirements for the existing zone; however, the flag lot policy requires the second lot within a flag lot subdivision to be 1.5 times the size of the minimum for the zone. For example, the R-1-8 zone requires 8,000 square feet minimum. A lot that is 1.5 times this minimum would need to be 12,000 square feet.

If the property were zoned R-1-6, the potential to subdivide and meet the flag lot policy would become feasible. The requirements for the base lot would be 6,000 square feet and the flag lot would be 9,000 square feet. The applicant would have enough property for one lot at 8,000 square feet and the other at 9,000 square feet, but the rezoning is essential to be in harmony with the flag lot policy.

Staff has given a positive recommendation for this project because it is supported through the Millcreek general plan map and contributes towards housing objectives within the Millcreek general plan.

SITE & VICINITY DESCRIPTION (see attached map)

The subject property is surrounded by R-1-8 and R-1-10 to the east. There are RM and R-2 zoning designations along 3900 South.

GENERAL PLAN CONSIDERATIONS

The Millcreek General Plan identifies this area as a "Stable Area". A stable designation indicates that over time, subtle changes in land use may occur. Staff believes that a zone change from R-1-8 to R-1-6 is within the considerations for a stable area.

ZONE CONSIDERATIONS

Requirement	Existing Zone	Proposed Zone
Height	35 feet (28 feet 19.71 RCOZ)	35 feet (28 feet 19.71 RCOZ)
Front Yard Setback	25 feet	25 feet
Side Yard Setback	8 feet on each side (25% 19.71 RCOZ Circle)	8 feet on each side (25% 19.71 RCOZ Circle)
Rear Yard Setback	15 feet	15 feet
Lot Width	65 feet	60 feet
Lot Area	8000 square feet	6000 square feet

*The Flag lot policy requires a building setback of 20' on all sides of the back "flag lot" (see flag lot graphic page 4 of staff report)

Compatibility with existing buildings in terms of size, scale and height.	Yes
Compliance with Landscaping Requirements Verified.	N/A
Compliance with the General Plan.	Yes

ISSUES OF CONCERN/PROPOSED MITIGATION

None.

NEIGHBORHOOD RESPONSE

No response from the neighborhood has been received at the time of this report.

COMMUNITY COUNCIL RESPONSE

This item received a favorable recommendation from the East Millcreek Community Council.

PLANNING COMMISSIONS' RESPONSE

Not Yet Received

PLANNING STAFF ANALYSIS

The subject property is located in a stable area on the general plan. Staff believes that a zone change from R-1-8 to R-1-6 is within the considerations for a stable area.

The proposed rezone contributes towards Housing Objective 5.4 of the Millcreek General Plan. *“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.”*

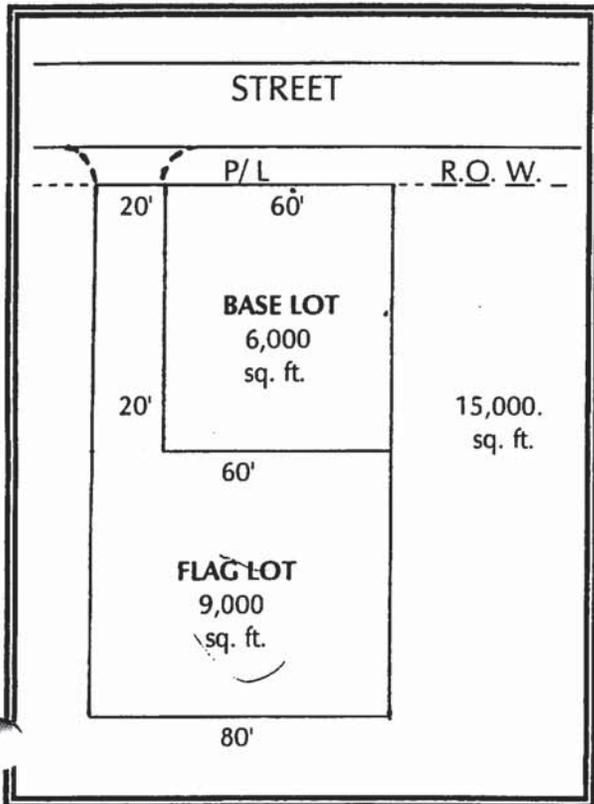
The proposed rezone contributes towards Housing Objective 5.7 of the Millcreek General Plan. *“Preserve and protect the quality and character of existing neighborhoods, including sensitivity of compatible infill development.”*

PLANNING STAFF RECOMMENDATION

Planning Staff gives a favorable recommendation to rezone the property from R-1-8 to R-1-6.

FLAG LOT in the R-1-6 Zone

7 . 1



Base Lot Requirements

Minimum Lot Area = 6,000 sq. ft.
 Minimum Lot Width = 60 ft.
 Minimum Lot Depth = varies (100 ft. w/ 60 ft width)

Flag Lot in R-1-6 Zone

Minimum Lot Area = 1.5 X base = 1.5 X 6,000 sq.ft. = 9,000 sq. ft.
 Minimum Access Area Width = 20 ft.
 Minimum Lot Width = base + access = 60 ft. + 20 ft. = 80 ft.
 Minimum Lot Depth = varies (87.5 ft. w/80 ft. width)

Total land area required for a Flag Lot in R-1-6 Zone

Base Lot = 6,000 sq. ft.
 Flag Lot = 9,000 sq. ft.
 = 15,000 sq. ft.
minimum land area required

Yard Requirements

Main Dwelling

(w/garage)

Base Lot

Front = 25 ft.
 Side = 8 ft.
 Rear = 15 ft.

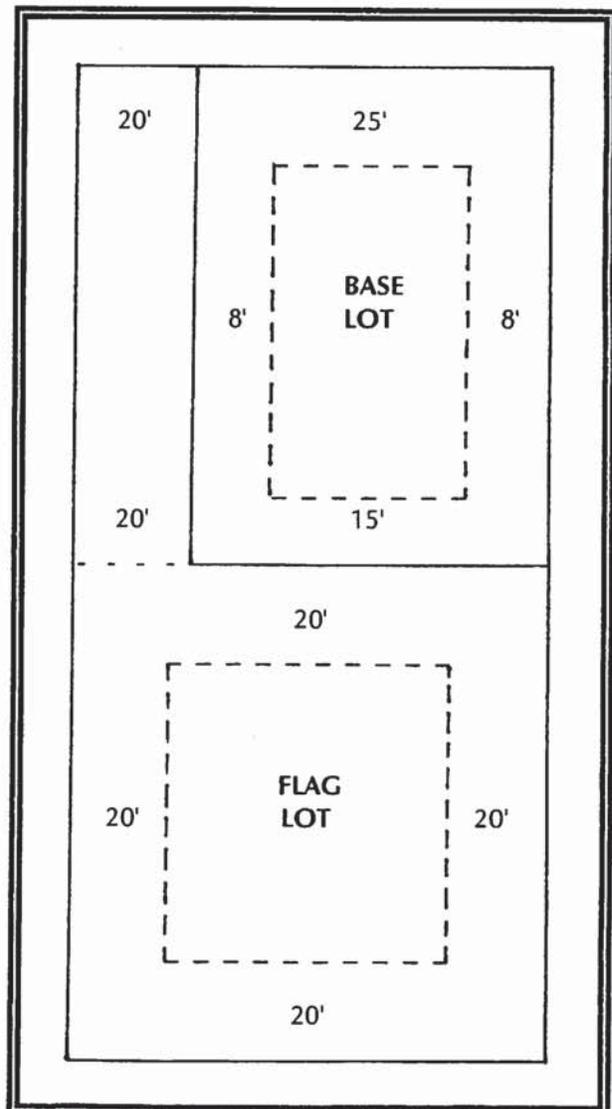
Flag Lot

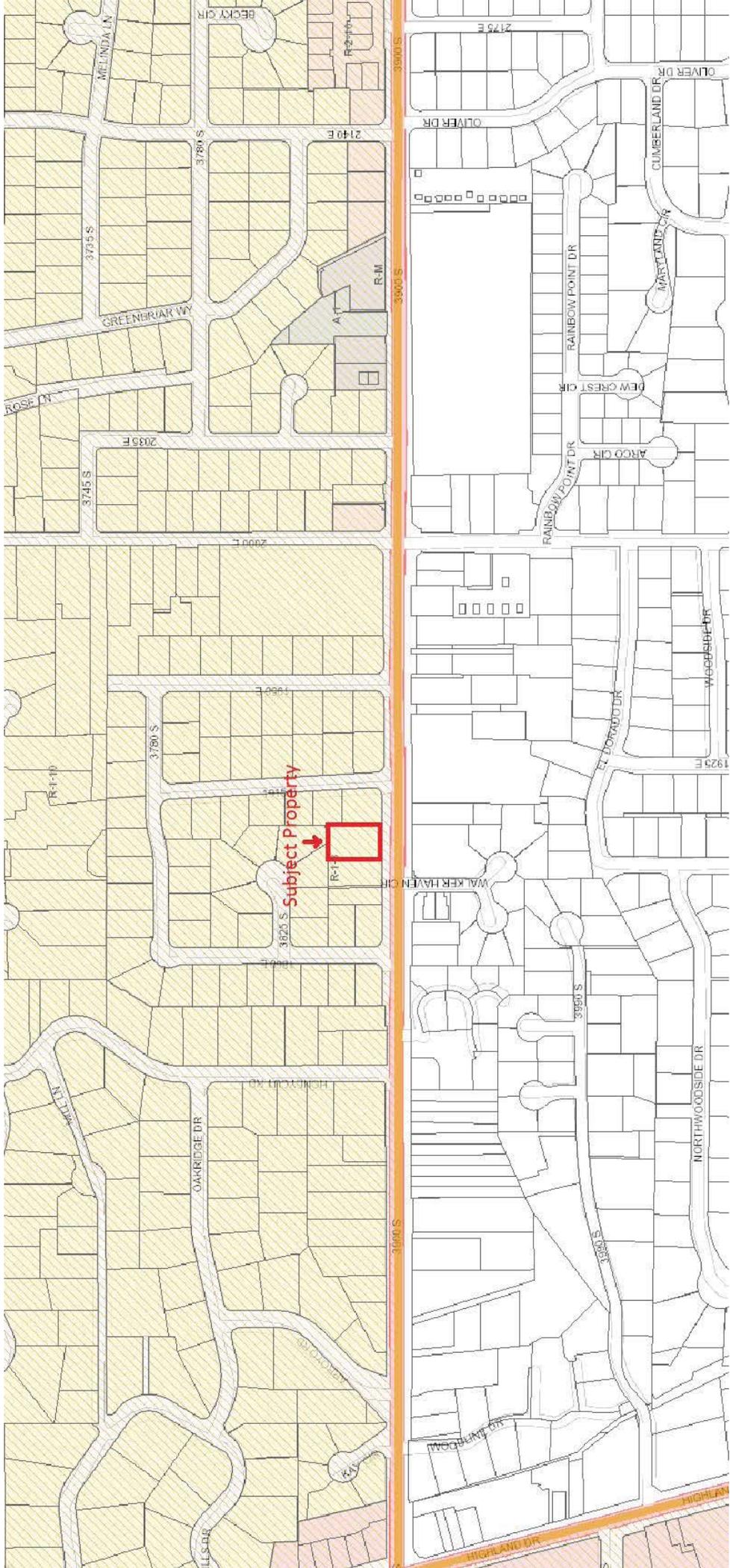
20 ft. from property lines
 of "flag" portion of lot

Detached Accessory Structures

Must be to the rear of and at least 6 ft. from main dwelling
 = 1 ft., unless adjacent to the side yard of a dwelling on an
 adjacent lot, in which case = 10 ft. from that property line .

Adjacent to any street
 = 20 ft.





Subject Property





50 m
200 ft
Longitude: -111.838670

powered by
esri





EAST MILL CREEK
Community Council

October 5, 2015

To: Members of the Millcreek Planning Commission

Subject: Application 29686

Applicant: Office of Township Services

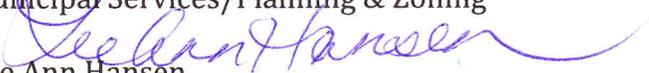
At the October 1, 2015 meeting of the East Millcreek Community Council (EMCCC), Application 29686, located at 1893 E. 3300 S., in Millcreek Township, East Millcreek, request to re-zone subject property from R-1-8 to R-1-6, was presented by

Colin Strasser. The owner of subject property was also present and took questions. The application was presented with an indication that the new zone designation of the subject property is in line with the general plan.

The application was discussed and applicant addressed with questions from the Council. The Council then passed the following motion upon a unanimous vote by council members: EMCCC forwards a positive recommendation regarding re-zoning the subject parcel from R-1-8 to R-1-6.

Council Recommendations/Concerns/Points of Discussion:

EMCCC
Municipal Services/Planning & Zoning


Lee Ann Hansen
Chair


John Lish
Vice-Chair

CHAPTER 19.18 PLANNED UNIT DEVELOPMENTS

- 19.18.010 PURPOSE**
 - 19.18.020 APPLICABILITY AND AREA REQUIREMENTS**
 - 19.18.030 DEVELOPMENT REQUIREMENTS**
 - 19.18.040 PLANNED UNIT DEVELOPMENT MIXED-USE**
 - 19.18.050 MAINTENANCE OF COMMON FACILITIES**
 - 19.18.060 REVIEW PROCESS**
 - 19.18.070 PRELIMINARY REVIEW**
 - 19.18.080 PLANNING COMMISSION REVIEW**
 - 19.18.090 VALIDITY OF PRELIMINARY REVIEW**
 - 19.18.100 POST-PLANNING COMMISSION APPROVAL**
 - 19.18.110 AMENDMENTS TO THE DEVELOPMENT PLAN**
 - 19.18.120 FAILURE TO BEGIN DEVELOPMENT**
 - 19.18.130 PHASED PLANNED UNIT DEVELOPMENT**
-

19.18.010 PURPOSE

The purpose of a planned unit development (PUD) is:

1. To provide a high quality living environment, and to utilize and incorporate natural features in the land development design.
2. To provide a more efficient use of the land and the preservation of greater proportions of open space for recreation and visual use than is otherwise provided for in the zoning regulations.
3. To provide good and compatible neighborhood and housing design by utilizing a variety of dwelling types and site arrangement plans to allow for greater flexibility and diversity in the physical pattern of the development.
4. To provide developments compatible with existing residential uses while maintaining a harmonious environment within the community.
5. To create mixed use areas designed to be beneficial to the neighborhood.
6. To ensure substantial compliance with the intent of this chapter related to the public health, safety and general welfare, while securing the efficient use of the land for residential or commercial development or combinations thereof.

It is the intent of this chapter that the development plan for a planned unit development shall be prepared by a designer(s) having professional competence in urban planning.

19.18.020 APPLICABILITY AND AREA REQUIREMENTS

A planned unit development is only allowed for residential uses, except as provided in section 19.18.040, and in zones that allow residential uses. The provisions in this chapter shall govern over the chapters relating to these other zones. A planned unit development in these zones shall have a minimum area of three acres, with the following exceptions:

1. Existing condominium developments that cannot be sold or refinanced without the common area adjoining the homes in the development being divided up into individual lots that include the adjoining homes, and where these newly created lots would not qualify as traditional subdivision lots under County ordinance. In such cases, the newly created lots may qualify as a planned unit development if the development is at least one acre in size. Such a development shall be exempt from the provisions of this chapter, except sections 19.18.090 – 19.18.130 relating to review of the development.
2. Developments abutting or contiguous to a corridor or major or minor arterial as defined in the general plan shall have a minimum area of one acre. To qualify as a development that is abutting or contiguous to a corridor or major or minor arterial, said development shall have a minimum frontage of the sum of the required minimum lot width of two lots as determined by the current zoning designation.

19.18.030 DEVELOPMENT REQUIREMENTS

The following are required for all developments:

1. **Ownership.** The property shall be in single or corporate ownership at the time of application, or the subject of an application filed jointly by all owners of the property.
2. **Open Space.** Common and private open space shall be provided and shall cover no less than 40 percent of the gross site area. Common open space shall be provided in the amount of at least 20 percent of the gross site area.

The required common open space shall be land areas that are not occupied by buildings dwellings, structures, parking areas, streets, curb-gutter-sidewalk, driveways, or alleys and shall be accessible by all residents of the development. Buildings erected for the purpose of providing an amenity may be included as open space. Said open space may be an area of land or water set aside, or reserved for use by residents of the development, including an expanse of lawn, trees, plants, or other natural areas. Common open space also includes common walkways (but not curb-gutter-sidewalk), formal picnic areas, and recreational areas. Common open space may be distributed throughout the development and need not be in a single large area. Common open space may include sensitive areas, such as areas with 30 percent or greater slope, fault zones, flood plains, high water tables, and wetlands, if they have been designed as an integral element of the project.

Private open space (that is provided for each dwelling unit for personal use, including a balcony) shall be located immediately adjacent to, attached to, or within the dwelling unit it is designed to serve and shall be for the exclusive use of the residents of the dwelling unit. Landscaped roof areas or decks attached to individual units may not be calculated as part of required common open space.

3. **Interior Streets.** The design of public and private streets within a development shall follow County standards for roadway development outlined in the general plan. Private streets shall be subject to the same inspections and construction standards as required for public streets. The County shall be granted a utility easement of the entire interior street system in a development project. All private streets shall be conveyed to a private association.
4. **Garbage and Recycling.** The development shall be designed to accommodate and efficiently manage the collection, storage, and removal of garbage in harmony with the neighborhood so as to minimize detrimental effects of the collection, storage, and

removal on any residence within the development or abutting neighborhoods. Dumpster enclosures shall be provided for the development and no refuse dumpster or dumpster enclosure structure shall be located closer than 10 feet to any perimeter property line. Enclosure structures must have a minimum of three sides that reflect or emulate the materials, design, and quality of the overall development. All developments shall provide recycling services.

5. Parking. The following minimum parking shall be provided for all multi-family projects under this ordinance:

a. Table of Parking Ratios

One bedroom unit	1.5 parking spaces per unit
Two or more bedroom units	2.0 parking spaces per unit
Guest parking spaces	0.33 parking spaces per unit (min. of 6)
Storage parking spaces for recreational vehicle storage	Not Allowed

b. The parking requirements identified in this section supersede other parking requirements in this Title.

c. All parking areas, covered or open, shall have a landscaped buffer in accordance with chapter 19.77, Water Efficient Landscape Design and Development Standards.

d. Parking ratios may be modified by the planning commission with support of a traffic study, or as follows:

Eligible Parking Rate Reductions

Amenity	Recommended Reduction (stalls/unit)
Car Sharing (minimum 100 dwelling units)	0.05 per car share vehicle
Bicycle Lockers/Storage (1 space per unit required)	0.05
Bicycle Share (on-site self-serve bike station)	0.05
Development Supplied Transit Passes for all residents	0.15
Senior Housing	0.20
Housing for students (< .25 miles from campus)	0.10

e. Parking is prohibited within approved fire access and turn-around facilities.

f. Garages are encouraged. There shall be no less than one covered parking stall per unit. The Planning Commission may consider the following criteria in determining whether or not the number of garages/carports should be increased or reduced:

- (1) Garage parking (with a minimum unobstructed size of 22 feet wide by 20 feet in length, or 20 feet wide by 22 feet in length) throughout the development would allow for a five percent density bonus, while installation of underground parking throughout, would allow a ten percent density bonus. Developments with carports shall not be allowed a density bonus under this chapter.

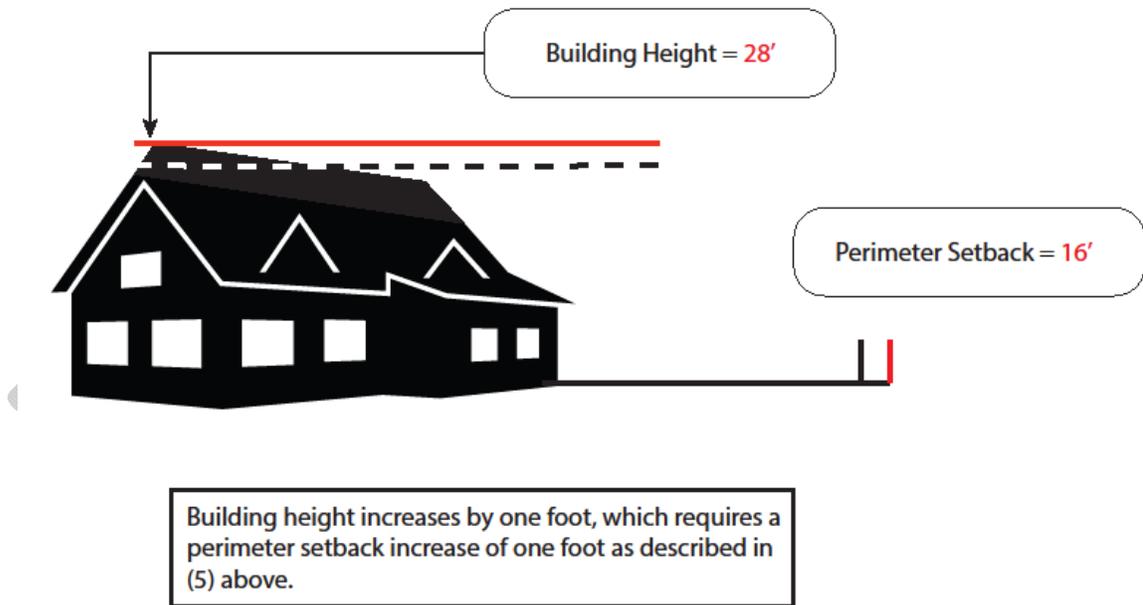
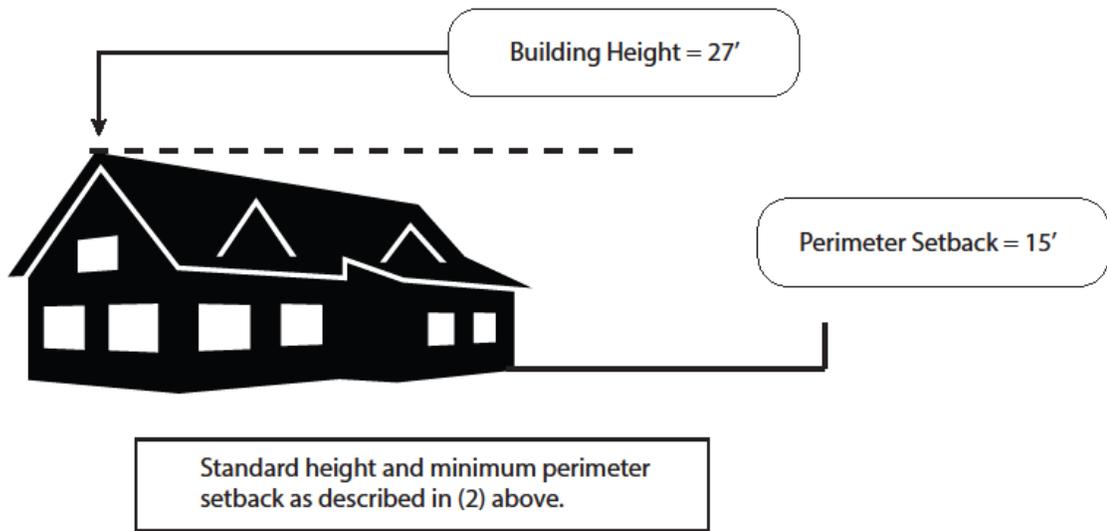
- (2) Covered parking shall be placed in locations adjacent or convenient to the buildings that they are intended to serve.
 - (3) Tandem spaces may be allowed with a minimum size requirement of 20 feet long by 9 feet wide per parking space, up to a maximum of two contiguous spaces per unit.
- 6. Building Materials.** Exterior materials of a durable or resilient nature such as brick, stone, stucco, prefinished panel, composite materials, or other materials of similar quality, hardness, and low maintenance characteristics shall be used. Other materials may be considered as an accent or architectural feature. Twenty-five year guarantee, architectural shingles and/or other longer lasting roof materials are required.
- 7. Landscaping on Public Right-of-Way.** Where a development is adjacent to a public right-of-way, a permanent open space shall be required along any front, side, or rear yard adjacent to said right-of-way. This area shall be kept free of buildings and structures (except fences, as per chapter 19.77, and approved by the Planning Commission), and permanently maintained with street trees and other landscaping, screened or protected by natural features, as per chapter 19.77. If such areas are the result of double frontage lot designs with inadequate access to the street, such areas shall be landscaped as per chapter 19.77 with a five foot landscaped area. Aesthetic entrance features are encouraged. Additional landscape treatments or buffers may also be required with width and landscaping specifications as per chapter 19.77.
- 8. Perimeter Fencing.** Fencing around the perimeter of all developments shall be provided as illustrated on the approved development plan. Acceptable fencing materials include architecturally designed brick or block, pre-cast concrete, post and rail of wood construction, or the highest quality vinyl. Unless otherwise allowed by the Planning Commission, exterior fencing along a public right of way shall be limited to brick, block, pre-cast concrete, or post and rail of wood construction materials. Interior fencing shall comply with section 19.18.030(11) (f).
- 9. Street Lights.** Street and pedestrian lighting is required. All lighting fixtures shall be directed downward with mechanisms to prevent dark sky illumination. The applicant shall submit a plan which indicates the type and location of lights in relation to the development and designed for pedestrian safety.
- 10. Signage.** Only low profile signs with a maximum size of 50 square feet, and 5 feet in height are allowed. No temporary signs are allowed other than for sale or rent signs with a maximum of 6 square feet in area per side. Only three such signs are allowed per 300 feet of frontage. The size, location, design and nature of signs, if any, and the intensity and direction of any associated lighting shall be detailed in the application, and be consistent with the characteristics of the community and chapter 19.82, Signs.
- 11. Site Plan.** All developments shall be guided by a total design plan in which the following development standards may be varied to allow flexibility and creativity in site design and building location. The Planning Commission may require such arrangements of structures, open spaces, landscaping, buffering, and access within the site development plan so that adjacent properties will not be adversely affected. The following criteria shall be used by the Planning Commission principally to assure the design objectives of this section are met.

a. **Density.** The density allowed for a development shall be no greater than that allowed in the zone in which it is located, except that a density bonus in the following amounts is allowed if either or both of the following conditions exist:

- (1) For developments on corridors as defined in the general plan, a density bonus of 10 percent is allowed; and/or
- (2) For developments within one-half mile (improved walking distance) of a rail or Bus Rapid Transit (BRT) station, a density bonus of 10 percent is allowed.

b. **Maximum Height.** For the purpose of this chapter, building height is to be measured from the lowest point of original grade to the highest ridge.

- (1) Height for developments located in the R-1, R-2, A-1, and A-2 zones shall be limited to 28 feet for all structures when the gross area of the development is less than three acres. When the gross area of the development exceeds three acres, the maximum height shall be 28 feet for all structures on the perimeter and 35 feet for all structures not on the perimeter.
- (2) Height for developments located in the R-M zone where said development is contiguous with any single family residential, R-2, R-3, and R-4, or agricultural zone shall be limited to 28 feet for all structures located on the perimeter, and 35 feet for all structures not on the perimeter.
- (3) Developments located in all other zones that allow a planned unit development shall conform to the otherwise applicable ordinances.
- (4) Rooftop patios or rooftop living spaces are not allowed on perimeter units contiguous with any single family residential, R-2, R-3, and R-4, or agricultural zone.
- (5) The height of buildings along the perimeter of a development may be increased to the maximum height allowed in this Title by one foot increments, with each additional one foot height increment requiring an additional one foot in setback from the perimeter (see table below for graphical rendering).
- (6) Notwithstanding the above, the Planning Commission may at its discretion reduce or increase the otherwise stated maximum heights if mitigation is warranted in cases where unusual topographical or other exceptional conditions or circumstances exist, such as the height of surrounding buildings.



Meaghan Fox
 Planning and Development Services
 10/19/15
 House icon by Archi-Rus on Noun Project

SL SALT LAKE COUNTY
 TOWNSHIPS

Table 1. An Illustration of height allowance, when approved by the Planning Commission, where for every foot increase in height requires a foot increase in minimum setback. This provision is designed to soften the impact to adjacent properties while allowing for increases in height where appropriate.

C. Perimeter Setbacks. Buildings (including covered decks or patios, or decks or patios in excess of 18 inches above existing grade) located on lots on the perimeter (excluding the public frontage defined in chapter

19.18.040. of the development), shall have a 15 foot setback from the perimeter lot line, and shall have a setback from a right-of-way as prescribed by the underlying zone and chapter 19.77. Otherwise, no specific yard, setback, or lot size requirement is imposed by this chapter. However, the purpose and design objectives of this chapter must be complied with in the final development plan, and the Planning Commission may require specific setbacks within all or a portion of the development to maintain harmony with the existing character of the neighborhood.

d. **Site Calculations.** Specific calculations which address the percentage of open space, impervious versus pervious surfaces, and site improvements shall be submitted by the applicant with all project applications.

e. **Traffic Circulation.** Points of primary vehicular access to the development shall be designed to provide smooth traffic flow with controlled turning movements and minimum hazards to vehicular, pedestrian, and bicycle traffic. Minor streets within the development shall not be connected to streets outside the development in such a manner as to encourage their use by through traffic. Adequate emergency vehicle access shall be provided. Internal circulation systems shall include pedestrian and bicycle paths, preferably separated from vehicular traffic. Where recreational facilities exist or are planned adjacent to the proposed development, such pedestrian and bicycle paths shall connect to these facilities.

f. **Privacy.** Each development shall provide reasonable visual and acoustical privacy for dwelling units. Fences, walls, barriers, landscaping, and sound reducing construction techniques shall be used as appropriate to enhance the privacy of its occupants, the screening of objectionable views or uses, and the reduction of noise.

g. **Sidewalks.** As required elements of a development, interior sidewalks shall be installed to serve the units and connect to the public street.

h. **Utilities.** All utilities shall be located underground, except as may be provided for in State law. Utility equipment shall be screened from view and not located on a public street.

i. **Private outdoor spaces.** Each residential unit shall be required to have an outdoor patio/rear yard space with a minimum of 100 square feet, or a balcony with a 50 square foot minimum.

12. Desirable Amenities. Amenities that are identified in the *Salt Lake County Recreation and Open Space Standards Policy* shall be installed in accordance with that Policy. Where conflicts exist with this chapter and the *Salt Lake County Recreation and Open Space Standards Policy*, requirements identified in this chapter shall supersede.

13. Miscellaneous. Installation of xeriscaping is encouraged as an alternative to excessive lawn areas or other landscaping treatments that excessively consume water. Low impact / water retention development techniques are encouraged to manage stormwater onsite including but not limited to planter boxes, rain gardens, and bioswales in the open spaces.

Parking areas, service areas, buffers, entrances, exits, yards, courts, landscaping, graphics, and lighting for both residential and non-residential development shall be designed as integrated portions of the total development and shall project the residential character.

19.18.040 PLANNED UNIT DEVELOPMENT MIXED-USE

Planned Unit Development mixed-use is allowed, provided it meets the following requirements:

- A. The property is abutting or contiguous to a corridor or major or minor arterial (“street”) as defined in the general plan.
- B. Commercial uses shall be allowed on the first floor of buildings fronting on the street. Office uses shall be allowed on the first and second floor of buildings fronting on the street. Entrances to the first floor of these buildings shall front on the street. Windows shall make up at least 50% of street-facing facades of these floors. These floors shall have architectural differentiation from the other floors in the building.
- C. Parking is not allowed between the building(s) and the street.
- D. The front yard setback shall be 15 feet, except as provided in subsection (E), and the side and rear yards shall be 20 feet minimum. Corner lots are deemed to have two front yards.
- E. The front yard setback is the build-to-line. At least 50% of the front elevation of the building(s) must be built within 10 feet of the build-to-line or as approved by the planning commission.
- F. Landscaping along the street shall comply with this chapter and chapter 19.77.
- G. Signage for commercial or office uses shall be limited to signs on the building that comply with chapter 19.82, or temporary A-frame signs and painted murals on the inside of a storefront window.

19.18.050 MAINTENANCE OF COMMON FACILITIES

1. A development shall be approved subject to the submission and recordation of legal instruments setting forth a plan or manner of permanent care and maintenance of all common open space and other facilities provided in the final development plan.
2. Terms in the final development plan governing maintenance of common open space and other facilities shall comply with applicable provisions of the Utah Condominium Ownership Act, Title 57-8-101, et seq., or the Utah Community Association Act, Title 57-8a-101, et seq.

19.18.060 REVIEW PROCESS

1. **Pre-Submittal Development Review.** To help expedite review of a development proposal, prior to submitting a complete application for development, persons interested in undertaking development shall meet with a member(s) of the planning

staff for a planner / applicant meeting, to become acquainted with the substantive and procedural requirements of this chapter.

2. **Standard Operating Procedure (SOP).** Staff creates, revises, and adheres to a Development Review Standard Operating Procedure, to assist in the management and processing of applications. Applicants are encouraged to obtain a copy of the current SOP from Planning and Development Services staff, and to seek guidance with respect to the review and understanding of the Development Review SOP from staff.
3. **Application.** An application for a development must be submitted to Planning and Development Services. As each development application is different and unique, application documents will vary with respect to content and need for specific reports and/or studies. Consultation with staff and examination of the Development Review SOP will guide the applicant through the review process and identify all submittal documents that will be required to formalize a complete application.
 - a. Site Plan that satisfies the requirements of section 19.18.030(11).
 - b. Landscaping plan. A landscape plan is to be prepared in accordance with chapter 19.77 of this title. Staff can ask for justification of elements included in the landscape plan.
 - c. Architectural building elevations. The location and floor area of all existing and proposed buildings, structures, and other improvements including heights, types of dwelling units, non-residential structures including commercial facilities, preliminary elevations and architectural renderings of typical structures and improvements, shall be prepared by a licensed architect or other qualified professional.

19.18.070 PRELIMINARY REVIEW

When a complete application has been accepted by staff, reviews completed by staff and related agencies, and subsequent comments identified by staff and substantially addressed by the applicant, the application is scheduled for a public hearing before the appropriate Planning Commission for their review and decision. Additional adjustments, revisions, or re-submittals may be required during this process to identify all concerns related to conformance with the intent of this chapter. Failure to submit complete information will result in written notification to the applicant that the review cannot proceed further until all required, necessary, and requested information is submitted.

19.18.080 PLANNING COMMISSION REVIEW

When preliminary review of the site plan, building elevations, and preliminary subdivision plat has been determined to be complete and in compliance with all requirements, the plans and preliminary plat together with all supporting information, will be forwarded to the Planning Commission for review. If the property is to be subdivided, all requirements set forth in Title §18, Subdivisions, must be met.

In accordance with chapter 19.05.040 and Utah Code §17-27a-506, the Planning Commission shall review the proposed development plan to hear and receive public input and to determine if all reasonably anticipated detrimental effects have been substantially mitigated. The Planning Commission may require additional studies or analyses to enable it to determine how impacts

should be addressed and may establish reasonable conditions of approval to address those anticipated impacts, as per chapter 19.84.060.

19.18.090 VALIDITY OF PRELIMINARY REVIEW

1. Once the Planning Commission determines that preliminary review is complete, the preliminary plat or approved site plan is valid (12 months for the preliminary plat and 12 months for the site plan). The Division Director may grant a one year extension of the preliminary plat or approved site plan, provided the plat still complies with all applicable ordinances.
2. If a PUD subdivision will be recorded in phases, a final plat for the first phase must be recorded within one year of the initial Planning Commission approval or one year extension thereof, the validity of the unrecorded portions of the approved preliminary plat will extend for one year from the recording date of the plat for the previous phase. Extensions of time beyond three years from the date of initial approval require review and approval of the Planning Commission prior to the then current expiration of the preliminary plat.

19.18.100 POST-PLANNING COMMISSION APPROVAL

After completing the preliminary review by the departments, agencies, and Planning Commission, the applicant shall submit a final site plan and preliminary subdivision plat together with all supporting documents which comply with all requirements, corrections, additions, etc. required by the departments, agencies, and Planning Commission to the Planning and Development Services Division (hereinafter known as the “development plan”).

1. The Planning and Development Services Division, along with the other reviewing departments and agencies, shall review the proposed development plan to verify compliance with all requirements, corrections, additions, etc.
2. After such review, the item may be scheduled for review by the Planning Commission upon referral by the Division Director or at the request of the Planning Commission. The final development plan shall include all of the information required in the preliminary development plan in its finalized detailed form.

19.18.110 AMENDMENTS TO THE DEVELOPMENT PLAN

The Division Director or designee may authorize minor changes in the location, siting, or character of buildings and structures if required to resolve an engineering or other technical issue, or other circumstances not identified at the time the final development plan was approved. No change authorized under this section may cause any of the following:

1. A change in the use and/or character of the development.
2. An increase in the overall density and/or intensity of use.
3. An increase of more than one percent in overall coverage of structures.
4. A reduction or change in character of approved open space.
5. A reduction of required off-street parking by more than five percent.

6. A detrimental alteration to the pedestrian, vehicular, bicycle, circulation, or utility networks.
7. A reduction in required street pavement widths.

Any major changes in use or rearrangement of lots, blocks, building tracts or groupings, or any changes in the provision of open space and significant changes as noted above, must be made by the Planning Commission after receipt of a recommendation by planning staff, and after applicant has filed a new application. Such amendments may be made only if they are shown to be required by changes in conditions that have occurred since the final development plan was approved. Generally speaking, any major changes must be recorded as amendments in accordance with the procedure established for adopting the final development plan.

19.18.120 FAILURE TO BEGIN DEVELOPMENT

If no substantial construction has occurred in the development pursuant to the final development plan within 12 months from final approval, the approved plan shall become null and void and a new development plan and application shall be required for any development on the subject property. The Planning Commission, upon a determination of good cause based on evidence submitted by the applicant, may extend the time for beginning construction a maximum period of 12 months for one time only.

19.18.130 PHASED PLANNED UNIT DEVELOPMENT

If the sequence of construction of various portions of the final development plan is to occur in stages, then the open space and/or recreational facilities shall be developed in proportion to the number of dwelling units intended to be developed during any given stage of construction. A phasing plan, including size and order of phases, shall be approved by staff to ensure that individual phases of the development comply with all requirements, including that the open space and/or recreational facilities are installed proportionately with the approved phasing plan. The approved phasing plan shall be submitted to the Salt Lake County Recorder for recordation as a covenant to run with the land, or a "notice of compliance" once the development has been built.

File # 28983 & 29717

Millcreek Planning Commission Summary and Recommendation

Public Body: Millcreek Township Planning Commission

Meeting Date: November 18, 2015

Request: Update on FCOZ and Mountain Resort Zoning Ordinances

Community Councils: Millcreek, East Millcreek, Canyon Rim, Mt. Olympus

Planner: Curtis Woodward

Community Council Recommendations: See attachments

Planning Staff Recommendation: Discussion only

PROJECT DESCRIPTION

In response to the recommendations of the Blue Ribbon Commission, various changes have been proposed to the Foothills and Canyons Overlay Zone (FCOZ) and a new Mountain Resort Zone (MRZ) is being proposed. The changes are based on the Commission's emphasis on striking a balance between private property rights and the public interest in preserving and protecting the watershed and natural beauty of the canyon areas.

SITE & VICINITY DESCRIPTION (see attached map)

The areas currently within the FCOZ, which includes the areas within the Wasatch Mountains in unincorporated Salt Lake County, generally east of existing city and township boundaries; areas in the foothills of eastern Salt Lake County; and areas in the southwest corner of the County.

NEIGHBORHOOD RESPONSE

Individual property owner and citizen responses are being received, will be presented at the meeting.

COMMUNITY COUNCIL RESPONSE

Discussion has taken place with affected community councils, some of which have sent written responses, others have not. See attachments for responses from Community Councils.

REVIEWING AGENCIES RESPONSE

N/A

STAFF ANALYSIS

WHAT REVISED FCOZ DOES

1. Clarifies ambiguous terms and concepts, such as “Lots of Record,” “Prominent Ridgelines,” “Open Space,” “Limits of Disturbance,” “Slope,” and “Clustering,” and eliminates confusing terms, such as “Maximum Extent Feasible.”
2. Clarifies the purposes of FCOZ, eliminating confusing concepts and terms.
3. Clarifies and mandates aesthetic design standards in areas such as siting of buildings, building materials, site preparation, traffic and parking, fencing, and lighting.
4. Eliminates confusing slope waiver process for ski resorts and replaces it with MRZ exceptions and standards.
5. Clarifies and simplifies the application process, including the role and timing of extraterritorial jurisdictions like Salt Lake City watershed.
6. Reconciles conflicts between FCOZ tree removal and revegetation standards vs. wildfire suppression standards.
7. Brings FCOZ into compliance with recent legal requirements (in areas such as exactions, Wildland-Urban Interface Codes, etc.).
8. In the above changes, strives to fairly balance property rights and environmental protection.

HOW MOUNTAIN RESORT ZONE (MRZ) WORKS

1. Two Districts: Recreation and Village
2. Recreation District
 - a. No commercial or residential uses, mainly recreational uses
 - i. Recreational uses consistent with recreational uses allowed in adjoining Forest Service lands.
 - b. FCOZ slope and ridgeline requirements do not apply to recreational uses that typically take place on steep slopes or ridgelines
 - i. Slope waiver process eliminated
 - c. All other FCOZ protections apply
3. Village District
 - a. Mix of resort-type commercial and residential uses, along with recreational uses (for transitions to the Recreation District)
 - i. Most uses are permitted uses (not conditional) but must still go through a public master plan process.
 - b. All FCOZ protections apply, including slope and ridgeline protection
 - c. County Council determines height and density, based on the unique characteristics of each resort area— one size does not fit all
 - d. County Council sets boundaries of Village and Recreation Districts with the goal of concentrating residential and commercial development in the Village District, but recognizing vested rights of resorts.
 - e. Transfer of Development Rights (TDR) incentives to concentrate development in the Village District and conserve other parts of the canyons.
4. Master Plan, not piecemeal development
 - a. A resort, or phases thereof, is master planned to ensure a cohesive development plan
 - b. A master plan avoids inefficient, piecemeal development, while preserving the public process for the entire master plan

A master plan is governed by a development agreement to ensure that the terms of the master plan are enforced.

Wendy Gurr

From: pasupathi <Pasupathi@comcast.net>
Sent: Wednesday, October 07, 2015 10:10 AM
To: Wasatch Canyons
Subject: comment on FCOZ title 19 final draft

Dear sirs:

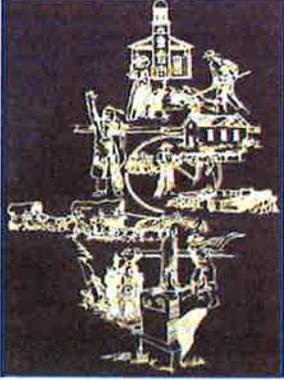
This comment pertains to the final draft of the FCOZ ordinance.

Section 19.72.060: Please delete Subsection D, Waiver of Slope Protection Standards...entirely from the ordinance as it negates the original intent of the restrictions on the slope.

Thank you.

Pasupathi

1.



GRANITE COMMUNITY COUNCIL

October 8, 2015

Rolen Yoshinaga, Director
Planning & Development Services
Salt Lake County
2001 S. State
Salt Lake City, Utah 84190

Dear Rolen:

We on the Granite Community Council very much appreciated your attendance at last night's meeting to discuss both the Foothill Canyon and Overlay Zone (FCOZ) and Mountain Resort Zone (MRZ) ordinances. It is obvious that a great deal of work has gone into modifying and creating these ordinances, as you noted, given the study of ordinances in similar communities and the extensive time put in by your staff and members of the public. We also appreciate having had our own Granite volunteer on the Blue Ribbon Commission, Terry Wood.

As we discussed last night, we have a set of comments mainly intended to help make the ordinances more readable and understandable to the public, including applicants, which I'm sending as a separate file. It includes substantive and editorial comments, separated for easier use.

We also discussed two recommendations that the Council has for improving the ordinances and the procedures defined therein.

1. We recommend deletion of the *density bonus*, defined in Chapter 19.72 FCOZ, 19.72.050 Cluster Development. The question was raised in the Exec. Summary/Analysis (BRC Obj. 5, par. 2.b.ii.) about the rationale for offering a 25% density bonus, namely to provide incentives to developers to leave open space. However, the obvious economic benefits for the developer of clustering by reducing infrastructure costs seem a sufficient offset to motivate developers. Providing the extra 25% bonus seems both an unnecessary and undesirable reward, from the perspective of environmental protection.

2. With respect to violations that relate to tree removal, we recommend incorporating appropriate and relative penalties in the ordinance, provided factors to be considered in imposing such penalties shall include: commercial v. residential use, intentionality, safety, and overcrowding issues.

We also appreciated your taking the time to answer questions about removal of dead trees and vegetation surrounding homes for fire protection. We will share this information with our residents.

The Council did vote on whether to recommend approval of these ordinances/changes and I'm happy to report that we voted unanimously in favor of approval. We recognize that there is still much work ahead in soliciting public comments and incorporating appropriate ones. If we can help in any way to successfully complete this effort, please let me know.

Sincerely,

Mary J. Young, Chair
Granite Community Council
801-942-2491

FCOZ Executive Summary/Analysis

General comment: Overall, this is very well-written and logical, with many excellent improvements planned for FCOZ ordinances. Excellent objectives from the BRC! Editorial comments are attached at the end.

1. Since this has been put out for general public comment, it seems appropriate that steps should be taken to make it as understandable as possible to the public. While this is part of a much larger chapter of ordinances in the entire SLCo Code of Ordinances, these are still standalone documents for public consumption. "Preferred writing standards" (par. 1) should therefore suggest that either all acronyms be written out the first time used (e.g., TDRs, PUD, CLUDMA¹) or a brief companion acronym list be provided.
2. Par. 1.a.A-H list the competing interests that we want to balance. While it's not stated that they're in order of importance (this could be impossible to achieve), it would perhaps send a better message to the public and planners if "B. Protect public health and safety" replaced "A. Preserve visual and aesthetic qualities."
3. BRC Objective 6, par. 1.c. & d. Since a definitions section is included as 19.72.200, why not include "prominent ridgeline" in it?

Chapter 19.72 FCOZ

1. 19.72.010. Suggest switching A & B (per above comment), so that readers don't wonder if *aesthetics trump health and safety*.
2. 19.72.020 A. Geographic Area of Application. It would be helpful to include a one-page map showing the boundaries of FCOZ as well as a link to a more detailed online map. Saying the map is 'on file' seems a cop-out.
3. 19.72.030 C.1.a. Should it be clear who "the Director" is? Not to members of the public who don't work with the entire County Code. Please spell out who the Director is and where appropriate perhaps note that responsibilities fall to "the Director or designee" or similar usage. C.1.a.-c. The nature of the pre-application meeting is a bit confusing. Par. a. seems to suggest this is informal and scheduled between the applicant and the Director, while b. suggests they're "regularly scheduled" (maybe attended by many applicants?), and c. suggests that there may be quite a crowd in attendance—whoever "the County deems appropriate." Can this be made more clear or does it indeed vary this much?
E. 5. It would be helpful to the applicant to be able to access the Township Services Planning Review Fee Schedule online, rather than seeking out the one "on file with Township Services." Aren't we trying to simplify the application process?

¹ CLUDMA is neither defined nor used in any of the four documents on FCOZ and MRZ

4. 19.72.050 Cluster Development. B. Density Bonus. Given the question raised in the Exec. Summary/Analysis about the rationale for offering a 25% density bonus, namely the obvious benefits for the developer of clustering (BRC Obj. 5, par. 2.b.ii.), why is it included?
5. 19.72.070 Pars. D.1. and 2. Refer to "section I below," which simply seems to be a paragraph like A-K. Suggest referring to this as a paragraph or other term (not section).
6. 19.72.080 Site Access. F. Grading for streets, etc. Does the limitation on the "paved portion of the right-of-way used for vehicular travel" include the possibility of bike lanes or should this be spelled out?
7. 19.72.110 Tree and Vegetation Protection. D.1.a. Requires that a *significant tree* must be replaced by trees with a minimum height of 4', while D.2. relaxes that requirement in certain circumstances to "saplings may be used in lieu of the larger trees listed in 1(a) above." Is a minimum 4' tree really so large that a *significant tree* could be replaced by 10 saplings perhaps 1-2' (or less) in height? How does this minimize disturbance of public land? This seems to minimize the impact of even *having* a tree replacement requirement. Also, does requiring the developer to plant 10 relatively inexpensive saplings adequately incentivize him to avoid removal of *significant trees*?
8. 19.72.170 FCOZ Design Standards. Item B. This states the "land use authority" may make advisory standards mandatory. Who or what is the land use authority? If this can vary according to the type of issue, perhaps it would be good to include this term in definitions. FCOZ Design Standards Item N (p. 30). Could the definition of "dryland species" be included in the definitions section 19.72.200, since its meaning is not obvious? FCOZ Design Standards Item S. Construct bridges for stream crossings. This refers one to Figure 19.72.19, usually on the same or next page. The next page has a culvert in Figure 24-19: Culverts. Suggest correcting the figure number and perhaps using a pic of a preferred bridge vs. culvert. FCOZ Design Standards. Item T. This discourages sharp turning radii, but Figure 19.72.20 Driveway Design seems to include fairly sharp curves, a la the Road to Tavaci. Yecch!

Chapter 19.13—Mountain Resort Zone

1. 19.13.030 MRZ—Recreation District. A. Permitted Uses lists "Parking Area or Structure with four (4) or fewer spaces." Why would parking be limited to as few as 4 spaces as permitted use? These seems extremely limited. The listing of permitted uses includes some unfamiliar terms, such as "Ski Bridge" and "Mountain Bike Terrain Park." Why are these terms not defined in the definitions section 19.13.090 (which bothers to define such esoteric terms as *driveway*, *fence*, and *vegetation* instead)?
2. 19.13.080 C. Please explain meaning of F-1, FR, and FM zoning. G. Third sentence. It's a bit difficult to follow the reasoning behind this density expansion, specifically "the 3 TBUs shall fit within the density...allowed by this paragraph." Can this be more clearly explained? This just seems to add confusion to an already complex topic.
3. 19.13.090. Definitions. Given that the definitions for the words "driveway," "fence," and "vegetation" are quite standard and these words in common usage, why not delete them and add less common terms and phrases, such as TDR's, ski bridge, mountain bike terrain park, Bed and breakfast homestay, and Bed and breakfast inn?

Editorial Comments:

General editorial comment on all documents: Since different parts of the documents were undoubtedly written by different people with different writing styles, such uses as commas after items in a series are treated inconsistently, i.e., using “or” or “and” to separate the last item in the list, sometimes the word is preceded by a comma and sometimes not. The preferred usage, which provides greater clarity, is to use the comma prior to the “and” or “or” in a series.

Chapter 19.72 FCOZ:

19.72.030 B. Joint Applications. “...a land use applications...” should be “...a land use application...” Also, in addition to providing an acronym list, correct usage of acronyms normally requires spelling out acronyms the first time they’re used, then actually using the acronym consistently thereafter. On this page, FCOZ is written out repeated, actually defined as an acronym nowhere, then only used as an acronym in B. Acronyms have a purpose (save time, paper, ensure consistent usage)—try using them!

19.72.070 Par. I.3. There seem to be two subparagraphs I.3., one at the bottom of p. 9 and a second on p. 10. Also, “...as required by the design standards of Foothills and Canyons Overlay Zone.” Why not direct the reader to the section where these are defined, namely 19.72.170? Remember, this is supposed to be simpler to read.

19.72.120. Should reference to “19.75_030” be “19.75.030”?

19.72.130 Stream Corridor and Wetlands Protection. G.2.a. Refers to “wetlands setback area allowed by 19.72.060(E).” There is no such paragraph and the section around it doesn’t seem to deal with this subject.

G.2.c. and G.3.a. This includes wording such as “as set forth in Subsection 19.72.130...” which is the current section. “Subsection” is not used elsewhere. Here you should use “as set forth in this section.”

19.72.140. Correct spelling of “Habitat.”

Chapter 19.13—Mountain Resort Zone Executive Summary/Analysis

Page 1, 3rd par. What is “the County’s current FM zone”? Please spell out/explain FM.

Page 1, 3rd par., last line. Delete comma between “ski resort” and “are permitted.”

Page 1, 4th par. “Development Plan” and “Development Agreement” don’t need to be capitalized.

Page 2, 2nd par. Why capitalize terms like “Area Plan,” but not “Master Plan”? Also, sometimes the writers capitalize *district* in “Village District” and sometimes not. Inconsistent capitalization makes the documents more difficult to read and particularly to comprehend meaning. A good general rule of thumb is to capitalize such words when used in a specific plan, e.g., Granite Master Plan, and otherwise do not.

Chapter 19.13 Mountain Resort Zone

In the listing of sections, 19.13.080 is shown as “Transferable Development Right,” but elsewhere, including in the Exec. Summ., TDR is defined as “Transfer of Development Rights.” Which is it? It

seems that both terms are used in appropriate contexts, but the acronym should just mean one or the other.

19.13.010 Purpose Statement. One doesn't need to put FCOZ in both quotes and parentheses—just parentheses, when defining an acronym.

19.13.030 D-E. Why capitalize words such as "Structure," "Lot," "Right-of-Way," "Approval" and many others? Is this just an exercise in whimsy?

19.13.040 MRZ—Village District. A. Permitted Uses. Please add definitions to 19.13.090 for "Bed and breakfast homestay" and "Bed and breakfast inn."

19.13.050 A and B. Suggest using consistent capitalization/non-caps of "area plan" in these and subsequent paragraphs.

C.2. Use period at end, as with other subparagraphs.

C.5. Don't capitalized "Proposed."

D. Again, watch caps/non-caps of "area plan" and "master plan."

19.13.060 B. Don't capitalize "Development" in "Development plan" in second line.

C.8. Does this subsection deal with *snow removal* or *snow storage*?

19.13.070. B.1. Don't need to capitalize "Planning Commission" since this doesn't speak to a specific one.

19.13.080. H. 2 and 4. Capitalize "county planning division" and maybe use the correct name for the division.

19.13.090. Resort Support, Commercial. Remove all inappropriate capitalization, including "Building," "Use," and "Owners."



October 9, 2015

Salt Lake County Council
2001 S. State Street, #N2-200
Salt Lake City, Utah 84114-7501

Millcreek Township Planning Commission
Salt Lake County Planning & Development Services
2001 S. State Street, N3600
Salt Lake City, Utah 84190-3050

Salt Lake County Planning and Development Services
2001 South State Street, N3600
Salt Lake City, Utah 84190-3050

Re: Proposed Revised Foothills and Canyons Overlay Zone Ordinance

The Mount Olympus Community Council has a vested interest in the Foothill and Canyons Overlay Zone as there is a significant amount of undeveloped property in the urban interface at our eastern boundary. The property is within the overlay zone and much of it is steep and proposes challenges and risks to our community if not developed in a responsible way. Because of this, we have a particular interest in the slope sections in the proposed ordinance. Development on steep slopes presents risks to downhill development by changing water runoff and percolation patterns, which can create slope stability issues. Service delivery to steep areas is difficult and imposes increased risk of uncontrolled fire which is an extreme danger in our urban-wildland interface. Thus, we have always been concerned that the overlay zone contained rigorous slope standards to protect our community and ensure responsible development on the hillside.

We are concerned that the waiver of slope protection standard section of the ordinance respecting lots of record may result in liberal waivers of slope requirements to the detriment of our community. In the past (before the current FCOZ ordinance) we frequently experienced incidents where slope waivers were granted for apparent political reasons or as favors to political contributors. We require the ordinance to provide clear direction to both the planning commission and future decision makers that slope waivers should not be granted without careful consideration and should only be granted only in extreme circumstances.

Due to the above concerns, we request that the proposed ordinance be revised to provide clear direction to planning commissions and/or the ultimate decision makers so that slope waivers are granted parsimoniously and only in extreme circumstances. We do not want the exceptions to swallow the rule. As a beginning, the proposed ordinance at Section 19.72.060D(1) should provide “the planning commission may only waive or modify the following slope protection standards . . .” Further, the proposed ordinance should be modified at

October 9, 2015

Page 2

19.72.060D(2) to provide that “[t]he planning commission may waive these standards only upon satisfaction of the following criteria:”. We recognize the this slope exception section applies only to lots of record or subdivisions that were approved prior to the effective date of the ordinance. However, that effective date may well be in 2015 or 2016. Further, there are quite a number of lots of record in the urban-wildland interface between our neighborhood and the forest service boundary. Development on such lots could be problematic for us if it is permitted to occur on ever steeper slopes higher on the hillside.

We recall the “Taylor Estates” debacle, where road improvements and curb and gutter slid off of the hillside because of slope instability when improper fill was placed on the steep hillside. We have homes in Mount Olympus that only remain on their foundations because flying buttresses were added to stabilize them on extreme slopes. In severe winters we have experienced avalanches on steep slopes which propose health and safety risks. We are concerned that building on ever steeper slopes makes it impossible for fire apparatus and garbage trucks to access these sites. Thus, it is imperative that the slope standards be maintained and enforced in a uniform, non-discriminatory and effective way. We urge the above changes at a minimum to ensure these objectives.

So resolved on October 6, 2015.

Very truly yours,

MOUNT OLYMPUS COMMUNITY COUNCIL



Jeff Silvestrim
Chair

Wendy Gurr

From: Max Johnson
Sent: Tuesday, October 20, 2015 11:20 AM
To: Todd Draper
Cc: Wilf Sommerkorn; Rolen Yoshinaga; Wendy Gurr
Subject: Re: Mountainous Planning District Comment

Thanks Todd. Also, as an FYI, Wendy is keeping track of all public comments regarding these issues. I copies her on this email.

Thanks for your help on this.

Max

Sent from my iPhone

On Oct 20, 2015, at 11:15 AM, Todd Draper <TDraper@slco.org> wrote:

Gents,

I wasn't sure what to do with this e-mail from Dave, but I thought you might want to be aware, just in case he had not sent you a copy.

Respectfully,

<image001.png>

<image002.png>

From: dave robinson [<mailto:dave.ssconsulting@gmail.com>]

Sent: Monday, October 19, 2015 8:22 PM

To: dave robinson

Subject: Mountainous Planning District Comment

Mountainous Planning District.

I have received a number of calls questioning my support or opposition to the Mountainous Planning District, FCOZ and the Mountain Resort Zone.

The three items of course are closely related and to a certain point, dependent upon one another; but at this stage, it is important to separate the Mountainous Planning District from FCOZ and the Mountain Resort Zone.

At question is; are we better served by having a separate and distinct Planning Commission for the Mountain area? I believe the answer is yes. The issues in the canyons are much different from the issues in the valley. Mountain commission members can be better-trained and focused on canyon matters, not having to co-mingle valley issues.

If I were a County Council member, I would move quickly to put in place the Mountain Planning Commission. The Mountain Planning Commission can then shepherd the FCOZ and Mountain Resort Zone through the technical and public process, ensuring that each and every issue is vetted. FCOZ and the Mountain Resort Zone need much attention, scrutiny and discussion that should not be left only to staff. I recently attended the staff presentation of the two issues (FCOZ and Mountain Resort Zone) and it looks like there are gaping holes in the initial proposal.

For those of us who constantly deal with municipal zoning and ordinances, the details matter tremendously. For example, it was just a few years ago that Salt Lake City was creating and approving an "Accessory Dwelling Unit" ordinance to help meet the housing needs in the city. There was some dialog with staff, but not enough. When the ordinance was presented to city council, it went from bad to worse. The city council basically gutted the ordinance as recommended by the planning commission and approved an ordinance that has failed miserably. In three years, it has not been successfully implemented one time anywhere in the city. Staff and council have now been forced to communicate with those who are in the field and staff and planning commission are submitting a revised ordinance that if passed in its current form, will be successful.

Get the mountain commission in place. Lets then take a more thoughtful and open approach to FCOZ and the Mountain Resort Zone. There is often a tendency for staff to internally circle the wagons on issues such as these. When staff shuts off critique and detailed discussion, it is usually due to internal political pressure or lack of in the field knowledge and experience. However, as public servants, staff must stay engaged in open and critical dialog in order to have realistic and solution based ordinances. In addition, a well informed and empowered Mountain Planning Commission can ensure success, because they will understand that no matter how well intended or well trained a planning body is, they are only as good as the approved ordinances before them.

Dave Robinson



October 21, 2015

Salt Lake County Council
2001 S. State Street, #N2-200
Salt Lake City, Utah 84114-7501

Millcreek Township Planning Commission
Salt Lake County Planning & Development Services
2001 S. State Street, N3600
Salt Lake City, Utah 84190-3050

Salt Lake County Planning and Development Services
2001 South State Street, N3600
Salt Lake City, Utah 84190-3050

Re: Proposed Revised Foothills and Canyons Overlay Zone Ordinance

The Mount Olympus Community Council considered a request for recommendation regarding the proposed amended Foothills Canyons Overlay Zone (“FCOZ”) at its regular meeting on October 20, 2015. We had previously written regarding this matter to express our concern regarding the changes to the slope waiver provisions regarding loss of record in proposed Section 19.72.060D. We reiterate those concerns and request that the ordinance be tightened up to once again provide direction to the planning commissions to ensure that slope waivers are not liberally granted and are granted only in appropriate (extreme) circumstances.

However, upon consideration of our recommendation, our council does recognize that slope waivers may be more appropriate in the base areas of ski resorts in order to accomplish the goal of clustering development at mountain resorts. Thus our council would be amenable to a modification of the slope waiver provisions to expressly provide that slope waivers on lots of record may be more liberally granted to resort villages, *i.e.*, building might occur on slopes up to 40% slope to accommodate the requirements of clustering development at resort villages at the ski areas in Big and Little Cottonwood Canyons. However, we continue to have concerns regarding liberalizing slope waiver provisions on the urban-wildland interface and the concerns in our original letter of October 9, 2015, remain valid.

Very truly yours,

MOUNT OLYMPUS COMMUNITY COUNCIL

A handwritten signature in blue ink, appearing to read "Jeff Silvestrini".

Jeff Silvestrini
Chair



MEMORANDUM

November 3, 2015

TO: SALT LAKE COUNTY PLANNING DEPARTMENT

FROM: MARTY BANKS, on behalf of:

SNOWBIRD - Bob Bonar
SOLITUDE - Kim Mayhew
BRIGHTON - Randy Doyle

RE: Summary of Proposed Changes to FCOZ, FCOZ Rewrite, & Mountain Resort Zone

The above-referenced Resorts have asked that I submit this Summary of Proposed Changes to you. The Resorts have significant concerns with certain aspects of the current FCOZ, the draft FCOZ Rewrite and the associated draft Mountain Resort Zone ("MRZ"). We have recently evaluated the zoning ordinances of several other resort communities in the western region, and believe these Salt Lake County ordinances put the Resorts at a significant competitive disadvantage. The Resorts are not looking to expand their land use entitlements, which have already been set through the County's master development planning processes; rather, the Resorts are simply asking for a level playing field that will allow them to compete regionally, and a zoning ordinance that recognizes the unique challenges in high alpine mountain environments. Accordingly, the Resorts request that the **highlighted "Proposed Changes"** below be incorporated into the next iterations of the FCOZ Rewrite and MRZ:

I. Slope.

A. **Development.** Under the current FCOZ, development on slopes greater than 30% is prohibited. 19.72.060 B.1. & C.7.

1. MRZ: Under the proposed MRZ, there are two separate districts, the Village District (village base area) and the Recreation District (upper mountain recreation area). The MRZ-Recreation District provides a helpful exemption from the FCOZ Rewrite's slope restrictions. 19.13.030 C.1. That exemption, however, does not apply within the MRZ-Village District, which includes areas for which the resorts need more flexibility.

a. Proposed Changes: **The MRZ-Village District should also provide an exemption from the FCOZ Rewrite's slope restrictions if supported by an engineering analysis and any needed mitigation (as at most other regional resort areas such as Park City, Telluride, Vail, Snowmass, Summit (CO), Frisco, Crested Butte, Aspen, Squamish, etc.), at least for slopes between 30-40%.**

2. FCOZ Rewrite: Retains the 30% slope restriction.

B. **Roads** (and driveways). Under the current FCOZ, no crossing slopes between 30-50% unless specifically authorized, upon the favorable recommendation of the director and public works engineer. 19.72.030 D.2.

1. MRZ: Not specifically addressed; defer to FCOZ Rewrite.

a. Proposed Changes: **MRZ Recreation-District should exempt roads from the FCOZ slope restriction as it does with development; MRZ Village-District should also exempt roads from the FCOZ slope restriction if supported by an engineering analysis and any needed mitigation, at least for 30-40% slopes.**

2. FCOZ Rewrite: Shall not cross slopes averaging (in any fifty feet interval) between 30-50'..., otherwise same as current FCOZ. 19.72.080.

a. Proposed Changes: **Exception should be provided for short runs of less than 200' (similar to Park City Sensitive Land Overlay Zone).**

II. **Ridge Lines**. Under current FCOZ, no development shall intrude into any ridge line protection area (prominent ridge lines plus 100' on both sides). 19.72.030 B.3.

A. MRZ: MRZ-Recreation District provides an exemption from FCOZ's restriction of ridge line development. 19.13.030 C.1. That exemption, however, does not apply within the MRZ-Village District, which includes areas for which the resorts need more flexibility.

1. Proposed Changes: **The MRZ-Village District should also provide an exemption from the FCOZ Rewrite's ridge line restriction; or at a minimum, development should be allowed within 50' of ridgeline (as in Crested Butte and Snowmass), or if it blends with the natural contour of the ridge line, or if it does not visually intrude on the ridge line from key vantage points from five miles away or less.**

B. FCOZ Rewrite: "No development may break the horizon line, defined as the point where the ridge visibly meets the sky as viewed from public rights of way or trails." 19.72.060 B. 1. In addition, [n]o development may be located within [100'] (map distance) from either side of the crest of a protected ridgeline...." 19.72.030 B.2. Limited waivers may be granted in certain circumstances. 19.72.060 D.1.a.

III. **Grading**.

A. Cutting: cutting to create benches or pads for additional or larger building sites shall be avoided to the maximum extent feasible. 19.72.030 C.2. Limits on Changing Natural Grade: grade shall not be raised or lowered more than 4', except if a retaining wall is used (6'), or if terracing is used (6'). 19.72.030 C.3. Limits on Graded or Filled Man-Made Slopes: shall not exceed 50%, unless certified that steeper slope will be stable. 19.72.030 C.5.

1. MRZ: Not specifically addressed; defer to FCOZ Rewrite.

a. Proposed Changes: **Needs exemption from FCOZ Rewrite's restriction of 35% given the nature and limitations of high alpine building pads.**

2. FCOZ Rewrite: A maximum of 35% of the lot may be graded for a building pad. 19.72.070 B. Limits on Changing Natural Grade: grade shall not be raised or lowered more than 4', except grade may be raised or lowered by 8' if retaining wall is used, or by 6' if terracing is used. 19.72.070 D.1. & D.2. Limits on Graded or Filled Man-Made Slopes: same as current FCOZ.

- a. Proposed Changes: **This new 35% restriction should be deleted or eased, at least in the MRZ. The FCOZ Rewrite should clarify that any such restriction does not apply to ski slopes.**

IV. **Retaining Walls.** Shall not exceed 6', except for MSRIs or where terraced. Terracing shall be limited to 2 tiers. Width of terrace between 2 walls shall be at least 3', Walls higher than 4' shall be separated by minimum of 5'. 19.72.030 C.8.

A. MRZ: Not specifically addressed; defer to FCOZ Rewrite.

B. FCOZ Rewrite: If 1 wall is used, a wall up to 8' is permitted. Terracing limited to 2 walls, with maximum of 6' each. Width of terraces shall be a minimum of 1:1 to height.

1. Proposed Changes: **At least in the development constrained MRZ, width of terraces should be the lesser of 4' or 1:1 to height, or an opportunity to seek exception or waiver should be provided.**

V. **Filling or Dredging Waterways.** Prohibited. 19.72.030 C.9.

A. MRZ: Not specifically addressed; defer to FCOZ Rewrite.

1. Proposed Changes: **Should be permitted if and as allowed by U.S. Army Corp of Engineers.**

B. FCOZ Rewrite: Same as current FCOZ.

VI. **Streams.** Under current FCOZ, no disturbances allowed unless expressly authorized in this section. The following setbacks are required: perennial stream corridors, 100' from ordinary high-water mark; wetlands, 50'. 19.72.060 A.3 & C.

A. MRZ: Not specifically addressed (does not offer any exemption from the FCOZ setback requirements); defer to FCOZ Rewrite.

- a. Proposed Changes: Reduction from 100' to 75' (**Crested Butte's ordinance allows 25', Park City's allows 50', Telluride's 50', Jackson Hole's 50'**). Needs exception for disturbance if otherwise permitted by U.S. Army Corps or the Utah Division of Water Rights. An exception for wetlands disturbance should be provided with a County approved mitigation plan.

B. FCOZ Rewrite: same as current FCOZ (no disturbance; perennial stream corridors, 100'; wetlands, 50')

- VII. **Ephemeral Streams.** Development not permitted unless Director grants waiver or modification upon finding of no adverse environmental impacts. Even so, for property within SLC watershed, no closer than 50'. 19.72.030 J.5.
- A. MRZ: Not specifically addressed; defer to FCOZ Rewrite.
 - B. FCOZ Rewrite: 50' setback. Zoning Administrator may recommend to the land use authority modifications upon finding that modification is "likely to cause minimal adverse environmental impact." Even so, for property within SLC watershed, Administrator shall consult with SLC Public Utilities prior to making a recommendation. 19.72.130 D.4.
 - 1. Proposed Changes: **Delete requirement to consult with SLC Public Utilities for mere ephemeral streams.**
- VIII. **Drainage.** To the maximum extent feasible, development shall preserve the natural surface drainage pattern. Natural drainage patterns may be modified on site only if the applicant shows that there will be no significant adverse environmental impacts on site or on adjacent properties. 19.73.080.
- A. MRZ: A grading and drainage plan showing all grading and how drainage and stormwater are accommodated, which meets County requirements for grading, drainage, and stormwater, is required. MRZ (Village Development Plan) 19.13.060 D.8.
 - B. FCOZ Rewrite: Development shall preserve the natural surface drainage pattern. 19.72.1.Q.
 - 1. Proposed Changes: **Should provide some flexibility where preservation would be infeasible, there would be no significant adverse impacts, or impacts could be reasonably mitigated.**
- IX. **Limits of Disturbance.** Under current FCOZ, limits are established by the Director on a case-by-case basis, based on various factors. 19.72.040.
- A. MRZ: Determined on a case-by-case basis, but subject to the conditions and criteria set forth in FCOZ Rewrite [20,000 sf per acre plus 10% for additional acres], Section 19.72.160. 19.13.070.
 - 1. Proposed Changes: **Should be determined on a case-by-case basis, as in current FCOZ, especially for the constrained development space in the MRZ-Village District.**
 - B. FCOZ Rewrite: Limits established in site plan. Imposes maximum limit, for lots 1 acre or greater, of 20,000 square feet plus an additional square footage of up to 10% of the acreage over 1 acre. 19.72.160.D.
- X. **Tree and Vegetation Protection.** No removal of trees/vegetation outside the limits of disturbance. Removal allowed within the limits of disturbance for "significant" trees (6" caliper or groves of 5 or more smaller trees). A significant deciduous tree must be replaced by 3 trees with 2 1/2" caliper; a significant coniferous tree must be replaced by 2 trees with 8' height. 19.72.030 H.

- A. MRZ: Director may impose reasonable conditions to accomplish a reduction in adverse impacts on existing trees and vegetation in the MRZ-Recreation District. 19.13.030 C.2.
 - 1. Proposed Changes: **An exemption from or modification of FCOZ’s restrictions on removal of trees/vegetation is necessary for ski terrain in the Recreation District.**
- B. FCOZ Rewrite: No removal of trees/vegetation outside the limits of disturbance. Removal allowed within the limits of disturbance for “significant” trees (6” caliper or groves of 5 or more smaller trees). A significant deciduous tree replaced by 2 trees with 1” caliper; significant coniferous tree replaced by 2 trees with 4’ height. 19.72.110 D.1. If the remainder of the lot outside the permitted limits of disturbance is heavily wooded (80% cover) and not suitable for planting replacement trees, replacement trees may be planted on other parcels in the subdivisions or on adjoining parcels. 19.72.110 D.2.

XI. **Building Setbacks.** Established by the underlying zone.

- A. MRZ: Recreation District has 25’ setback from lot boundary line or public ROW. 19.13.040. D. Village District, for one to four-family dwellings, 20’ for front, 8’ for side, 20’ for rear yard. 19.13.050 E.3.
 - 1. Proposed Changes: **Recreation District should not have a setback requirement as neighboring properties are almost always USFS lands which are part of the resort’s area boundary under a Special-Use Permit. Village District setbacks should be eliminated, or reduced to 10’, 5’ and 10’ (in which case it should include language similar to the FCOZ Rewrite provision that an applicant wishing to locate a building closer than the limit can do so if he can demonstrate structure will not place additional burden on neighboring properties).**
- B. FCOZ Rewrite: Established by the underlying zone. If no setbacks are stated, an applicant wishing to locate a building closer than 10’ feet to line must demonstrate structure will not place additional burden on neighboring properties. 19.72.130 D.1.

XII. **Density.** Under current FCOZ, defer to density limitations of underlying zone. 19.72.030. Underlying zone is currently FM-20, which limits density to 20 dwelling units or 40 guestrooms per net developable acres. 19.10.070A. Cluster density bonus of 25% allowed. 19.72.030 5.a.

- A. MRZ-Village District: 20 dwelling units or 40 guestrooms per net developable acre, except where increased (up to 25%) by TDRs. 19.13.040 D.; 19.13.080 G.
 - 1. Proposed Changes: **Any potential preservation of a portion of the development site as natural open space should be addressed on a case-by-case basis in the MRZ Area Plan rather than as mandated (40%) in the FCOZ Rewrite.**
- B. FCOZ Rewrite: Defers to density limitations of underlying zone. 19.72.040; but allows density bonus of up to 25% for cluster development, but 40% of the development site area shall be preserved as natural open space. 19.72.050 B.1 & C.1.

- XIII. **TDRs** (Transfers of Development Rights). Not available.
- A. MRZ: Contemplates transfers from “sensitive lands within the Salt Lake County Mountainous Planning District to higher density mixed use MRZ-Village Districts in order to consolidate development in the canyons within these Village Districts and to limit sprawl in the canyons.” 19.13.080 A.
 - 1. Proposed Changes: **The “Lot of Record” definition is inconsistent with most notions of a lot of record in that it requires “frontage upon a street, a right-of-way approved by the Land use hearing officer, or a right-of-way not less than twenty feet wide.” This restrictive qualification should be removed.**
 - B. FCOZ: Not available.¹
- XIV. **Night lighting.** “Lighting for outdoor recreation areas shall be permitted. However, recreation areas must be sensitive to potential impacts its outdoor lighting may have on adjoining properties. Outdoor lighting sources shall be shielded and directional.” 19.73.110.
- A. MRZ: Director may impose reasonable conditions to protect area views in the MRZ-Recreation District. 19.13.030 C.2. Recreational Outdoor and Trail Lighting is a permitted use in the MRZ-Recreation District.
 - B. FCOZ Rewrite: **Light poles for public outdoor recreational facilities are limited to 60 feet in height.** Light poles for outdoor recreational facilities on private residential property are limited to 18 feet in height. Both require site plan review which may require restrictions on locations and hours of illumination based upon impacts on adjoining properties. With the exception of light poles for outdoor recreational facilities, lights poles and building-mounted fixtures shall be designed with fully shielded luminaires directed downward. 19.72.1.X.
 - 1. Proposed Changes: **Need an exception for ski terrain, perhaps up to 80’.**
- XV. **Salt Lake City’s Approval/Certifications.** “All development in ... watershed area shall be reviewed by SLC for compliance with the city’s applicable watershed protection standards prior to county approval or final permitting.” 19.72.020 B.2.
- A. MRZ: Prior to approval of conditional uses or Development Plans, applicant shall receive written approval of SLC, certifying compliance with SLC’s applicable ordinances and watershed protection standards. 19.13.070 B.1.
 - 1. Proposed Changes: **County cannot delegate its constitutional police/land use powers. SLC may be given an opportunity to review, bit not to approve. If SLC concludes any non-compliance and County disagrees, SLC can try to exercise whatever extraterritorial jurisdiction it may have, but cannot be given the prerogative in the permitting process to essentially approve or veto.**

¹ The FCOZ Executive Summary (Objective 5, 2.b.i.2.) asserts that the “transferring” and “receiving” property must be in the MRZ district. That is inconsistent with the MRZ language that says simply that both must be in the Mountainous Planning District. If the MPD is not created, it should be rewritten to say both must be within the canyons.

B. FCOZ Rewrite: “All development in the County impacting surface water, wells, storage facilities, or aquifers located within SLC’s watershed areas shall be referred to SLC’s Division of Public Utilities to ensure compliance with the City’s process and applicable watershed protection standards.” 19.72.130

1. Proposed Changes: **County cannot delegate its constitutional police/land use powers. SLC should be given an opportunity to assess, not to ensure. If SLC assesses non-compliance, it can exercise whatever extraterritorial jurisdiction it has, but cannot be given the prerogative in the permitting process to essentially approve or veto.**

XVI. **Design Standards.** Includes both “mandatory” and “voluntary” standards, but with abundant “to the maximum extent feasible” qualifiers. Chapter 19.73.

A. MRZ: Must comply with FCOZ’s Design Standards, Section 19.72.170. Alternatively, applicant and county may enter into a development agreement modifying those standards, but both Mayor and County Council are required to sign the development agreement, after a public hearing. 19.13.070 D.

B. FCOZ Rewrite: Chapters 19.73 and 19.72 are now integrated, and design standards are reformatted, although the design standards are substantively similar to the current FCOZ. However, “voluntary” standards “may be made mandatory on a site-by-site basis by the land use authority as a condition for approval.” 19.72.170 B. Most of the practical “to the maximum extent feasible” qualifiers are eliminated. Table 19.72.1. Several design standards will require revisions if the exemption from slope restrictions (or modification to 40%) are not applicable to MRZ-Village District.

1. Proposed Changes: **The land use decision maker should not be granted the broad discretion to unilaterally and categorically make the voluntary standards mandatory, as a condition of approval. The “to the maximum extent feasible” or other similar qualifiers should be used more abundantly to provide planners with sufficient flexibility.**

XVII. **Parking.**

A. MRZ: “Permitted” uses included “parking area or structure with 4 or fewer spaces.”. This permitted use within both the Recreation and the Village Districts is limited to areas or structures with 4 or few spaces.

1. Proposed Changes: **This should be revised to include areas and structures in the Recreation District with 10 or fewer spaces, and in the Village District with 30 or fewer spaces.**

XVIII. **Restaurants/Retail**

A. MRZ: Although the Village District includes “Restaurant, excluding drive-through” and “retail goods establishment” as a permitted uses, 19.13.040 A., the Recreation District does not include these uses as either permitted or conditional uses.

- a. Proposed Changes: **Given the need for such uses around the expansive ski terrain (upper-mountain restaurants and small retail spaces), such**

should be included as either permitted or conditional uses even in the Recreation District.

Log Haven Restaurant &
Flying Cloud Enterprises
6451 E. Millcreek Canyon Rd.
Salt Lake County, Utah 84109

November 8, 2015

Dear Planning Commissioners:

For over 21 years, hundreds of people per week have chosen to have dinner or to attend special occasions at our historic and romantic log restaurant in Millcreek Canyon. The public's continuous patronage for over two decades confirms that dining, celebrating and entertaining in a mountain setting is an important form of recreation in the canyons for everyone – especially those who do not or cannot ski, hike or mountain bike.

We would like to continue providing our service to the Salt Lake community in the future and to be able to improve it from time to time. To do so, we need to have an FCOZ Rewrite that treats our small business as a valued contributor to the community's enjoyment of the canyons. We *cannot* bear an FCOZ that would debilitate us or treat us as an enemy of the environment. So we ask that you consider our concerns and suggestions with an open mind and that you also keep in mind the very first sentence of the Rewrite as well as Sections A, E & H of its Purpose clause (see section .010, pages 1-2).

We hope that you will find our comments to be thoughtful and helpful for your recommendations. Please excuse the length of this letter, but the FCOZ Rewrite is lengthy and full of complex provisions.

1. Limits of Disturbance. The most important area of the FCOZ Rewrite that needs to be revised is section .160D2 on page 23, which sets the Limits of Disturbance for all parcels over one acre. There are three distinct aspects of this section that need to be corrected.

First, the current FCOZ provides different maximum Limits of Disturbance for residential and nonresidential parcels over one acre (see section 72.040 F1 vs. F2). Section .160 D2 of the draft Rewrite, however, would eliminate this distinction and impose the same limits of disturbance for all uses. This change is grossly unfair to the handful of small business owners in the canyons because businesses must provide not only enough space but also enough parking for all of their customers, not just for a single family. Therefore, unless the Limits of Disturbance are increased for all users as discussed below, the distinction between residential and nonresidential parcels over one acre must be restored.

Secondly, draft section .160 D2 uses the words “up to” 10% in the second line. Those words have no precise meaning whatsoever since an additional 10 square feet or any other small amount would fall within the scope of “up to” 10%. In order to give this section any legal meaning and value, the words “up to” need to be changed to “equal to.” Otherwise, who knows what it means.

Third, the current FCOZ ordinance allows the County decision makers the flexibility to set the Limits of Disturbance for nonresidential/business parcels on “a case by case basis” (section 72.040 F2). Under proposed section .160 D2, however, the Limits of Disturbance for all parcels over one acre would be restricted to the same amount as a one acre parcel, plus “up to ten (10) per cent of the acreage over one (1) acre.” The additional amount is actually even less than 10% because the definition of Limits of Disturbance has also been changed to create reductions for driveways, leach fields and related systems (see definition on page 40), whereas no such reductions are made now.

On the positive side, the preceding changes suggest some minimal degree of certainty that private property owners would be allowed to use “up to” 10% of their land (less driveways and leach fields), *provided* they could comply with the strict slope standards and many other FCOZ requirements. On the negative side, however, the changes would also create the certainty (without saying so expressly) that PRIVATE LAND OWNERS WOULD BE DENIED THE RIGHT TO USE MORE THAN 90% OF THEIR PROPERTY! (100% potential use, minus 10% or less allowed, equals 90% or more taken away.)

Is taking away more than 90% of an owner's land use (and thereby the VALUE of the owner's land), without any compensation whatsoever, something that you can support with a clear conscience? If your answer is yes, would you feel the same if some government officials were taking away more than 90% of the value of YOUR home, business and property for a public use, with zero compensation, after you had spent your life working to pay for it? We have been working to pay off the land and improvements at Log Haven for over 20 years and are still paying. So please remember the golden rule and please do unto the private property owners in the canyons as you would want done unto you.

A fair and reasonable balance or compromise is usually fifty-fifty. When it differs from this norm, one party knows he or she got a steal and the other party knows that he or she got taken. So even with respect to an environmental protection ordinance, the starting point should be fifty-fifty. If you're going to take away 50% of an owner's land use for the public benefit without any compensation to the owner, at least leave him or her 50% to use in order to make up for the large loss. (While section .160 E would allow the Director to increase the proposed 10% allowed use by up to 25% upon certain criteria being satisfied, that would only add a maximum of 2.5% more – still taking away more than 87.5%.)

While you may not feel that you can apply the preceding fifty-fifty principle to the ski resorts because their land holdings are so vast, you certainly could apply it to the smaller residential and commercial owners. In fact, this distinction highlights one of the major problems with the proposed section .160D2 as it relates to all three issues that we are discussing. It ignores and violates one of the main reasons that FCOZ is being rewritten and one of the main principles espoused by the Blue Ribbon Commission, which is: “ONE SIZE SHOULD NOT FIT ALL!”

Everyone realizes that the FCOZ Rewrite is primarily trying to rein in or pre-plan the growth and environmental impacts of the large ski resorts in the Cottonwood Canyons. So should you allow FCOZ just to throw the smaller owners in with the ski resorts and treat the little guys as collateral damage? Because the ski resorts own or control hundreds or thousands of acres and make a high profit margin on the acreage they can develop, they may be able to absorb a larger reduction in the use of their land. However, **THE SMALLER OWNERS DO NOT HAVE THE AMOUNT OF LAND, WEALTH AND PROFITABILITY TO ABSORB A LARGE REDUCTION IN LAND USE.**

Therefore, although we believe that fifty-fifty would be fairest for everyone, we propose as a compromise that section .160D2 have A SLIDING SCALE so that One Size Does Not Have to Fit All. This could be done by revising section .160D2 to keep most of its current introduction and add subsections as follows:

For lots or parcels one (1) acre in size or greater, the limits of disturbance are limited to twenty thousand (20,000) square feet plus an additional square footage equal to:

- a. Fifty percent (50%) of the acreage over one acre for the first ten (10) additional acres;

- b. Forty-five percent (45%) of the acreage over one acre for the next ten (10) additional acres;
- c. Forty percent (40%) of the acreage over one acre for the next twenty (20) additional acres; and
- d. Thirty-three and one-third percent (33-1/3%) of the acreage over one acre for all additional acres over forty (40).

The 33-1/3% ratio in subsection (d) reflects the principle that, even for the largest land owners, the government should not create a “regulatory taking” of private property at a ratio of more than two acres for the public vs. one acre for the private owner who is actually paying for the land and improvements. This level of exaction is beyond the dedications now required even for environmentally sensitive parcels.

If you allow relatively fair percentages for all users as shown above, then it should not be necessary to restore the distinction between residential and nonresidential users because you will have allowed sufficient acreage for small business owners and a more fair usage than currently proposed for the ski resorts. If you restrict residential owners more severely, however, then a separate section D3, with a separate sliding scale, would need to be created for nonresidential/ business owners.

2. Restoring Flexibility. The proposed FCOZ Rewrite also violates the “One Size Should Not Fit All” principle in another way that needs to be corrected. It proposes to eliminate the introductory qualifying phrases, such as “to the extent feasible” or “to the extent practicable,” in a number of sections in the ordinance. This would create rigid rules and would eliminate the current flexibility of the Planning Commissioners to treat different properties in different ways according to their differing circumstances.

For example, section 73.030G of the current ordinance requires parking to be at the side or rear of a commercial building “to the maximum extent feasible” or to the extent it can be screened. However, the proposed section .170G, p27, of the draft Rewrite would rigidly require parking to be at the sides or rear if the property is more than 100 feet wide. Well, Log Haven's property is more than 100 feet wide; but the slopes rise immediately to the east and north of the restaurant building and they fall immediately to the west, so that no parking is physically possible at the sides or the rear. This shows that neither central planners nor elected officials can foresee all circumstances, and therefore the flexibility to deal with differing situations must be retained and improved in the new ordinance.

We can understand why the Director might not be comfortable in exercising this degree of power and flexibility. Therefore, it should be vested in the Planning Commission instead. The Planning Commission will be made up of nine commissioners, the same number as seated on a supreme court. So the Planning Commissioners need to be given the flexibility to exercise reasonable discretion, otherwise a computer could do the job of administering rigid yes/no criteria.

There are a number of places where this rigidity problem occurs in the draft Rewrite, and the problem is usually the same – the smaller owners do not have the large amount of land or wealth to satisfy the setbacks and other requirements as the ski resorts have. The most important place where the qualifying phrase needs to be reintroduced for us is, as discussed above, in the second box of Table G on page 27. The second sentence there should be deleted, and the words “to the extent feasible” should replace the words “if possible” at the end of the first sentence. You would also need to restore this qualifying phrase to the clauses discussed in the next section if you do not delete those restrictions entirely.

3. Please Remove These Two Senseless & Unfair Restrictions on Small Business Parking Lots.

A. 100 Foot Parking Lot Setbacks. The draft FCOZ Rewrite perpetuates a restriction upon small business owners that neither the County nor the National Forest Service impose upon themselves. While it sounds at first like a meaningful environmental protection, it is a restriction that does not make any sense in practice. We are speaking specifically about section .130D2 on p18 and Table R on p32, which require that private parking lots be located at least 100 feet from a stream corridor. Just think about this one for a minute, and you will quickly realize its total lack of practical impact and its gross injustice.

If you drive up Millcreek Canyon, you will see that Salt Lake County's asphalt road is right beside the creek for virtually the entire length of the 8.8 mile canyon. In fact, the County's road is often less than five feet from the creek bank. The Forest Service also has its parking lots all along Millcreek Canyon located only a few feet from the creek banks. More importantly, Millcreek Road gets hundreds of times the vehicle use as our two humble parking lots, one of which is only used for special occasions.

If Salt Lake County allows the run-off from 8.8 miles of much more heavily-used asphalt roadway to flow directly into the creek without taking any action to mitigate it, and if the National Forest Service does the same with its own parking spaces, why should Log Haven and other small business owners be required to comply with a huge 100 foot parking setback requirement? This is especially true when the setback would alleviate only the tiniest fraction of the run-off that the County and the Forest Service allow unabated.

Log Haven and the few other small businesses in the canyons are not ski resorts. We do not have hundreds of acres that would make a 100 foot stream setback insignificant. If you continue to impose this senseless requirement on the small business owners, what will you recommend that Salt Lake County do to mitigate its own impact? Moreover, why shouldn't the EPA sanction the County again for not adhering to the same standards that it imposes on small businesses and other private property owners? The 100 foot stream setback needs to be deleted or at least limited to the very large land owners like the ski resorts.

B. Access to Small Business Parking Lots. Table U on page 34 of the FCOZ Rewrite provides that off-street parking lots may not have direct access to or from public roads. Does this restriction make any sense to you? You drive around town all the time as we do. Doesn't almost every business parking lot have direct ingress and egress from the public streets? And aren't those commercial streets and roads far more heavily traveled and at faster speeds than the 30 mph on Millcreek Canyon Road?

What is this restriction doing in FCOZ? It doesn't preserve views or promote any of the other purposes of FCOZ. If it is to promote public safety, then it should be in the County's general zoning requirements for all County businesses, not just for those located in the canyons. We have had a parking lot with direct access to the public road for decades without having any problems. So this restriction needs to be removed.

If the majority of you won't delete these two senseless restrictions on small business parking, please at least qualify them by restoring "to the extent feasible" as discussed above..

4. Restoration of Creek Banks. Sections .070 J, p10, and .130 C, p18, would rigidly prohibit land owners from performing any work whatsoever in the existing stream corridors. However, in the torrential spring run-offs of 2011, the rushing water in Millcreek Canyon cut large gouges out of the creek banks on our land and the NFS land. We want to be able to repair this damage some day and to prevent further damage. Therefore, a flexible exception needs to be made to these clauses, and we propose adding the following

sentence at the end of both of them: “Subject to the approval of all applicable governmental agencies, private land owners may perform maintenance, repair and prevention work for perennial creek banks that have been damaged or may be damaged during years of heavy run-off.”

5. Ambiguity. There is a terrible ambiguity in FCOZ that the draft Rewrite fails to correct. As you know, section 72.060A of the current FCOZ allows the Director to relax the Limits of Development and certain other standards by up to 25% in appropriate circumstances, and this provision is continued in section .160E on page 23 of the draft Rewrite. These sections are clearly intended to allow the Director to grant a variance to FCOZ's strict standards in a narrow set of cases. However, the use of the word “modify” creates an ambiguity regarding whether the Director can also make the strict requirements of FCOZ another 25% more onerous for the private property owners. There is nothing that we can find anywhere in the current FCOZ to suggest that was the intent. Therefore this ambiguity needs to be cleaned up by changing the word “modify” in section .160E to the words “grant a variance to . . . “

6. Reconstruction & Parking. Section .140G1 on page 20 of the draft Rewrite continues a provision from the current FCOZ that allows an existing legally-established structure on a Lot of Record to be renovated, altered or expanded although it is within 50 feet of a stream corridor. Since any such structure can be altered or expanded, it should also be able to be reconstructed if it is damaged or destroyed. In addition, since a parking lot is not technically a “structure,” the same clause should apply to the parking lots of the small businesses that are located in the canyons. We have provided Mr. Woodward with the revisions necessary to make these changes, and we trust that he will present them to you in his spreadsheet.

7. Appeals. The current FCOZ itemizes appeal rights in multiple places, but the FCOZ Rewrite does not mention appeal rights even once. The Director of Zoning says this is because FCOZ appeals should be conducted like any other zoning appeals. This makes sense; but if this is the case, the appeal right should be expressly stated at least once in the Rewrite so that the silence cannot be used to imply that there are no appeal rights for FCOZ decisions. We suggest that the Definitions section at the end of the draft Rewrite be renumbered to section .210 and that a new section .200 be added as follows: “19.72.200 **APPEALS**. Decisions made pursuant to this ordinance may be appealed in accordance with the procedures set forth in Section 19.92.050 of this title.”

8. Tailoring FCOZ to the Individual Canyons. The FCOZ Blue Ribbon Report calls for the provisions of FCOZ to be tailored to the circumstances and needs of each individual canyon. This is extremely important in the case of Millcreek Canyon because it is so different from the Cottonwood Canyons. Millcreek Canyon does not have any ski resorts and does not have tens of thousands of people from around the world creating traffic snarls to use them. It has only two private property owners – the Boy Scouts and Log Haven. It has only two businesses, and one of them (Millcreek Inn) is located on Forest Service land. It has no land for large residential or commercial subdivisions. For these reasons, Millcreek Canyon should not just be subjected to the FCOZ standards that are being adopted for the purpose of limiting the expansions of the large ski resorts. You should use your discretion to recommend more reasonable standards for it and its smaller owners One Size Should Not Be Made to Fit All!

Thank You for your time and effort in seriously evaluating our concerns and suggestions, and Thank You for incorporating them into your recommendations to the County Council. We would like to continue contributing to the enjoyment of Millcreek Canyon by the residents of the Salt Lake community.

Margo Provost & Edward Marshall

Curtis Woodward

From: Linda Johnson <gostalinda73@gmail.com>
Sent: Tuesday, October 27, 2015 2:51 PM
To: Curtis Woodward; Barbara Cameron
Subject: Comments on FCOZ answers from Curtis

I've been reading the comments and questions and worrying just a little. so I will add my own comments to the questions and answers, following the format of the original.

Please see my general comments, plus one important one, Transfer of Development Rights. That one needs to go to the comment section, because I think staff interpretation it is a perversion of an important part of the plan. Do not need to quote the paragraph, just the point: Inholdings should be traded out. That should be encouraged, not discouraged.

Pre app meeting is something I thought everyone understands. Perhaps the "regularly scheduled" part is difficult, and could be explained as "All applications must meet with staff. This pre-app meeting will..."

Grading standards: I wouldn't leave this in the document. The only applicable use of the standard is to combine it with a lot size, as in "when a lot is more than x sq. ft then..." The kind of development in resorts should actually be discouraged from that sort of building, the construction there should be town-like as much as possible. The last thing the resorts on our side of the mountains should be encouraged to do is single family large lot development. That is very lucrative, and we should be clear on it.

Trees and Vegetation: In times of very variable precipitation and water shortages, and wildfires, this should be reconsidered. Resorts can revegetate elsewhere, but either housing should be controlled in wooded areas (limited I mean) or owners will have to sign a waiver that there may not be fire protection for their structure. I object strongly to risking people's lives to protect forest homes that are away from fire water mains, etc. I suggested and you should incorporate fewer tree plantings, different pictures that show houses in trees, and different replacement varieties of vegetation. #2 in this category verges on sophistry to say canopy removal for fire is ok, just replace the ones you took out to build on.

Building setbacks: best architectural practices to create walking villages and TODs is to put buildings at the sidewalk and avoid large front spaces that have to be walked across from a building "across the street." This is not to limit sidewalk widths, those should be adequate for 4 people adjacent to encourage walkability. "The best" downtown standard is to allow two families of four to meet and greet while walking in opposite directions. The worst is the current

standard of about 30", which doesn't allow anyone but lovers to walk side by side easily. The explanation is ok, just saying.

Transfer of Development Rights: The water thing is a serious mistake, not the intent of my suggestion at all. If land in the forest is actually developable they won't trade it out willingly. The intent is definitely get the mining inholdings out of there. They require and can insist upon access roads. Once the roads exist, they can maybe get a water right or two; for sure there is destruction of the intact forest unit. The BRC did not anywhere say developable land, nor did it anywhere say water available, and I want to be on record as thinking this is a real mistake to write into the regs. Instead, just put a caveat in the regs that says water rights have to be transferred with the land, to the FS or to the resort, and that the trade value is, while never equivalent square foot by square foot, much less for land without water. I never intended and no one ever said it should be developable land. It is inholdings. Federal court just permitted a road by right to a mineholding halfway up the mountain next to the skiing at Breckinridge. This is to be avoided, my suggestion (it was my suggestion) was to make the inholding tradeable for bottom land at a resort. NOT equally, but equitably. As Mayor McAdams said, "All it takes is one vote cycle to change the rules." The water requirement, the "buildable" wording, the slope discussions, all of these are A VERY BAD IDEA.

Sorry to grump, but every time I say this you staff ignore it, thus preventing the exact value-added interest I want to preserve. My intent was to make USFS own all the land as contiguously as possible. I am willing to "pay" for that by adding development in the already-spoiled valley bottom.

Linda J

Linda Johnson,
1356 E 4500 S, SLC 84117;
home 801-277-4499; mobile 801-870-5006

FCOZ QUESTIONS FROM BIG COTTONWOOD COMMUNITY COUNCIL

FCOZ DEVELOPMENT APPROVAL PROCEDURES

1. What is meant by a "regularly scheduled pre-ap meeting"? This is unclear (p3). Could it be defined in the ordinance or described online?
2. Could FCOZ fees be posted online?

SLOPE PROTECTION

1. Lots of Record and MRZ Villages should be allowed to apply for a waiver to build on a 40% slope.

GRADING STANDARDS

1. (p8) A maximum of 35% of the total area of the lot may be graded for a building pad...this is not adequate for very small Lots of Record or ski resorts.

BUILDING SET BACKS

1. (p 18). No setbacks required if it can be proved that there will be no burden to neighbors. This is new and OK.
2. MRZ. (p 3 and 5-Setbacks) Why require setbacks for MRZ Village development?

MOUNTAIN RESORT ZONE

1. MRZ Water Supply and Quality (p11#3)
Why isn't local approval from water and sewer companies sufficient? Why go to the State of Utah for this info?

TRANSFER OF DEVELOPMENT RIGHTS

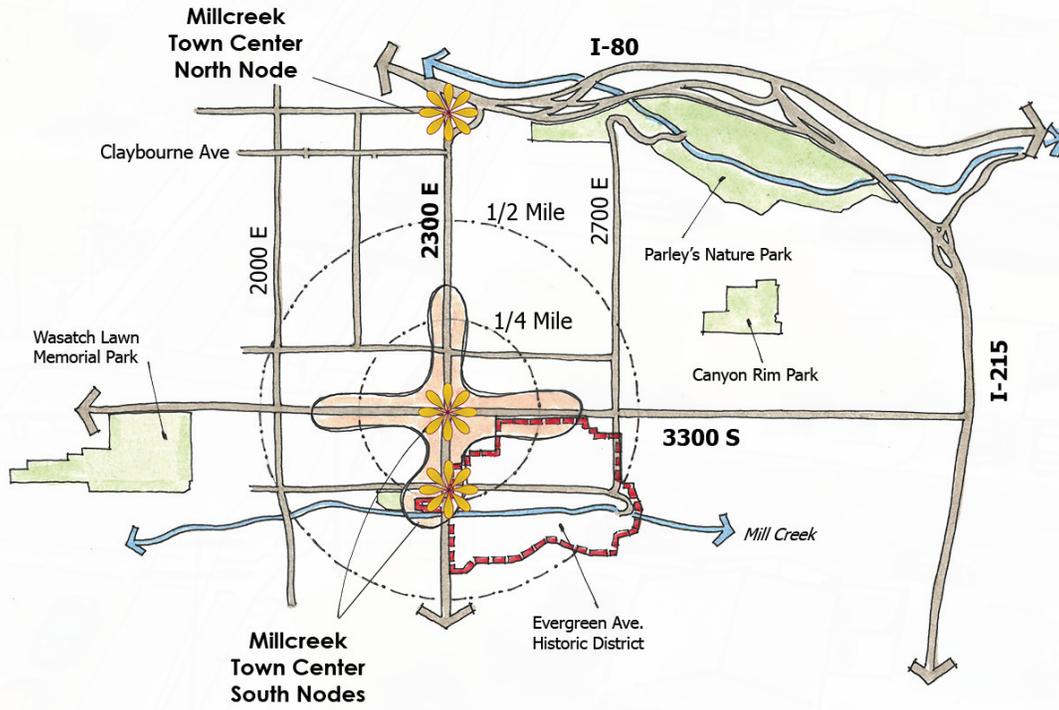
1. (p12 E.1.e) "The property shall have verified water availability." This makes it impossible to transfer mining claims in the canyon. They should be valued at market value and offered for TDR if the owner requests.
2. (p12.E.2.a) Areas that do not meet the net developable acreage...what is this?
3. (p12.E.2.e) Why shouldn't non-contiguous portions of lots of record be considered?
4. (p15-I.2) Define Conservation Organization. Is it a 501.c4 or a 501.c3? And spell out who is responsible for the maintenance of that parcel.

Rolen,

I took Wendy's summary of the BRC comments and "priority" numbers placed next to each one to try and score them from top to bottom. Relying on my old track team days, I used a point system so that an idea that got a few 1's wouldn't outscore an idea that got a roomful of 2's. So I gave 5 points for a "1," 4 points for a "2," etc.

Using that system, here's what came out on top:

1. Under slope waiver criteria, the word "only" should be inserted in the planning commission findings ("The planning commission may only waive these standards upon...") - 22 points (3,1,3,1,3,3)
2. Clarify watershed protection – 20 points (1,1,1,1) *This got the most 1's, but only 4 people voted for it.*
3. TDR's; what's the goal? – 20 points (1,2,1,2,4)
4. MRZ seems like a good idea and is more clear and consistent than FCOZ – 20 points (3,1,2,2,2)
5. Base decisions on objective environmental data, using environmental dashboard, WQSP, where recommended mitigation – 17 points (4,5,2,4,2,2)
6. Slope and ridgeline restrictions in the MRZ village district (*should be relaxed?*) – 16 points (3,3,4,1,3)
7. Better statement "Guiding development with a keen eye toward protecting environment and communities" (*assume this is in the purpose section*) – 15 points (5,5,2,2,1)
8. Penalties for non-permitted actions to discourage "asking for forgiveness" – 14 points (2,2,5,4,5,4)
9. Link FCOZ, MRZ, and MPD to address the public process and other jurisdictions – 11 points (4,4,4,1)
10. Improve and clarify definitions – 8 points (3,4,5,5,5)
11. FCOZ separate public hearing and decisions 30-45 days – transparency – 5 points (5,5,3)
12. Review "shalls" and "mays" (clear on requirements) – 5 points (4,3)
13. TDRs; need more work, possible elimination – 4 points (5,3)
14. Clear up inconsistent language regarding limits of disturbance – 3 points (5,4)
15. Clustering really does not work – 0 points (no votes)



Millcreek Town Center Development Plan

How to Build a Town Center at 2300 East

SEPTEMBER 2015

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ACKNOWLEDGEMENTS

Salt Lake County Office of Township Services

Wasatch Front Regional Council

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FOREWORD

Millcreek is one of the oldest settlements in the Salt Lake Valley and over the last 150 years has created a vital balance of heritage and progress. Beginning with the construction of John Neff's flour mill in 1847-48, Millcreek has long been a desirable community with many descendants of the original pioneers still living in the area today. 3300 South itself is an extension of the original 10 Acre Survey, laid out in 1847. The agrarian lifestyle was enhanced with the construction of Nathan Baldwin's headphone manufacturing factory in 1917, as his dam and generator on East Millcreek also provided electricity for the community. The Evergreen Historic District, which stretches from Evergreen Avenue to 3300 South and 2300 East to 2700 East, provides visual reminders to the past while the many well preserved homes indicate the pride evident in this community.



Image 2: Neff's mill



Image 1: National Baldwin Radio Factory; image courtesy of USHS

In many ways, this Development Plan is a continuation of Millcreek traditions, exemplified by continual improvements and upgrades to both private and public property. For example, the plan will be expanding on the East Millcreek Betterment League's work from 1935 and 1950 to beautify the area. The League's work led to the establishment of a traffic signal at the intersection of 2300 East and 3300 South as well as the installation of sidewalks, trees, and landscaping along 2300 East between 2700 South and 3900 South (see Image 3). Additional projects included increased public transportation, installation of additional fire hydrants, and a proposed recreation center. Many of these projects established the community pride and assets that are the foundation for a future Town Center. This foundation provides the direction for the recommendations in this Development Plan. As such, the Plan represents the current generation of community improvement and is a guide for future growth and development that is solidly based on respecting and building on the traditions of the past.

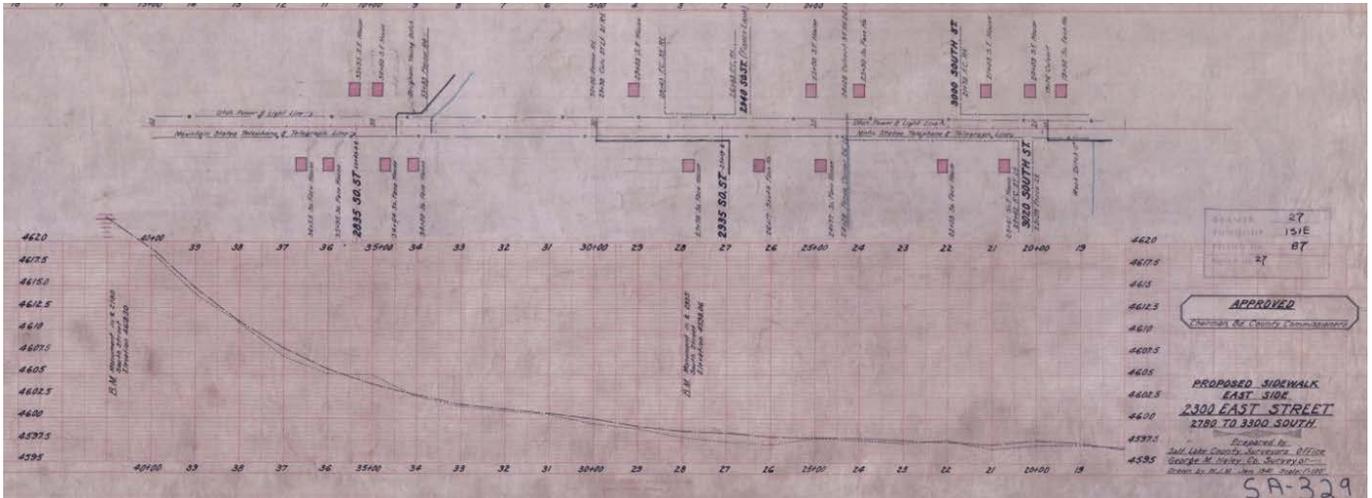


Image 3: Proposed Sidewalk Plan for 2300 East, 1941

Our goals for this plan include;

- Designing on a human scale
- Preserving the identity of the Millcreek community
- Continuing the longstanding tradition of enhancing and nurturing landscaping
- Providing for a variety of activities
- Creating a mix and density of uses
- Developing mobility options

The Millcreek Town Center will continue to be an important resource for the community and Millcreek Township as future growth in the area occurs. The Center will enhance the identity of the community that lives, works, recreates and shops in this area. Care must be given to respect both the investment space – open space in front of buildings – and the public space in the public right of way. In addition, zoning standards that define building placement, density, height, signage, and uses as well as site plans specifying parking location requirements and landscaping are vital. And finally, mobility, connectivity, shared driveways and other access management tools must be employed to return Millcreek to the pre-eminent family oriented community it once was.

Another component to planning for the built environment is a market analysis indicating what is feasible in terms of new commercial uses in the area. While Neff’s mill and Baldwin’s headphone manufacturing plant are no longer in operation, and the Sherman School, built in 1905, has been replaced by a supermarket, this area has the potential to expand both retail and commercial markets to better serve area residents and reduce the need to exit the area for work and shopping options.



Image 4: The original Sherman School; image courtesy of USHS

Finally, community goals and objectives must be considered. Property owners who have made the financial investment to live, work and play in Millcreek represent the most significant stakeholders. They are the audience for this plan, and will be collaborative partners in its implementation.

To meet these objectives, this plan has been structured into five chapters that follow this foreword, with an attached list of references for those who want more specific information on ideas discussed here.

- Chapter One – Introduction
- Chapter Two – What to Know: Demographics, Market Analysis, Land Use/Redevelopment Analysis, Infrastructure Capacity, 2300 East Safety Improvements, Future Town Center Nodes
- Chapter Three – Engaging the Community
- Chapter Four – Achieving the Goals: The Town Center Framework – Urban Form Elements; Development Scenarios
- Chapter Five - Making it Happen: Policy & Regulatory Tools – General Plan Update; Key Stakeholders; Proposed Zoning Elements; and Next Steps
- References –External documents and reports used as a basis for recommendations in the plan

CHAPTER 1: INTRODUCTION

AREA CONTEXT/HISTORY

The overall urban form of the Millcreek Town Center study area has not changed for nearly 50 years. The major road alignments date back more than a century and the development pattern in Millcreek was established in the post-WWII era of suburban residential development and automobile-oriented commercial uses. Commercial uses developed along corridors in the community rather than in a cohesive town center. While the Millcreek Township area continued to develop and evolve as a whole, the auto-oriented corridor style development and corresponding zoning regulations impacted the ability of a center to evolve at the intersection of 2300 East and 3300 South.

In the aerial image series shown below from 1977 to 2013, it is easy to notice how little has changed in the prevailing urban form at both the intersection of 2300 East and I-80 and 2300 East and 3300 South, despite some new uses and continued infill development in the area.



1977: I-80/2300 East

1997: I-80/2300 East

2013: I-80/2300 East



1977: 3300 South/2300 East

1997: 3300 South/2300 East

2013: 3300 South/2300 East

When Interstate 80 was constructed the former importance of 3300 South as a main east-west connection diminished. A northbound on ramp for heading west on I-80 and southbound off ramp for eastbound traffic was created at 2300 East, which has remained primarily residential with a small

neighborhood commercial node. Traffic counts are relatively low in the area, with approximately 18,455 Annual Average Daily Traffic (AADT) counts along 2300 East between I-80 and 3300 South and between 16,320 and 17,620 AADTs on 3300 South at 2300 East.

The commercial property around the intersection of 2300 East and 3300 South has become dated and declined, diminishing its viability. Total sales revenues at the 3300 South 2300 East intersection in 2013 were nearly \$18 million.

Major business types for the area include Food and Beverage, Food Services, Personal and Laundry Services, and Repair and Maintenance. Restaurants typically do well here, likely due to the smaller household sizes and higher per capita incomes.

The 84109 zip code, which includes the East Millcreek area, has approximately \$193,369,803 in “lost” sales of goods and services purchased by residents at establishments outside of the zip code (See Table 3: Sale Leakage, Chapter 2). Although leakage in sales occurs in the majority of categories, two potential categories to target for future development are Food Services and Drinking Places (e.g., restaurants, catering, coffee shops, etc.) and Clothing and Clothing Accessories Stores.

Regardless, community assets exist that anchor the area as a node of activity. These assets include the Historic Baldwin Radio Factory (renovated for a restaurant/artist studios/boutique shops), the Millcreek Community Center, the Evergreen Historic District, several restaurants and Dan’s Fresh Market. The surrounding residential areas are stable and new construction of single-family homes has continued in recent years along 2300 East to the north of 3300 South. Median home values in the surrounding area range from \$277,100 to \$336,800, compared to the State median of \$212,800 and the County median of \$232,100.

The Evergreen Avenue Historic District was listed on the National Register of Historic Places in 2007. Roughly bounded by 2300 East/2700 East and 3300 South/Evergreen Avenue, the district represents the community’s heritage and transition from a pioneer-era milling and manufacturing center to a suburban residential retreat. This neighborhood has historically functioned as the social center of the community



Image 5: Community assets include local restaurants with sidewalk dining and the Baldwin Radio Factory complex.

and its architectural resources contribute to the history of the East Mill Creek community.¹ The construction of the Millcreek Community Center on Evergreen Avenue adjacent to Evergreen Park is a valuable asset and represents continued investment in the community. The Millcreek Community Center includes the Millcreek Library, Millcreek Recreation Center, and Millcreek Senior Center. Local stores and art studios in an adaptive reuse of the Baldwin Radio Factory provide a context for the feel and look of future development investment in that area. Some of these businesses include Vintage Arts, Celestial Impressions, and Sheryl Thornton Fine Art.

This area by Evergreen Avenue is at odds with the function and form of the main roadways of 2300 East and 3300 South. These roads function safely as transportation corridors, yet the form currently pays little attention to pedestrian and bicycle accessibility and connectivity between uses along the corridors and the surrounding neighborhoods. However, the federally funded 2300 East Safety Improvement Project will provide both pedestrian and bicycle amenities, increasing the ability to safely travel to/from the area on foot or bicycle.



Image 7: The pedestrian infrastructure along 2300 East is varied, with minimal amenities.



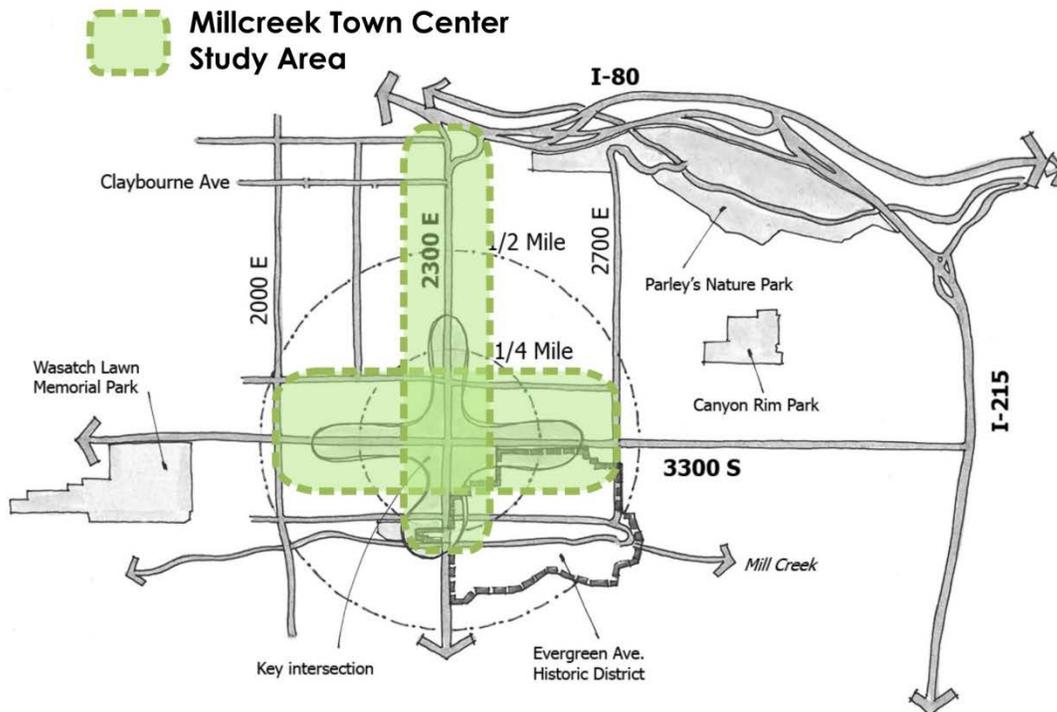
Image 6: Some areas along 3300 South have no sidewalk.

¹ National Register of Historic Places, Evergreen Avenue Historic District, East Mill Creek, Salt Lake County, Utah, National Register #[07000081](#)

DEVELOPMENT PLAN STUDY AREA/CONTEXT

The study area, shown in the diagram below, for the Development Plan generally consists of the property fronting and surrounding the two major corridors of 2300 East and 3300 South.

The larger area around these two corridors consists of a stable residential base that supports the creation of the Millcreek Town Center. The housing was primarily built between 1950 and 1975 in the post-WWII suburban residential expansion of the region, but also includes historic resources dating back to the 19th century. Additionally, new homes, including attached and detached units, continue to be built in the area, including along 2300 East, indicating the stability and desirability of the area for single-family residential development. While new multi-family dwellings in the Unincorporated County accounted for only 6 percent of all new multi-family dwellings in the County between 2004 and 2013, the development of additional owner-occupied housing plays an important role in bringing people to the Town Center and supporting future commercial endeavors. Concurrent, and supported by the goals for the Town Center described in this plan, is the objective of protecting and enhancing the established residential neighborhoods.



DEVELOPMENT PLAN GOALS

GOAL 1: Designing on a human scale



GOAL 2: Preserving the identity of the Millcreek community



GOAL 3: Continuing the longstanding tradition of enhancing and nurturing landscaping



GOAL 4: Providing for a variety of activities



GOAL 5: Creating a mix and density of uses



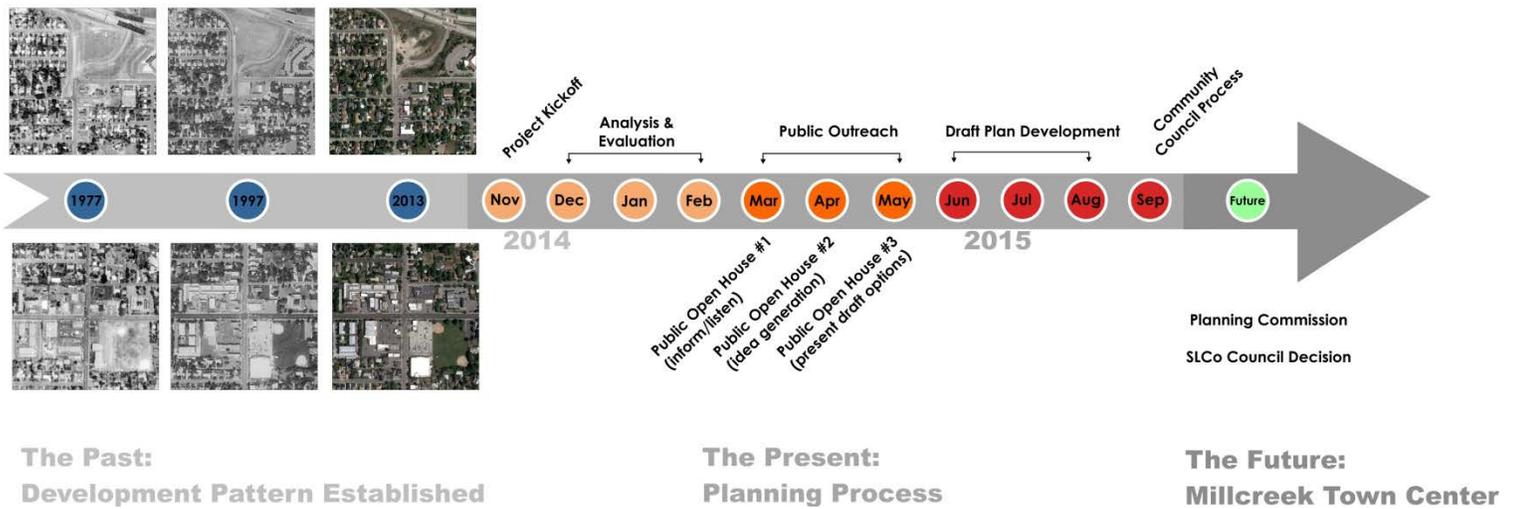
GOAL 6: Developing mobility options



CRSA

PROJECT TIMELINE

The project to create the Development Plan began in the fall of 2014. Feedback gathered from the community engagement process led by the consultant, and supported by the Office of Township Services, is reflected in the recommendations. Analysis and findings fueled the recommendations and path forward for the final plan. These are summarized throughout the plan, and are offered in more detail as references. The adoption process will occur in the future.



CHAPTER 2: WHAT TO KNOW – INFORMATION ABOUT BUILDING THE MILLCREEK TOWN CENTER

WHO LIVES HERE?

As a whole, the demographics of Millcreek Township in and around the study area reflect an educated community with higher median incomes than the region as a whole. The median age of residents is higher, and the household size is lower, than the County and State average. Furthermore, the higher than average per capita income suggests more disposable income and increased buying power within the area.

Table 1: Demographic Comparison: 2300 East/3300 South (Source, US Census 2009-2013 Estimate)

Radius	Median Age	Median Household Size	Median Household Income	Per Capita Income
1 mile	35.7	2.8	\$68,606	\$29,040
3 miles	35.3	2.5	\$66,199	\$33,282
5 miles	34.4	2.4	\$59,158	\$30,805
Salt Lake County	31.2	3.0	\$60,555	\$26,103
Utah	29.6	3.1	\$58,821	\$23,873

The population in the surrounding area is approximately 15,934 within 1 mile. Due to the established nature of the area, the population is not projected to increase significantly in the near future.

Table 2: Population: 2300 East/3300 South (Source, US Census 2009-2013 Estimate)

	Population - 2015	Population - 2020	Population - 2030
1 mile	15,934	15,249	15,463
3 miles	126,245	122,180	125,478
5 miles	267,510	264,369	277,036

Shifting demographics have created a base of residents that is similar in composition to several areas around the Salt Lake County region, such as the Holladay Village area and the east downtown Salt Lake City neighborhood around the 400 South and 700 East intersection. The difference is these other sites have an urban form that supports a built environment desired by this demographic group of residents, including a mix of uses, mobility options, connectivity, and a variety of activities. The Town Center development program is rooted in bringing aspects of these forms of built environment to the Millcreek Township neighborhoods around 2300 East and 3300 South.

WHAT IS FEASIBLE?

MARKET ANALYSIS: OVERVIEW

A market analysis was conducted to identify development potential and provide a basis for development scenarios and development recommendations for the area around 2300 East and 3300 South in Millcreek Township. The study was completed by analyzing parcel improvement values, sales tax generated in the area, historic absorption patterns and rents in Salt Lake County, demographic and household characteristics in the area, and through numerous interviews with real estate brokers and developers. The study concentrates on the area along 2300 East from I-80 to approximately 3500 South, and along 3300 South from 2000 East to approximately 2400 East.

The results suggest the following would be successful in this area for working to create a future Town Center:

- Retail development including restaurants and specialty retail such as unique, stand-alone clothing shops;
- The intersection of 2300 East and 3300 South is the most likely site for retail development;
- 2300 East is far more “walkable” in scale than 3300 South; development should bring shoppers into the interiors of blocks;
- Office development is viable at the north end of 2300 East on vacant land overlooking I-80, with good access and visibility. Office development would not likely exceed 3-4 stories in height;
- Residential development should focus on upper-stories of mixed-use buildings at the intersection of 2300 East and 3300 South;
- Vacant land next to the Dan’s Market could be acquired and a medium-box store or specialty retail could be attracted to this site;
- Brokers feel the study area is generally not as attractive for large-scale regional development as the east end of 3300 South, which has an interchange on I-215 and therefore better access;

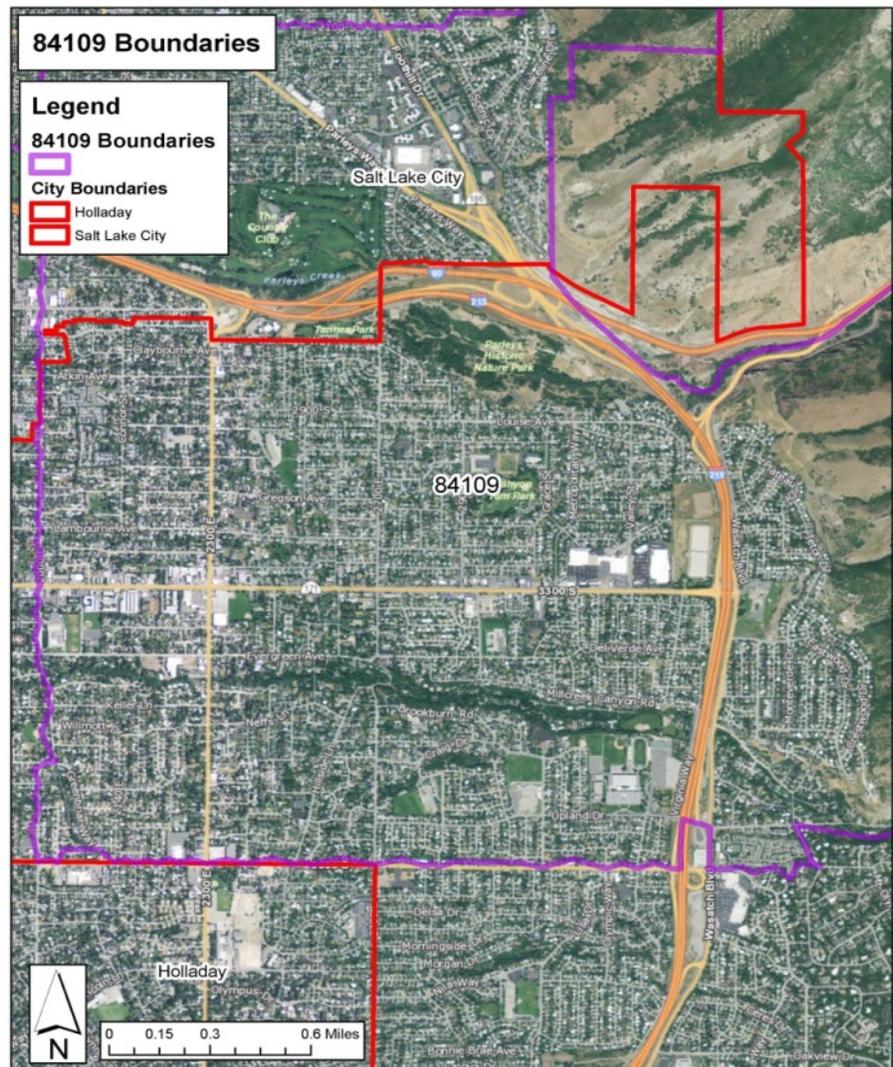


Image 8: Mixed-use development with residential over retail is a recommended target.

SALES LEAKAGE

A sales leakage analysis identifies economic development opportunities in a community by evaluating the total purchases made by residents inside and outside the community. A sales leakage analysis first identifies sales within the State of Utah for each major sales category and then calculates the average sales per capita in each category. Per capita sales in the 84109 zip code are compared to average per capita sales statewide in order to estimate what portion of resident purchases are being made within the zip code and what purchases are being made by residents outside of the zip code.²

Two potential categories to target are Food Services and Drinking Places (e.g., restaurants, catering, coffee shops, etc.) and Clothing and Clothing Accessories Stores (See Table 3: Sales Leakage). As will be discussed later, brokers believe that these two categories would do well in this area based on the location and demographic composition of residents. The sales leakage analysis indicates that nearly \$19 million in food services sales are “lost” to other communities. Redevelopment targeting restaurants and other food services could recapture some of these sales. The clothing category loses nearly \$17 million to other communities. Clothing would need to be specialty-type, stand-alone clothing stores as most major chains tend to cluster together in community or regional shopping centers.



Map 1: 84109 Boundaries

² Sales tax data was not available for Millcreek, so the analysis was performed using data from the 84109 zip code.

Table 3: Sales Leakage: 84109 Zip Code (2013) and Target Categories

Type	Total Leakage (2013)	Capture Rate
General Merchandise Stores ³	-\$65,320,375	0.00%
Motor Vehicle and Parts Dealers	-\$53,034,455	5.10%
Building Material and Garden Equipment and Supplies Dealers	-\$24,348,343	0.81%
Food Services and Drinking Places	-\$18,969,133	53.14%
Clothing and Clothing Accessories Stores	-\$16,754,467	5.53%
Accommodation	-\$14,391,753	0.08%
Miscellaneous Store Retailers	-\$10,796,427	36.58%
Electronics and Appliance Stores	-\$8,200,933	8.99%
Furniture and Home Furnishings Stores	-\$7,896,701	6.65%
Repair and Maintenance	-\$7,762,452	30.56%
Gasoline Stations	-\$7,117,741	31.58%
Nonstore Retailers	-\$5,374,015	6.22%
Health and Personal Care Stores	-\$3,782,176	22.49%
Amusement, Gambling, and Recreation Industries	-\$2,765,071	35.42%
Performing Arts, Spectator Sports, and Related Industries	-\$1,318,493	61.68%
Personal and Laundry Services	-\$1,212,975	2.15%
Museums, Historical Sites, and Similar Institutions	-\$302,444	0.00%
Sporting Goods, Hobby, Book, and Music Stores	\$24,064,890	323.27%
Food and Beverage Stores	\$31,886,263	176.25%
Total	-\$193,396,803	44.25%

Source: Utah State Sales Tax Commission; ZBPF

Of the \$18 million in leakage within food services and drinking places, \$16 million of that occurs among restaurants. Based on the median square footage for restaurants and the median sales per square foot, 32 additional restaurants could be supported within the 84109 zip code if all resident purchases were to be made in the local area (See Table 4: Buying Power – Restaurants). Clearly, residents will leave the neighborhood to make some of these purchases elsewhere, especially in conjunction with attendance at cultural and sporting events which are not available in Millcreek. However, the large amount of leakage demonstrates the potential to attract additional restaurants to the area.

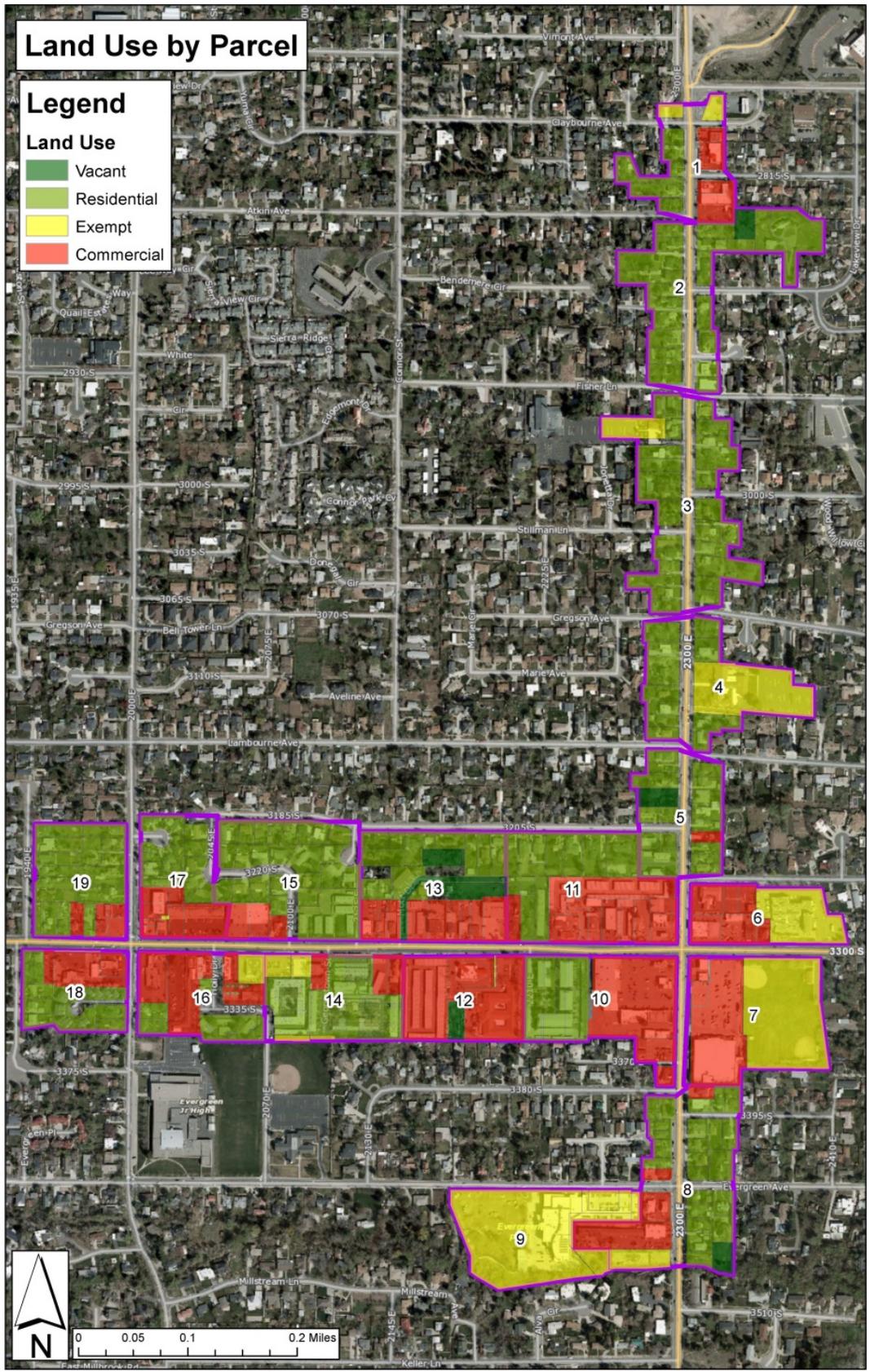
³ Does not include Smith’s Marketplace, which is listed under Food and Beverage Stores.

Table 4: Buying Power - Restaurants

	Median Square Footage	Median Sales per Square Foot	Median Sales per Store	2013 Leakage	Number of Possible Stores
Restaurant w/out liquor	2,400	\$ 199	\$ 478,728		
Restaurant w/ liquor	3,212	\$ 308	\$ 989,874		
Sandwich shop	1,400	\$ 290	\$ 405,398		
Pizza	1,462	\$ 196	\$ 287,034		
Coffee/tea	1,600	\$ 405	\$ 647,296		
Chinese fast food	1,400	\$ 127	\$ 178,010		
Average	1,912	\$ 254	\$ 497,723	\$ (16,054,550)	32

Sources: Urban Land Institute; Utah State Sales Tax Commission; ZBPF

Map 2 shows the study area with the land uses indicated for each parcel. On the map are block numbers, which were assigned to sections of the area and are referenced in this report.

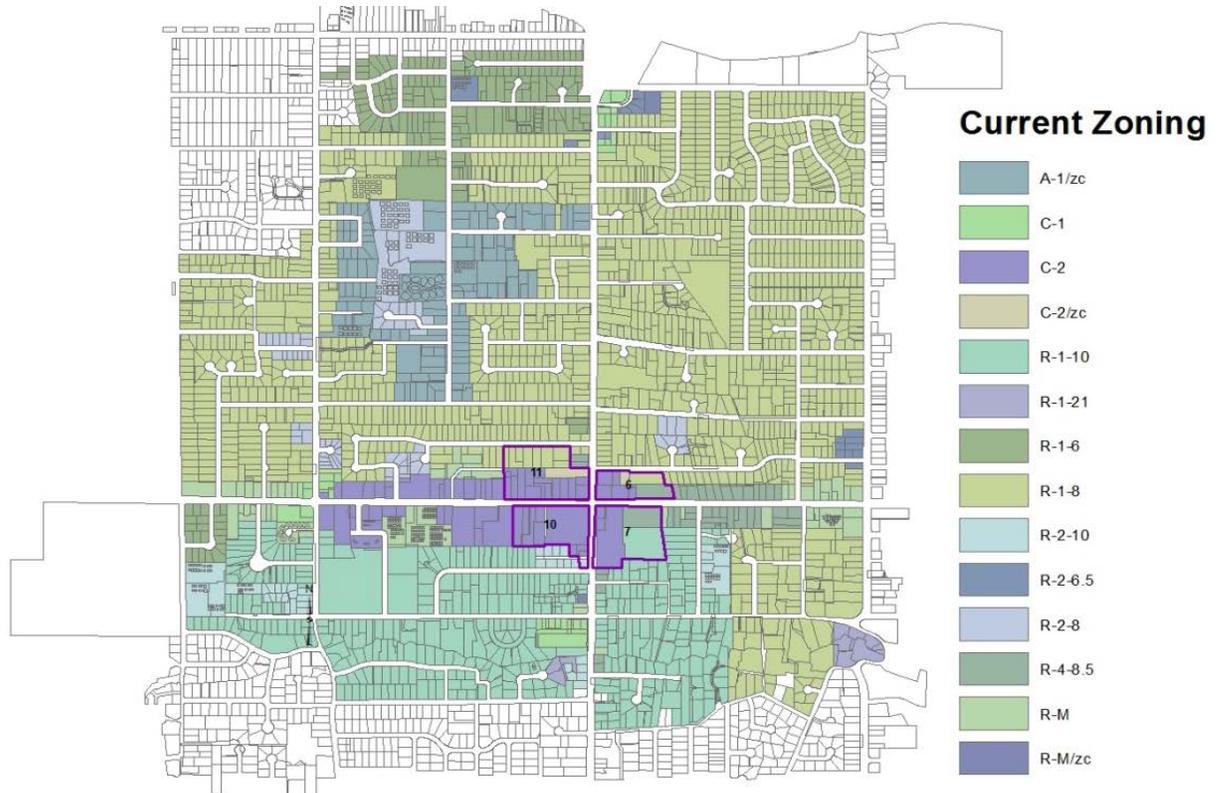


Map 2: Study Area with Block Numbers and Land Use

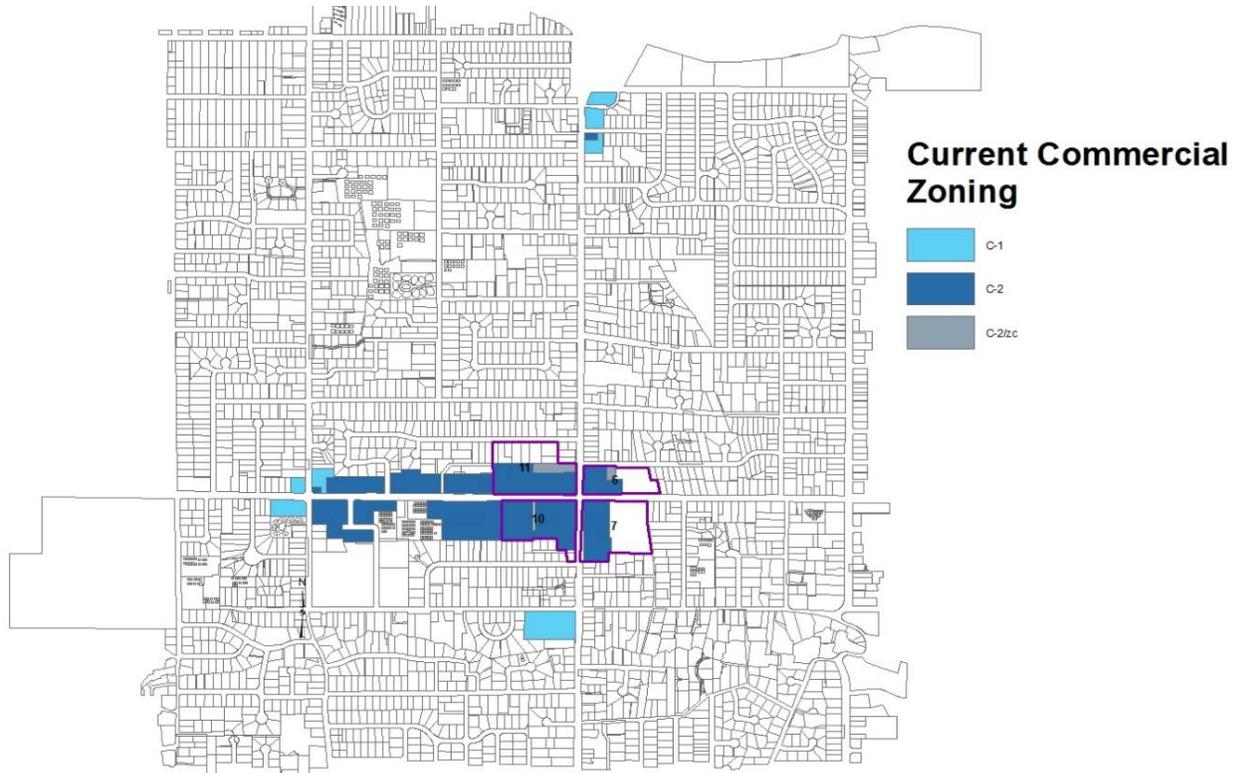
LAND USE ANALYSIS & REDEVELOPMENT POTENTIAL

The current land use in the study area is a mix of residential, retail commercial, and smaller-scale office. (See Map 1) There has been some conversion of residential structures into businesses, but these are limited and located primarily near the 2300 East and 3300 South intersection. This trend is more prevalent between 3300 South and Evergreen Avenue than to the north of 3300 South. Currently, only a few residential businesses occur along 2300 East to the north of 3300 South. This indicates that the residential nature of the remaining corridor north of 3300 South is stable. One of the primary goals of the Millcreek Town Center Development Plan is to focus retail/business density at nodes to create a “center” This goal is supported by the market analysis findings. Future expansion of commercial uses along 2300 East to the north of 3300 South into the stable residential area is discouraged, as it would affect the concentration of retail uses at the center and compromise the success of increasing density at the nodes.

The land use pattern consists of mostly developed land, with few vacant lots. (See Map 1) Several under-developed lots exist in the area near the recommended Town Center nodes, including those currently occupied by storage units. An analysis of parcel land uses, sales per square foot, and parcel improvement values indicates an approximate number of acres that are underperforming and could potentially be redeveloped. It is noteworthy that none of the blocks at 2300 East 3300 South have vacant parcels. (See Map 5, Potential Parcels for Redevelopment)



Map 3: Range of Current of Zoning in the Study Area Vicinity; A= Agricultural zones; C=Commercial zones; R=Residential zones;



Map 4: Current Commercially Zoned Parcels in the Study Area

REDEVELOPMENT POTENTIAL ANALYSIS

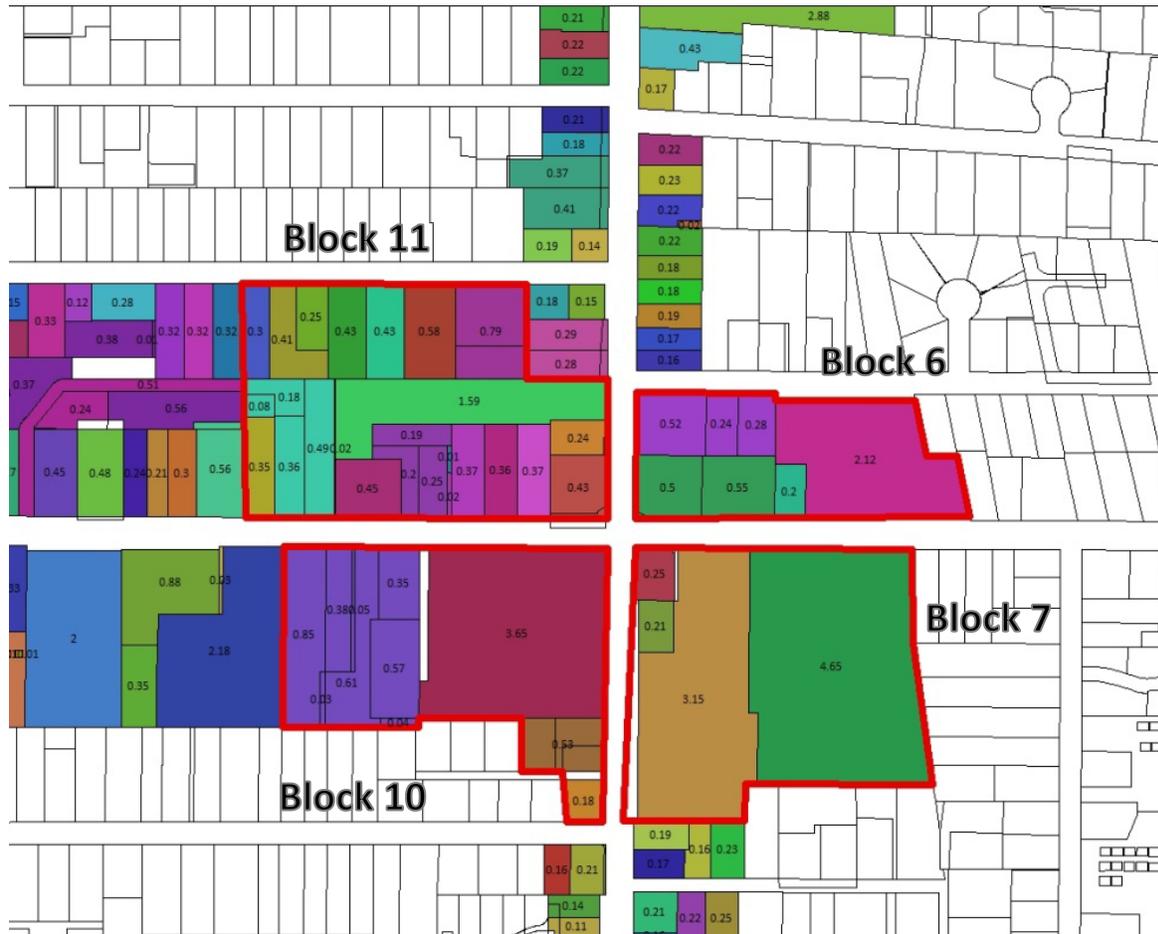
An analysis of the improvement value and sales tax generated by parcels in the study area identifies the potential for redevelopment in the area. Table 5 represents the total acreage with redevelopment potential for each block, which is comprised of multiple parcels in most cases. (See Map 4 for Ownership Pattern and Parcel Sizes) Redevelopment potential was based on various characteristics, including parcels that have low improvement values as well as low sales per acre, vacant parcels, and parcels that have homes that now have a commercial use. The acreage is solely calculated for the purpose of evaluating the overall potential for redevelopment in the area. **No specific parcels are targeted for redevelopment and market forces will be a factor as individual property owners evaluate whether or not redevelopment makes financial and economic sense.**

Table 5: Approximate Acres for Redevelopment

Block	Approximate Acres
6	1.8
7	4.9
10	3.7
11	4.1

Future land use decisions need to maximize the limited development opportunities that exist and also be economically feasible. The ownership pattern is characterized by multiple owners and size of

available lots is relatively small, with most parcels in the one-third to one-half acre range and only a few in the three to four-acre range (See Map 4). These are major factors in not only what a Town Center can look like, but how it can be achieved. The likelihood of attracting major retailers to anchor the center is limited by both these, as they require a minimum amount of acreage for their development that is not present in the area without major property aggregation or assembly.



Map 5: Pattern of Multiple Ownership (represented by different colors) and Relatively Small Lot Sizes (shown in acres) within the Blocks that have redevelopment potential (Blocks outlined in red).

INFRASTRUCTURE CAPACITY

An infrastructure capacity analysis was conducted to identify the ability of the current infrastructure to support a future Town Center at the 2300 East and 3300 South intersection. Based on the projected uses and anticipated densities from the market analysis findings, the future development in the area is of a scale and density comparable to the allowable density under current zoning regulations. The capacity

analysis recommends the following to be considered regarding infrastructure improvements as a Town Center develops in this area:

Current sewer lines are expected to have adequate capacity for the projected commercial and residential development densities recommended for the future Town Center. The existing line along 2300 East is an 8-inch line buried at a 4-percent grade. The 3300 South line is a 10-inch trunk line buried at a 2-percent grade. Future commercial development and residential development do not pose a concern to the existing capacity.

Water lines are expected to have adequate capacity for the projected future commercial and residential development densities. However, fire suppression for higher density residential properties requires high pressure and adequate tank capacity. The lines along 2300 East and 3300 South, which are currently 6 inches and 8 inches respectively, would require an upgrade to 12-inch line to accommodate potential redevelopment within the Town Center. Costs for water line upgrades are approximately \$90 to \$100 per foot.

Power lines are expected to have adequate capacity for projected future commercial and residential development. Above ground power lines, however, pose an aesthetic problem for the future Town Center. Costs for burying power lines can be four times greater than installation of above ground lines, but are desirable for a Town Center environment. Transmission lines are located on 3300 South and serve the surrounding distribution lines, which are located on 2300 East. Transmission lines are commonly kept overhead due to challenges with maintaining the underground facilities of these higher voltage lines. However, this cost must be balanced with the future benefit of burying the lines. (See References for full Utilities/Infrastructure Report)

Stormwater drainage may be affected by the change in land uses and the increase in density. As the area redevelops, an emphasis should be placed on low-impact development design (LID) as an approach to managing storm water drainage. LID works with nature to manage stormwater as close to its source as possible, using approaches such as increasing permeability and retaining stormwater on site through functional and appealing drainage design. Examples include rain gardens (see Image 9), vegetated rooftops, rain barrels, and permeable pavements.⁴



Image 9: Rain gardens provide on-site stormwater drainage

⁴ United States Environmental Protection Agency; Water: Low Impact Development
<http://water.epa.gov/polwaste/green/>

2300 EAST SAFETY IMPROVEMENT PROJECT

Improvements in the study area are already planned and funded. In the fall of 2012, following completion of an environmental study, Salt Lake County began the design phase of the 2300 East Safety Improvement Project. This project consists of functional and form improvements in the public right-of-way along 2300 East between 3900 South and the access to Interstate 80 at the north end. The improvements provide the foundation for the future look and feel of the Millcreek Town Center behind the public right-of-way. Features from the improvements are reflected in the proposed Front Setback Standards in the Implementation Tools (Chapter 5) of this plan. The final design includes the following features:

- New curb, gutter and sidewalk from 3300 South to 3900 South on both sides of the road
- New curb, gutter and sidewalk on the east side of the road from Claybourne Avenue to 3300 South. Existing curb, gutter and sidewalk will remain along the west side of the road from Claybourne Avenue to 3300 South.
- Bicycle lanes from Claybourne Avenue (approximately 2800 South) to 3900 South along both sides of the roadway.



CRSA

Image 10: Rendering of 2300 East Improvements, looking north at Evergreen Ave.

- Beautification and pedestrian-friendly features from 3225 South to Mill Creek. These features include:
 - colored crosswalks and intersections at 2300 East/3300 South and 2300 East/Evergreen Avenue,
 - narrow benches called leaning rails at the bus stops in this area,
 - decorative street lighting with banners,
 - street trees and park strip shrubs, and
 - a wider sidewalk (up to 8 feet) where possible. The typical sidewalk is 5-feet wide.
- Pedestrian activated flashing lights for crosswalks at Claybourne Avenue and at 3000 South
- On-street parallel parking in select locations from 3225 South to Mill Creek
- Proposed landscaped roundabout for Interstate-80 access



Image 14: Decorative street lights with banner arms



Image 11: Wider sidewalks with scoring



Image 12: Street trees and park strip shrubs



Image 13: Crosswalk Enhancements

MILLCREEK TOWN CENTER: FUTURE NODES

RECOMMENDATIONS FOR THREE NODES

Based on the findings from the analyses completed for the Development Plan, as well as on interviews conducted with brokers and developers, three nodes are recommended for the future Millcreek Town Center. All three nodes are centered on 2300 East, one at the north end of the study area and two at the south end. Each node has unique assets, opportunities, and key considerations, which are outlined in more detail below. The north node is located near the Interstate 80 exit. The south nodes are located at 3300 South and Evergreen Avenue, respectively. The two south nodes are related by proximity, and have the opportunity to function collaboratively as uses at 3300 South shift to become more pedestrian-oriented in design. While the north and south nodes are related, they are separated by nearly a mile along 2300 East. This distance, and the stability of the residential uses along 2300 East between the two areas, supports the recommendation for the north and south nodes to function independently. This facilitates the shift away from a corridor-oriented commercial development pattern. An individual identity for each of the north and south node areas is supported by community feedback received during the plan development process. (See the References: Public Outreach Summary materials: Node Branding).

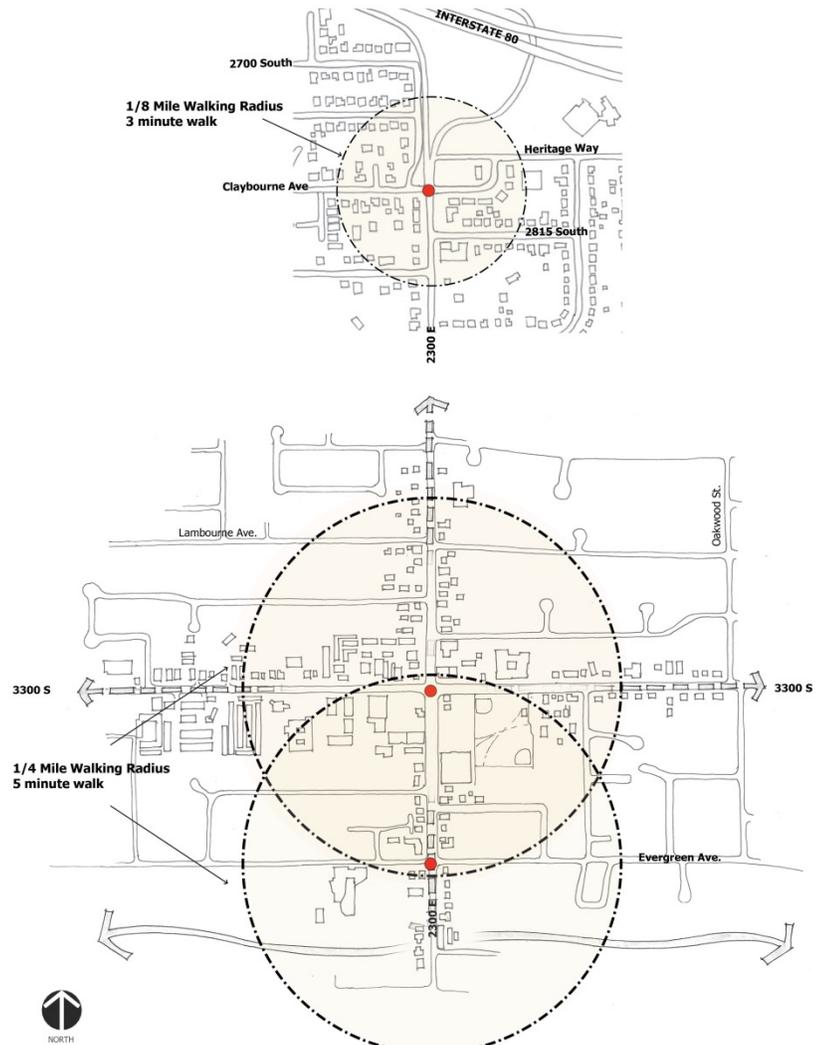


Image 15: Three Future Nodes of Millcreek Town Center

NORTH AREA: 2300 EAST/I-80 NODE

ASSETS:

- Good visibility from Interstate 80
- A gateway into Millcreek
- Infrastructure capacity is adequate

OPPORTUNITIES:

- Office is viable – good access and visibility from freeway. There is limited office development in Millcreek Township currently; this is a great opportunity.
- Opportunity for non-residential development to create a mix of uses
- Minimized traffic into adjacent residential areas by being accessible from Interstate 80 for eastbound traffic
- Development will help support adjacent neighborhood scale commercial by providing a shared parking situation (office workers support adjacent restaurants during daytime; in evening, patrons of restaurants can use office parking; walkable for area residents)
- Parking management – Office can share with trail users as well as the neighborhood commercial

KEY CONSIDERATIONS:

- Development requires coordination with Salt Lake City, as the area is divided by the boundary between SLC and Millcreek Township
- Access to/from Interstate 80 is limited – off-ramps are for eastbound traffic only; on-ramps are for westbound traffic only. This may affect the viability of the office development/other development.
- Change of zoning to a new Millcreek Town Center district to achieve desired development pattern for the Town Center
- Context-sensitive design that fits in with the character of Millcreek Township is recommended. A conventional urban or suburban office building may not fit into the community's historic context.
- The office building could be 3 to 4 stories total (some could be built underground due to the change in topography)
- Site amenities that could support the office building include a plaza, wide sidewalks, site landscaping and access to Parley's Trail.

SOUTH AREA: 2300 EAST/3300 SOUTH NODE & 2300 EAST/EVERGREEN AVENUE NODE

ASSETS:

- Existing community assets will ground the Evergreen Avenue node, including the Evergreen Historic District, local restaurants, Historic Baldwin Radio Factory, and Millcreek Community Center
- The 3300 South node is a major intersection and provides good visibility and access for future development.
- The 2300 East Safety Improvements will provide a basis for pedestrian-oriented features and beautification between the 3300 South and Evergreen Avenue nodes.

OPPORTUNITIES:

- Increase in density of people and buildings using pedestrian-friendly mixed-use development can support retail and walkability of the town center while minimizing impact on surrounding residential neighborhoods
- Focus redevelopment on 2300 East 3300 South (Blocks 6, 7, 10, 11) intersection where potential is greatest (see Map 4) and provides the ability to link into existing assets at Evergreen Avenue
- Densify Blocks 10 and 11 through redesign and redevelopment and create more walkability within each block
- Create more multi-family residential to further increase buying power in the area and increase the diversity of housing types.
- Focus on recapturing lost sales through restaurants and small retailers (e.g., clothing and accessories)
- Restaurants will draw both from the neighborhood and the region, contributing to the visibility and viability of the Millcreek Town Center
- The recommendations of this Millcreek Town Center Development Plan will provide a basis for the context-sensitive design in any future 3300 South Street planning by UDOT.

KEY CONSIDERATIONS:

- The assets of the existing Evergreen Avenue node, including the Historic Baldwin Radio Factory, Millcreek Community Center, and small, home-based businesses can act as an anchor for future, walkable development that can link the Evergreen Avenue and 3300 South nodes.
- Preserve and highlight the historic architectural character and walkable nature of the Evergreen Historic District, including the residential neighborhood and Baldwin Radio Factory area.
- The Millcreek Community Center draws users from all over Millcreek Township.
- Development and parking scenarios indicate buildings will need to be multi-story to achieve a recommended intensity of uses and also have adequate parking.
- Retail and Mixed-Use of Residential over Retail is expected to be the primary development type for this node. Developers are optimistic that mixed-use developments in this area would do well, with a target height of three floors. Not only do mixed-use developments contribute to the

creation of a walkable town center, they can also maximize on limited developable space by building up rather than out.

- Smaller-scale office would do well here (e.g. medical offices, such as dental offices currently located in the area.) Larger-scale office is better suited to the north node at I-80 or by the I-215 exit, which provide the access and visibility needed to support this use. Longer-term, once the area becomes more walkable and densified, larger-scale office may be more viable at the 3300 south node.
- Degree of compatibility with surrounding neighborhoods, both in building form and front setback standards
- Front yard Setbacks – design to be complementary to surrounding residential areas, with distinct additional features to signal a shift to the town center
- Rear yard setbacks to structures can help buffer adjacent residential areas
- Limit large expanses of surface parking to reduce auto-oriented development patterns
- Locate buildings at the front of the lot with parking in the rear to promote a pedestrian-oriented Town Center that still accommodates the automobile.
- Change of zoning to a new Millcreek Town Center district to achieve the desired development pattern for the Town Center

CHAPTER 3: ENGAGING THE COMMUNITY

EDUCATION: COMMUNITY OUTREACH

A total of three educational outreach meetings were held to inform the public on the process and gather their input on a variety of important issues related to the Development Plan components. At the first meeting in March 2015, community members were provided with a general introduction to the scope of the project, key findings from the market analysis for the area, and potential parameters that could unify future development, such as landscaping elements. Attendees were provided examples of urban form developments within the Salt Lake County region to evaluate for their design elements.



Image 16: Engaging and Educating the Community at one of three public outreach meetings in 2015.

At the second meeting in April, CRSA presented the community with an overview of the planning process that included a review of how the development pattern was established. This helped to educate the attendees on the motivation for establishing a Town Center in Millcreek. The community was informed of what will occur once the planning process concludes, which consists of a review by the Millcreek Planning Commission and Salt Lake County Council for a decision on adopting the components of the development plan.

Salt Lake County Office of Township Services staff members presented information on the market analysis and demographic findings and reiterated their support for hearing the perspectives of the community on the desire for creating a future Town Center. CRSA led the attendees through a series of workshop exercises to solicit feedback on what they wanted to see included in their Town Center, including the evaluation of urban form development examples from the Salt Lake County region. Participants evaluated each example on a variety of elements, including sidewalk width, location, and materials; building materials, location, and scale; landscaping elements, and location of the parking. In

CHAPTER 4: ACHIEVING THE GOALS – THE TOWN CENTER FRAMEWORK

WHAT WE WANT: DEFINING THE TOWN CENTER FRAMEWORK

Chapter 2 presented information on the feasibility of what would work well in the future Millcreek Town Center. It defined how the Town Center could function. Using input from the community engagement process and county staff, this chapter takes that functional foundation and adds an understanding of what the Town Center can evolve into from an urban form perspective. Six goals were introduced at the beginning of the plan. In this section, these goals are linked to a range of strategies and urban form elements intended to achieve them.

ACHIEVING THE GOALS: ELEMENTS OF THE URBAN FORM

A new zoning district will focus on the following desired urban form elements for both the public right of way and the development pattern of parcels in the district. These elements will help direct development in a manner that will establish the desired urban form of the future Millcreek Town Center.

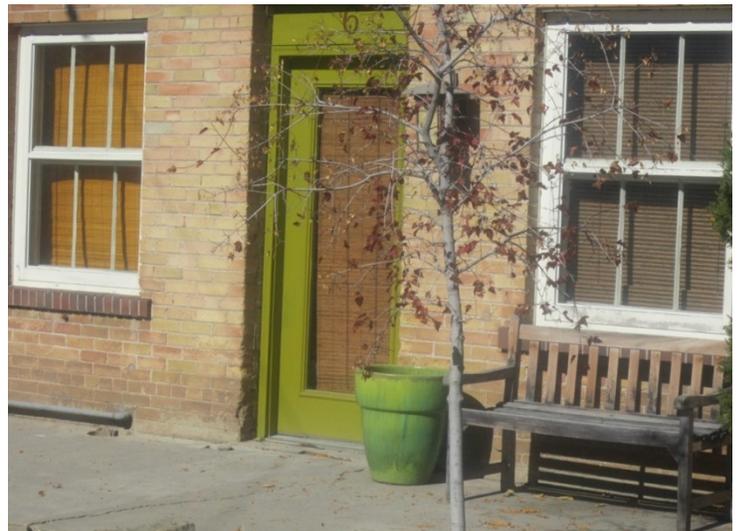
- BUILDING FORM & DESIGN
- SIDEWALK/STREETScape
- LANDSCAPING/SITE FURNISHINGS
- SIGNAGE
- BUILDING DESIGN: ADAPTABILITY/FLEXIBILITY
- RESIDENTIAL DEVELOPMENT POTENTIAL
- MOBILITY/ACCESSIBILITY

BUILDING FORM & DESIGN

A walkable, human scale and pattern of development that preserves the identity of the Millcreek community will support the goals of this plan. Recommendations of this section will lead to an urban form that develops in a walkable fashion, but allows enough flexibility to accommodate a regional attraction.

GOAL 1: DESIGNING ON A HUMAN SCALE

GOAL 2: PRESERVING THE IDENTITY OF THE MILLCREEK COMMUNITY



BUILDING MATERIALS – Build on the historic assets of the surrounding area, including structures such as the Baldwin Radio Factory. A combination of traditional and modern building materials is preferred. However, the area will not rely on an architectural ‘theme’ to provide a unifying element, and a range of architectural styles is expected as the area develops over time. Landscaping and site furnishings will be used to unify the range of architectural styles.



BUILDING ENTRANCES – Entrances will front the sidewalk to allow direct access from the public right-of-way.

BUILDING MASSING – Allowable building height will be a range between 1 to 4 stories.

BUILDING FOOTPRINT – Allowable footprint for buildings limited only by setback requirements, calculated to preserve space for connecting to existing and planned amenities:

- Cross-easements, shared access, and shared parking at the sides and rear of lots
- Wider sidewalks and landscaping at the front of lots



BUILDING LOCATION – Buildings will be located at the front build-to-line established by the setback requirement. The building footprint may include an attached open-air patio and/or outdoor activity area in addition to or in lieu of sidewalk dining.

BUILDING ORIENTATION – Buildings will be oriented to the public right-of-way and front the sidewalk/streetscape zone.



SIDEWALK/STREETSCAPE

In the Millcreek Town Center, the specification of setback standards, including size and use of the setback area, will work to unify the urban form of the town center and link to streetscape improvements in the public right-of-way.

GOAL 1: DESIGNING ON A HUMAN SCALE

GOAL 2: PRESERVING THE IDENTITY OF THE MILLCREEK COMMUNITY

GOAL 3: CONTINUING THE LONGSTANDING TRADITION OF ENHANCING AND NURTURING LANDSCAPING

GOAL 4: PROVIDING FOR A VARIETY OF ACTIVITIES

SIDEWALK/STREETSCAPE ELEMENTS – The planned streetscape in the 2300 East Safety Improvement Project varies, ranging from a 5-foot to an 8-foot sidewalk, planted park strip with trees to trees in tree grates within the sidewalk. An overall Millcreek Sidewalk Master Plan is evaluating recommendations for future sidewalk improvements in the area. To create a physically and visually comfortable pedestrian environment and visually unified streetscape, the future streetscape environment will consist of the following elements:

- Wide, paved sidewalk
- Generous landscaped park strip to buffer pedestrians from the street
- Front setback area for additional greenery, outdoor uses, and/or paved hardscape to extend the pedestrian walking area
- A build-to line to require buildings, plazas and similar built elements to address the street and create a comfortable level of enclosure rather than setting buildings to the rear of property with parking in front.

SIDEWALK/STREETSCAPE USES – Property owners are encouraged to utilize the sidewalk and front setback area for public-private interface in the form of outdoor dining, patios,



temporary displays, and seating. Vendors are another potential sidewalk/streetscape use that can support the Town Center.

LANDSCAPING/SITE FURNISHINGS

Specification of landscaping elements will create a unifying theme for the area.

GOAL 2: PRESERVING THE IDENTITY OF THE MILLCREEK COMMUNITY

GOAL 3: CONTINUING THE LONGSTANDING TRADITION OF ENHANCING AND NURTURING LANDSCAPING

LANDSCAPING ELEMENTS – The street tree palette will consist of a limited number of choices for consistency. A percentage of all park strips will contain the same mix of plants while the remaining percentage may vary with each property. This will provide unity while still allowing for variety and individuality.

SITE FURNISHINGS – Benches, transit shelters, bike racks, bollards, pedestrian lighting, path lighting, bollards, and trash and recycling receptacles will be selected from the design family used in the 2300 East Safety Improvement Project. This will lead to a visually unified streetscape. This applies to furnishings in shared access/easement areas as well as the public right-of-way. The front setback area of buildings may use these furnishings to unify with the broader streetscape zone.



SIGNAGE

Use of similar sign types will contribute to the unifying theme for the area.

GOAL 1: DESIGNING ON A HUMAN SCALE

GOAL 2: PRESERVING THE IDENTITY OF THE MILLCREEK COMMUNITY

SIGN TYPES – The sign types allowed will consist of a limited number of choices for consistency and types that support a walkable, town center environment. Allowing sign type options will provide unity while still allowing for variety and individuality and site limitations. Recommended sign types include:

- Flat on-building
- Pole
- Awning
- Window

SIGN LOCATION – The majority of the recommended sign types are incorporated into the building façade. For pole signs, the location should be in the front setback area, as long as pedestrian traffic is not interrupted. This will lead to a visually unified streetscape. The front setback area of buildings may also include temporary signage, such as sandwich board signs, as long as pedestrian traffic is not interrupted.



BUILDING DESIGN: ADAPTABILITY/FLEXIBILITY

Building design standards will be established that allow for adaptability and flexibility in accommodating a range of uses over time.

GOAL 4: PROVIDING FOR A VARIETY OF ACTIVITIES

GOAL 5: CREATING A MIX AND DENSITY OF USES

USES – Building design, using minimum floor to ceiling heights for the ground floor, is structured to be adaptable allowing flexibility in accommodating a range of uses over time. A combination of commercial and residential will support the future town center. The exact mix will fluctuate and change over time as the town center and surrounding neighborhoods evolve.



RESIDENTIAL DEVELOPMENT POTENTIAL

GOAL 5: CREATING A MIX AND DENSITY OF USES

New residential developments would be best suited for Blocks 6 and 7 (see Map 5 in Chapter 2). Residential development here would likely be mixed-use with restaurants and other retail shops on the bottom floor, with two stories of residential above. These blocks could also be redeveloped for townhomes.



Although developers state that there is sufficient demand for housing in the study area, historical absorption rates are low. Between 2004 and 2013, the entire Unincorporated Salt Lake County made up only 6.2 percent of all new multi-family units, with an annual absorption of only 91 units.

Table 6: Multi-Family Absorption

Community	% of All New Multi-Family Units in the County (2004-2013)	Annual Absorption
Holladay	0.2%	4
Murray	1.5%	23
Salt Lake	19.5%	350
South Salt Lake	1.3%	28
Taylorsville	3.1%	38
Unincorporated Salt Lake County	6.2%	117
West Valley	6.6%	135
Salt Lake County Total		1,899

MULTI-MODAL MOBILITY, ACCESSIBILITY, & CONNECTIVITY

A multi-modal Millcreek requires land use, transportation and capital improvement plans and policies to evolve to support the desired urban form of the Town Center.

GOAL 1: DESIGNING ON A HUMAN SCALE

GOAL 6: DEVELOPING MOBILITY OPTIONS



CRSA

MULTI-MODAL TRANSPORTATION – The built environment, including the public right-of-way and the urban form of the built environment that fronts it, will shift to become accommodating of multiple modes of transportation, including:

- Pedestrians
- Bicycles
- Transit
- Automobiles

As Millcreek evolves, the likelihood of improved transit service will increase. Future transit improvements are closely connected with future residential development densities. While only a guideline, Figure 2 (*Modes and Compatible Housing and Employment Densities*⁵) shows the transit mode most compatible to an overall density range (housing and jobs per acre). Based on current and projected densities for the area, Millcreek Township could likely support a bus rapid transit (BRT) system along 3300 South in the near term. Current and future development and infill along with active transportation improvements will also improve connectivity and increase ridership on local bus service. The Utah Transit Authority annually evaluates and modifies routes to ensure efficient routes and a high level of service.

MULTI-MODAL PARKING – The space dedicated for on-site automobile parking will be directed by the site plan requirements for development in the area. Parking requirements may be accommodated on-site or off-site in a



Figure 2: Modes and Compatible Housing and Employment Densities



Figure 1: Multi-Access (top) vs. Shared Access (bottom)

⁵ Nelson Nygaard. 2012. Modes and Compatible Density, UTA Network Study.

surface or structured form. In addition, development will be required to provide visible, safe parking for bicycles on-site.

VEHICLE PARKING ACCESS & LOCATION – Requirements for development will limit interruptions to the streetscape setting and reduce user conflicts. On-site vehicle parking will be located to the rear or side of buildings. Shared access driveways and cross-easements to access parking will be required. These are supported by front, side, and rear setback requirements. (see Figure 2 – Multi-Access vs. Shared Access)



CONNECTIVITY: STREET NETWORK/BIKE

LANES/ROUTES – A connected street network of smaller block sizes can help promote the viability of multi-modal transportation in the Town Center. The safety improvements on 2300 East include bike lanes from Claybourne Avenue down to 3900 South. Additional bike infrastructure should connect into the planned lanes to enhance the overall mobility and accessibility via bike in the Town Center. This includes access to /from trails near I-80. Bike lanes are recommended for consideration on 3900 South and Evergreen Avenue. Any future street design study of 3300 South should consider if bike lanes are feasible on that roadway. Other roadways are recommended to be signed as bike routes. New easements may be opportunities for bike and pedestrian ways that are separate from streets.



DEVELOPMENT SCENARIOS & PARKING MANAGEMENT

While transit service may improve and the urban form will shift to be more multi-modal in design, the development uses will be flex-oriented and still need to accommodate the automobile. As such, redevelopment in the Millcreek Town Center will need to have sufficient parking for patrons and residents. The amount of parking needed will depend on both the amount of commercial square feet and the number of residential units. Current development standards require 4 parking spaces per 1,000 square feet of commercial space and 2 units per residential unit. Using these current standards, Tables 7-9 show various development scenarios with the amount of parking required for each scenario based on multiple floor to area ratios (FAR) and development types (e.g. 1-story commercial, 2-story and 3-story mixed use). Full tables with these scenarios are included in Appendix F of the Market Analysis Report (see References). Each scenario assumes current development standards, including 350 sq. ft. per parking space, 20 percent of the total area for landscaping and setbacks, 2 parking stalls per residential unit, and an average residential unit size of 900 sq. ft.

The recommended direction for future redevelopment in the area is represented by Scenario 2 and 3; both scenarios consist of developments with more than one story. These scenarios allow development to achieve densities similar to those at Holladay Village, a comparable site, while still accommodating parking on site. Development scenarios that differ from these parameters (e.g. 1-story commercial, or mixed-use higher than 3 stories) will likely need to pursue a structured or off-site parking approach. As the area shifts to support more multi-modality, and is better served by transit, parking demand may decrease and development scenarios may allow an urban form that differs from the recommended scenarios.

Each of the scenarios includes the total number of acres that are identified on each of Blocks 6, 7, 10, 11 for redevelopment. In most cases, this total acreage is comprised of multiple smaller parcels with separate ownership.

REDEVELOPMENT SCENARIO 1

Redevelopment Scenario 1 (Table 7) consists of a one-story commercial development. Based on current development standards, it would not be possible to achieve densities similar to Holladay Village for this area (e.g., 0.4 - 0.5 FAR) because the total amount of developed space would exceed the amount of available space.

Table 7: Redevelopment Scenario 1 (1-story Commercial Use)

Block	Acres	Sq. Ft	FAR	Commercial Sq. Ft	Number of Spaces	Total Used Sq. Ft	Remaining Sq. Ft
6	1.8	78,408	0.4	31,363	126	91,145	(12,737)
	1.8	78,408	0.45	35,284	142	100,665	(22,257)
	1.8	78,408	0.5	39,204	157	109,836	(31,428)
7	4.9	213,444	0.4	85,378	342	247,766	(34,322)

Block	Acres	Sq. Ft	FAR	Commercial Sq. Ft	Number of Spaces	Total Used Sq. Ft	Remaining Sq. Ft
	4.9	213,444	0.45	96,050	385	273,489	(60,045)
	4.9	213,444	0.5	106,722	427	298,861	(85,417)
10	3.7	159,028	0.4	63,611	255	184,667	(25,639)
	3.7	159,028	0.45	71,563	287	203,818	(44,790)
	3.7	159,028	0.5	79,514	319	222,970	(63,942)
11	4.1	178,596	0.4	71,438	286	207,258	(28,662)
	4.1	178,596	0.45	80,368	322	228,787	(50,191)
	4.1	178,596	0.5	89,298	358	250,317	(71,721)

REDEVELOPMENT SCENARIO 2

Redevelopment Scenario 2 (Table 8) is a two-story mixed use development, with commercial on the first floor and residential on the second. In this scenario, there is sufficient space for commercial units and residential units, as well as adequate parking for both at densities between 0.4 and 0.5.

Table 8: Redevelopment Scenario 2 (2-story Mixed Use)

Block	Acres	FAR	Commercial Sq. Ft	Commercial Parking Spaces	Number of Residential Units	Residential Parking Spaces	Remaining Sq. Ft
6	1.8	0.4	15,681	63	17	34	13,095
	1.8	0.45	17,641	71	19	38	6,935
	1.8	0.5	19,602	79	21	42	774
7	4.9	0.4	42,688	171	47	94	35,317
	4.9	0.45	48,024	193	53	106	18,081
	4.9	0.5	53,361	214	59	118	1,194
10	3.7	0.4	31,805	128	35	70	26,117
	3.7	0.45	35,781	144	39	78	13,741
	3.7	0.5	39,756	160	44	88	666
11	4.1	0.4	35,719	143	39	78	29,808
	4.1	0.45	40,184	161	44	88	15,543
	4.1	0.5	44,649	179	49	98	1,278

REDEVELOPMENT SCENARIO 3

Redevelopment Scenario 3 (Table 9) consists of a three-story mixed use development, with commercial on the first floor and residential on the second and third floors. Like Redevelopment Scenario 2, there would be sufficient area for commercial and residential space, as well as adequate space for parking, with a significant amount of square feet remaining.

Table 9: Redevelopment Scenario 3 (3-story Mixed Use)

Block	Acres	FAR	Commercial Sq. Ft	Commercial Parking Spaces	Number of Residential Units	Residential Parking Spaces	Remaining Sq. Ft
6	1.8	0.4	10,454	42	23	46	21,472
	1.8	0.45	11,761	48	26	52	15,965
	1.8	0.5	13,068	53	29	58	10,808
7	4.9	0.4	28,459	114	63	126	58,296
	4.9	0.45	32,016	129	71	142	43,889
	4.9	0.5	35,574	143	79	158	29,831
10	3.7	0.4	21,203	85	47	94	43,369
	3.7	0.45	23,854	96	53	106	32,668
	3.7	0.5	26,504	107	58	116	22,668
11	4.1	0.4	23,812	96	52	104	49,065
	4.1	0.45	26,789	108	59	118	36,988
	4.1	0.5	29,766	120	66	132	24,911

URBAN FORM SITE PLAN DIAGRAMS: DEVELOPMENT SCENARIOS

The following set of urban form site plan diagrams takes parameters from one of the recommended redevelopment scenarios (Scenario 2: 2 story development) and applies it to three general parcel sizes potentially available for redevelopment on an individual basis. These urban form scenarios represent three different 2-story development types:

1. Commercial – interior lot
2. Mixed-use: Residential over Retail – corner lot
3. Multi-family Residential – interior lot

These are intended to be development types that could occur on parcels within the Millcreek Town Center. For each development type, two scenarios are presented that compare differences in development square footage, lot coverage/density (represented by FAR), and parking availability, based on building configuration, access management, and shared parking situations. These are intended to be generally informative for how development in the Town Center may look, rather than a plan for any specific parcel in the area.

1a

MILLCREEK TOWN CENTER DEVELOPMENT SCENARIOS Three parcels of Commercial w/ cross easement

Parcel acres:

1.2 total (3 parcels @ 17,250 sf each)

Development SF:

Total: 32,080
 Ground floor: 16,040 (commercial)
 Second floor: 16,040 (commercial/flex)

Floor area ratio:

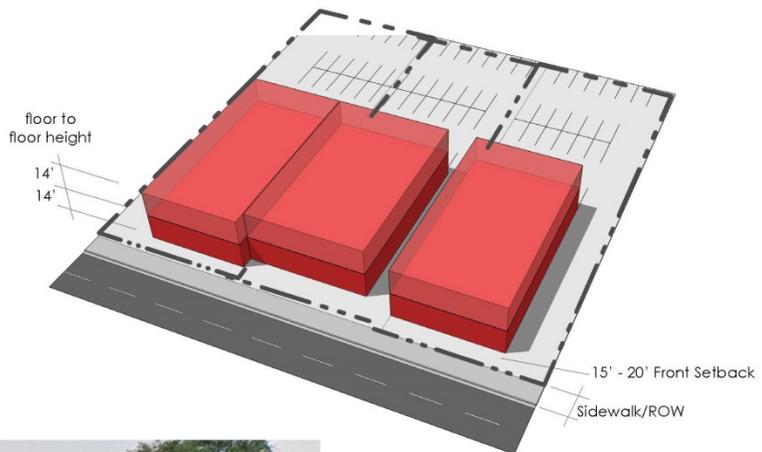
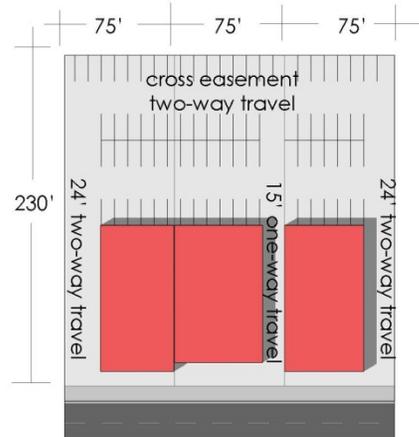
.62

Parking stalls:

Total: 80
 Commercial: 64
 Shared: 16

Other:

Total separate parking at 4/1000 sf is 128 stalls;
 Shared parking increases development footprint



Local Example:

SE Corner of 9th East & 9th South



1b

MILLCREEK TOWN CENTER DEVELOPMENT SCENARIOS Three parcels of Commercial w/o cross easement

Parcel acres:

1.2 total (3 parcels @ 17,250 sf each)

Development SF:

Total: 26,000
 Ground floor: 13,000 (commercial)
 Second floor: 13,000 (commercial/flex)

Floor area ratio:

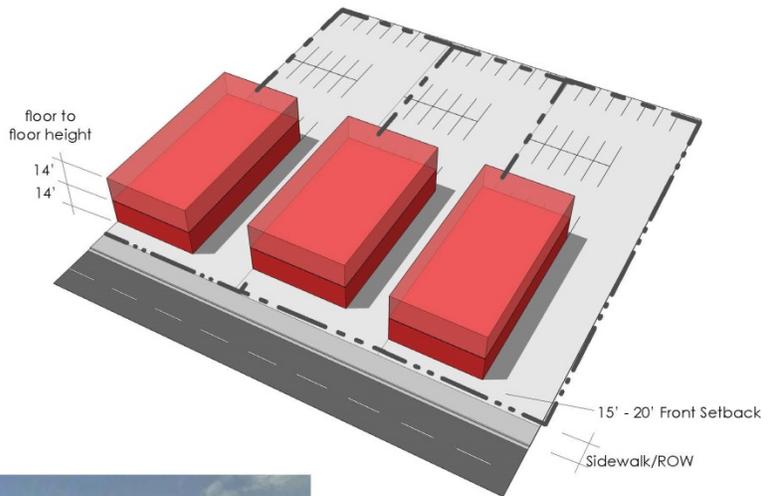
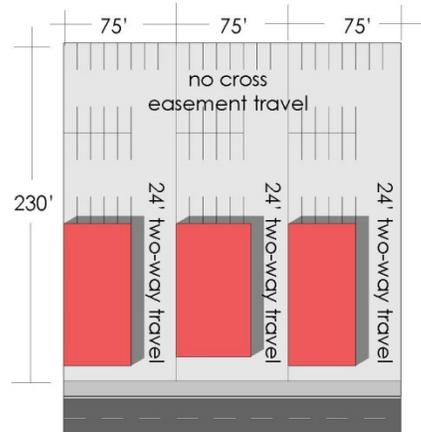
.50

Parking stalls:

Total: 69
 Commercial: 52
 Shared: 17

Other:

Total separate parking at 4/1000 sf is 104 stalls; Shared parking increases development footprint; lack of cross-easement decreases available parking stalls



Local Example:

One block east of 9th
 East & 9th South



2a

MILLCREEK TOWN CENTER DEVELOPMENT SCENARIOS Mixed-use Single 2-story Building Development: A

Parcel acres:

.5 (21,000 sf)

Development SF:

Total: 9,300

Ground floor: 5,700 (commercial)

Second floor: 3,600 (residential - 4 units)

Floor area ratio:

.44

Parking stalls:

Total: 27

Commercial: 13

Residential: 8

Flex: 6

Other:

Integration of public beautification and front setback landscaping



Local Example:

NE Corner of
1300 S & 1100 E



2b

MILLCREEK TOWN CENTER DEVELOPMENT SCENARIOS Mixed-use Single 2-story Building Development: B

Parcel acres:

.5 (21,000 sf)

Development SF:

Total: 9,500

Ground floor: 4,750 (commercial)

Second floor: 4,750 (residential - 5 units)

Floor area ratio:

.45

Parking stalls:

Total: 27

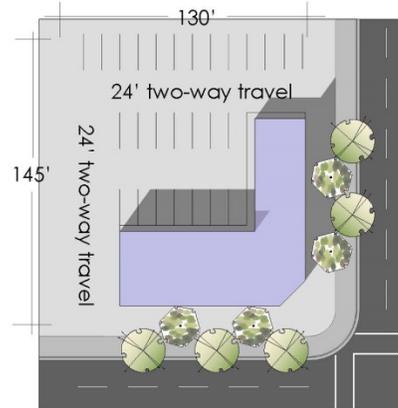
Commercial: 17+2 stalls shared parking

Residential: 8+2 stalls shared parking

Shared: 2 stalls (min.)

Other:

Integration of public beautification and front setback landscaping



Local Example:

NE Corner of
1300 S & 1100 E



3a

MILLCREEK TOWN CENTER DEVELOPMENT SCENARIOS Two-story Multi-Family A

Parcel acres:

.8 total (1 parcel 16,500, 1 parcel 18,500)

Development SF:

25,200 (24 units @ 1050 each; 350 for ground floor unit parking not incl.)

Floor area ratio:

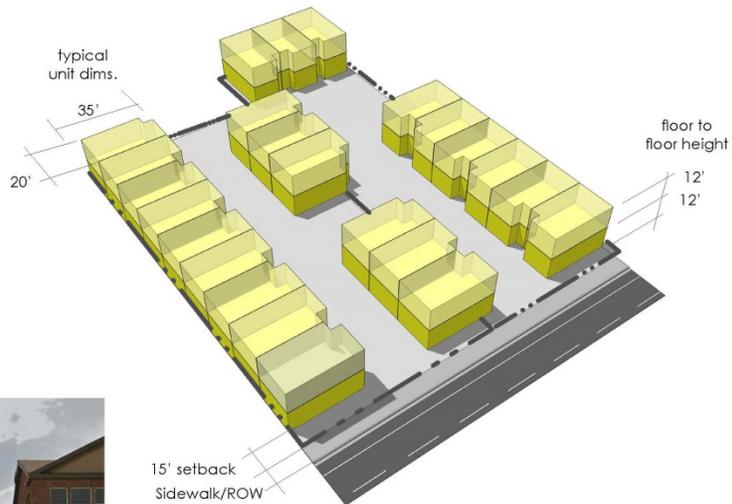
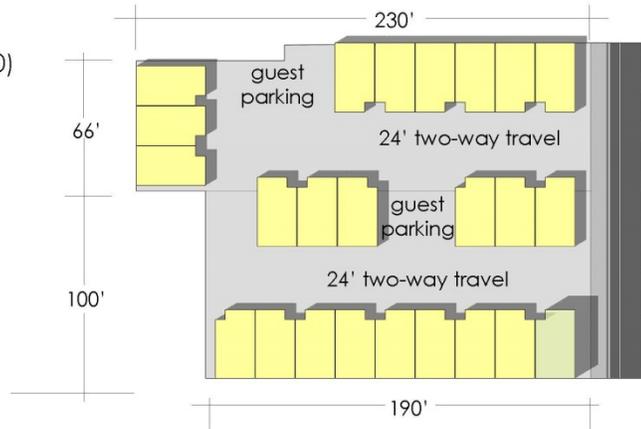
.72

Parking stalls:

2 per unit: 1 on ground floor of unit;
1 surface parking stall/unit
Shared surface guest parking

Other:

Two parcel aggregation;
24 units w/ internal organization;
Ground floor height of 12'
allows flexible uses



Local Example:

South Salt Lake: Waverly Station near 3900 S. TRAX
(corner units orient to street and interior)



3b

MILLCREEK TOWN CENTER DEVELOPMENT SCENARIOS Two-story Multi-Family B

Parcel acres:

.8 total (1 parcel 16,500, 1 parcel 18,500)

Development SF:

25,200 (24 units @ 1050 each; 350 for ground floor unit parking not incl.)

Floor area ratio:

.72

Parking stalls:

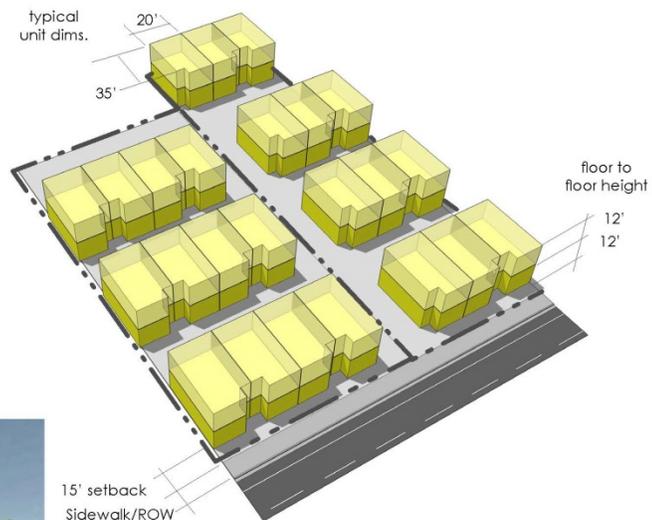
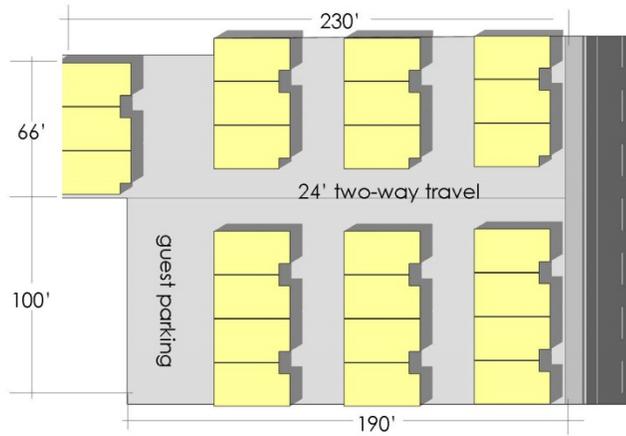
2 per unit: 1 on ground floor of unit;
1 surface parking stall/unit
Shared surface guest parking

Other:

Two parcel aggregation;
24 units oriented to the street
Ground floor height of 12' allows flexible uses

Local Example:

Blue Koi: 1700 S & 900 E



CHAPTER 5: MAKING IT HAPPEN – THE POLICY & REGULATORY TOOLS

HOW WE GET THERE: THE POLICY AND REGULATORY TOOLS

Several tools will be used to implement the Town Center. The following is a brief description of these tools and potential next steps.

- General Plan Update (New General Plan Project and General Plan Official Map Changes) – this provides the guiding policies for moving forward with implementation of regulatory tools to make the Town Center happen.
- Key Stakeholders will use this plan and make the Town Center happen
- Zoning Ordinance Recommended Elements – these are standards and regulations for implementing the desired urban form outlined in Chapter 4. A primary objective is space management in the near term for future investment that may happen over a longer-term, in the public and private investment areas. These elements, along with the site plans and standards tables, will merge into the future zoning ordinance and be used to administer the review of future development proposals to provide for consistency in the future urban form of Millcreek Town Center. (For the full recommendations, see References: Elements for Inclusion)
 - Front Setback Standards : Streetscape Amenities– Landscape & Sidewalk Zones
 - The Front Setback Standards provide direction for investment in the streetscape, working to supplement the limited availability in the right-of-way for pedestrian amenities that are critical to the success of a town center.
 - Sign Standards – regulations to provide for visual consistency
 - Shared Parking and Access – use of existing County zoning language to regulate shared access and parking
 - Building and Parking Location: Site Plans and accompanying standards tables to support the goals of the Town Center Development Plan.
- Next Steps May include:
 - Assemblage of parcels if larger-scale development is desired
 - Acquisition of easements for non-automobile mobility and connectivity
 - Parking management plan
 - Creation of a Community Development Area (CDA)
 - 3300 South Street Design Plan – provide a Town Center context for future improvements to the roadway

THE GUIDING POLICY TOOL – MILLCREEK TOWNSHIP GENERAL PLAN

A desire for more walkable, pedestrian-oriented activity centers within Millcreek Township was expressed during the process of creating the Millcreek Township General Plan (last updated in 2012). At public outreach events for this Millcreek Town Center Development Plan, this desire was reinforced by

the community with a specific interest in seeing this type of center occur in and around the 2300 East and 3300 South intersection. The General Plan provides the framework for guiding this process, and updates to the General Plan will be made to clarify and specify the parameters for creating a Millcreek Town Center in this location.

MILLCREEK TOWNSHIP GENERAL PLAN GOALS

Prior to the process for assembling the Millcreek Town Center Development Plan, the Millcreek Township General Plan stipulated several goals that are supported by the outcome of this process.⁶ This development plan supports the following goals:

- **Framework**: Create a framework for development that is consistent with vision and core values of the community and follows best practices.
- **Community**: Develop communities with quality urban design that encourage social interaction and support family and community relationships, as well as healthy, active lifestyles
- **Mobility**: Promote land use development patterns that provide a high quality of life to all and offer choice in mobility.
- **Activity Centers**: Promote development of viable commercial, employment, and activity centers to serve the community.
- **Housing Choices**: Provide diverse housing choices for a variety of needs and income levels to create places where all are welcome to live.

While not all goals will be achieved at the same time, all are related to different aspects of the long-term objectives for the Millcreek Town Center. For this plan, the framework goal is achieved through an update to the Millcreek Township General Plan. The update provides the guidance and policy basis for the information contained in this development plan.

The Millcreek Township General Plan is structured in a format intended to be easily updated and regularly used by County staff, elected and appointed officials, and the general public. It consists of three sections and an Official Map. The three sections include: Context (A description of existing Township conditions); Best Practices (an expandable encyclopedia of policies to guide community planning decisions); and Projects (a community-driven listing of improvements or programs seen as important to the future of the Township, intended to be reviewed annually to explore steps toward implementation). The Projects section allows the County to

“The area between Evergreen Avenue and 3300 South on 2300 East has good potential to become a walkable commercial center. Land use decisions that encourage walkability can help this area become a walkable commercial center.”

Millcreek Township General Plan, pg. 14 (2012)

⁶ Pg. 1-4, Millcreek Township General Plan (2012); http://slco.org/pwpds/zoning/pdf/MillcreekPlan/Millcreek_General_Pl.pdf

track and demonstrate progress and successes in implementing the overall planning vision for the area. For example, the 2300 East Safety Improvement Project and Sidewalk Master Plan were both identified as Projects in the General Plan. The Official Map identifies the relative level of change or anticipated growth for an area, and is the key tool of referral for County staff and officials, and the general public, when considering a change to land uses. It is a physical guide to accompany the Projects section in implementing the overall planning vision for Millcreek Township.⁷

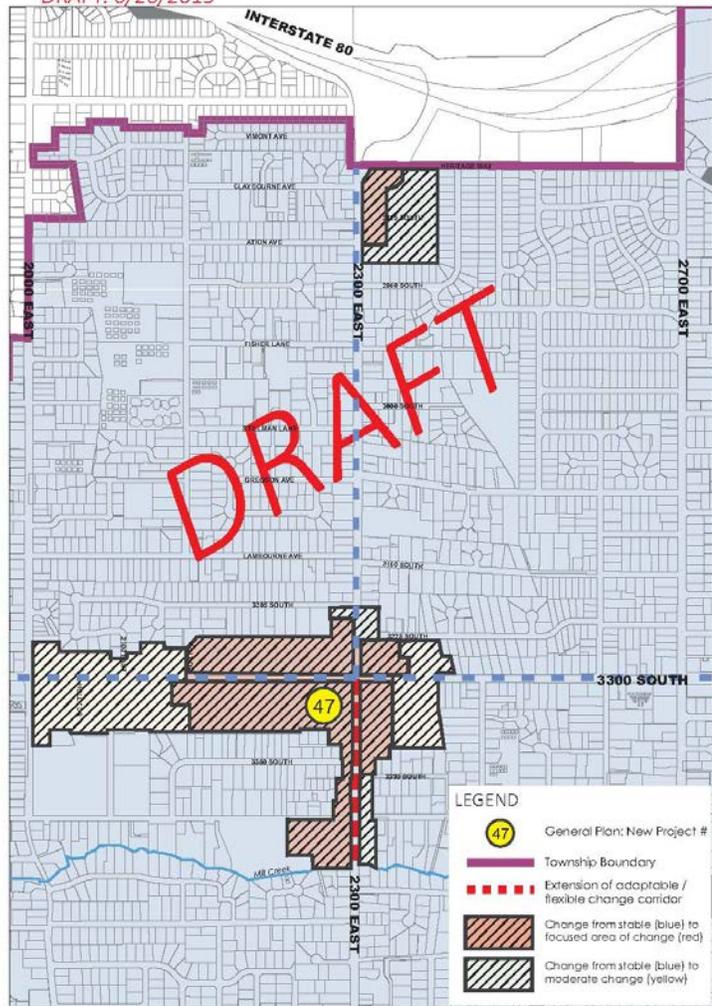
While the concepts of Community, Mobility, Activity Centers, and Housing Choices are captured in the General Plan via the Best Practices section, as well as the recommendation for Neighborhood Centers in the Projects section, no specific Project was outlined for the creation of a Millcreek Town Center. Thus, the Official General Plan Map does not indicate a location for where the town center might occur. However, the Context section, in its evaluation of the commercial areas of Millcreek Township, mentions the area between Evergreen Avenue and 3300 South along 2300 East as having good potential to become a walkable center.⁸ Thus, to have the guiding policy behind the Town Center in place, two updates are required for the General Plan:

- General Plan Map Amendment
- New General Plan Project

An updated General Plan Map captures the recommendations of the planning consultant team, county staff, and the community in regard to the general boundary for the Town Center area. Two locations are included, the main

GENERAL PLAN MAP AMENDMENT

DRAFT: 6/26/2015



MILLCREEK TOWNSHIP 2300 EAST/3300 SOUTH
TOWN CENTER DEVELOPMENT PLAN



⁷ Millcreek Township Official Map: http://slco.org/pwpds/zoning/pdf/MillcreekPlan/GP_Millcreek_Projects2.pdf

⁸ Pg. 14, Millcreek Township General Plan (2012): http://slco.org/pwpds/zoning/pdf/MillcreekPlan/Millcreek_General_Pl.pdf

location being at the intersection of 2300 East and 3300 South, extending south to Evergreen Avenue to capture the two south nodes. The third smaller node is supported at the north end of 2300 East adjacent to the Interstate-80 junction. An existing commercial node and the proposed realignment of the I-80 access ramps provide the opportunity for a successful node here. The length of 2300 East between the two nodes at 3300 South and Evergreen and the north node at I-80 is expected to remain stable residential.

A new General Plan Project outlines the primary objectives and urban design elements of the Millcreek Town Center and provides the framework for future action by Salt Lake County and potential stakeholders, including County Council, Millcreek Planning Commission, Community Councils, private business and land owners, potential occupants, developers, and community residents. A description of the roles and relationships between the key stakeholders is described in the following section.

KEY STAKEHOLDERS

Many different stakeholders have a role in the future of the study area. All of the parties must work cooperatively for the successful implementation of the Millcreek Town Center. It is important to note that the two main roads in the study area, 2300 East and 3300 South, are governed by different jurisdictions. 2300 East falls under the authority of Salt Lake County, while 3300 South is under the control of UDOT.

RESIDENTS/LANDOWNERS/BUSINESS OWNERS

Residents, landowners, and business owners have a vested interest because they have a financial stake in the continued well-being of their community. They must support this plan and make continued investments in their properties in order for it to be successful. Likewise, the new businesses that locate in the Millcreek Town Center must provide goods and services that residents will use for them to succeed. This symbiotic relationship requires that the residents, landowners and business owners stay educated and informed, as well as providing input and feedback on future developments.

DEVELOPERS

To the extent that this document provides a clear vision for the future development and redevelopment of the East Millcreek area into a Town Center, developers will have an understanding of the possibilities that exist to redevelop new or updated uses in this area. It behooves developers to participate with the community to understand their goals as well as complying with the strategies outlined in this document.

MILLCREEK COMMUNITY COUNCIL/MILLCREEK PLANNING COMMISSION

These entities provide approval and buy-in of this plan, and future approvals related to its goals.

SALT LAKE COUNTY

Salt Lake County is the local administrative government for the study area. As such they can administer and revise zoning designation, zoning ordinances, and the general plan. The Planning Commission is the organization within the County that is responsible for hearing applicant, public, and agency and staff comments on proposed land use applications. The County Council and Planning Commission together make planning and zoning decisions and enact local ordinances. The Office of Township Services is tasked with providing local government services, such and business and economic development, to Millcreek Township.

It is the responsibility of Salt Lake County to ensure that individuals in various departments, for example Planning and Engineering, are educated regarding the goals for the form of the town center. It is also the responsibility of Salt Lake County to ensure that the Millcreek General Plan and corresponding zoning ordinances are followed.

SALT LAKE CITY

The boundary between Salt Lake City and the unincorporated County occurs at 2760 South on the east side of 2300 East and approximately 2720 South on the west side of 2300 East. Future land uses in this area should reflect the common desires of both SL City and SL County

UDOT

3300 South is under the control of the Utah Department of Transportation. As such, they define the number and width of lanes, presence or lack of bike lanes, park strips, curb and gutter, location of driveway accesses, etc. within the public right-of-way. The roundabout at 2300 East I-80 and relocation of trails in this area has also been subject to UDOT approvals. Recent philosophical changes at UDOT have led to a more inclusive organization willing to work with local jurisdictions. Examples of streetscape improvements on UDOT roadways within urban areas include the tree-lined medians on 700 East adjacent to Liberty Park in Salt Lake City, and improvements to Foothill Drive in Salt Lake City. It is important that UDOT be invited to participate as a collaborative partner in ongoing modality discussions in the Millcreek Town Center. This plan provides a basis for the context-sensitive design of improvements to 3300

South and the consideration of multi-modal transportation within the right-of-way. A street design plan for 3300 South is needed to help define the future of the public right-of-way.



THE REGULATORY TOOLS: FRONT SETBACK AREAS; ELEMENTS OF NEW ZONING DISTRICT; SHARED ACCESS/PARKING

The following sections are representative of the regulatory tools that will implement the desired outcome for the urban form of the Millcreek Town Center. A summary is provided to give an overview of how the concepts of the development plan are matched to the regulatory tools to implement them.

- Front Setback Area Standards: Implements the Desired Streetscape & Activity
- Proposed Zoning Changes: Implements the Desired Urban Form and Uses
- Shared Access/Parking: Implements the Desired Urban Form and Mobility Management

FRONT SETBACK AREAS – CREATING THE TOWN CENTER STREETScape

PURPOSE

Site elements, particularly the arrangement of sidewalks and landscaping, in the Front Setback Area will serve as a unifying theme for development within the Millcreek Town Center District, which is expected to evolve over time rather than as one large-scale master-planned development project. The standards for the front setback area are structured so that investment in the near term supports long-term changes in both the public and private investment areas. They are also designed to enhance the current investments planned for 2300 East.

The Front Setback Area is defined as the area between the front property line and the front setback/build-to line of the building's front façade - for interior lots - and the front and secondary street facades for corner lots. Street trees, shrubs, park strips and other planting areas can play an important role in visually unifying a streetscape.

SETBACK DESIGN ZONES/AREAS

In addition to meeting basic landscape and screening zoning requirements in Section 19 of the Salt Lake County Zoning Code, this area will have additional landscape requirements. These requirements are meant to guide the overall and look and feel of the area and to be the unifying element identifying this area as a town center. Within the front setback area are three zones with a potential fourth zone in some locations.

ZONE 1: FRONTAGE ZONE – This is the area immediately in front of a building. The Frontage Zone may contain a mix of planting areas and hardscape areas. The hardscape areas are intended to accommodate a variety of uses including outdoor dining, seating, sidewalk sales and other similar uses that invite people to stay and spend time. Planted areas must comprise 50% of the frontage zone. Of the planted area, up to half is allowed to be planted with turf while the rest must be planted with drought tolerant ornamental grasses and shrubs. To provide continuity while still allowing for variety a combination of required plants and user choice is recommended. For continuity with the 2300 East beautification, 30% of the plants in this zone should be one or a mix of the following plants:

- *Berberis x stenophylla* 'Corallina Compacta' (Dwarf Coral Hedge Barberry),

- Rhus aromatic 'Gro-Low' (Gro-Low Fragrant Sumac), and
- Festuca ovina glauca (Blue Fescue).



Dwarf Coral Hedge Barberry



Gro-Low Sumac

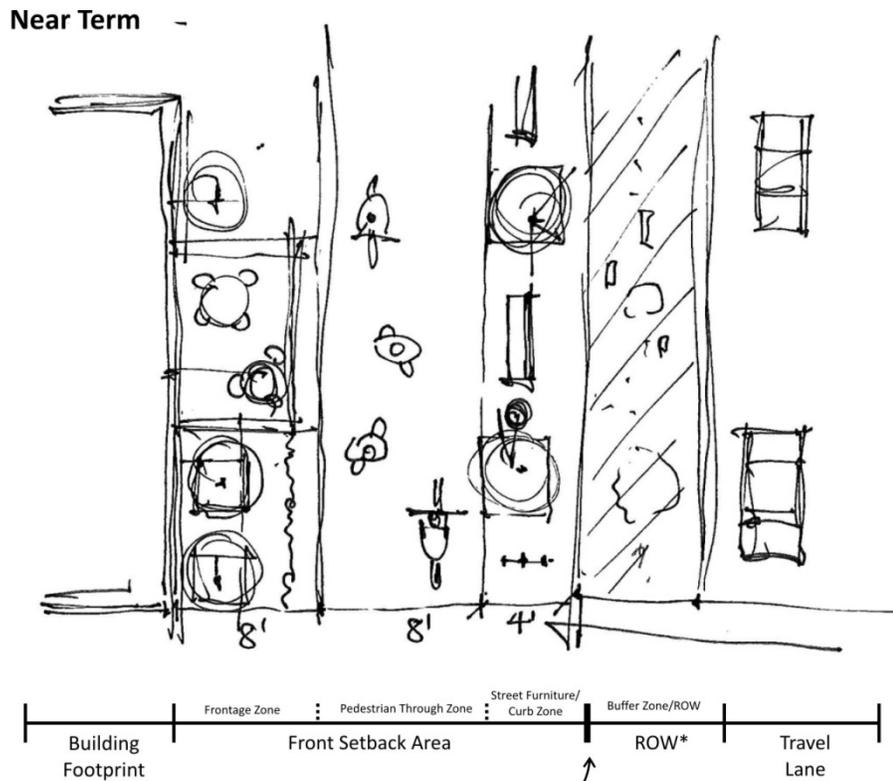


Blue Fescue

These three plants were chosen because they are to be installed as a part of the 2300 East Corridor Safety Improvements. Beyond these three plants, other plants are at the discretion of the property owner but are required to meet water-wise guidelines of 1 inch or less of supplemental water every two weeks after a three year establishment period. If plants in the public right-of-way change species, these requirements should shift accordingly to provide continuity.

ZONE 2: PEDESTRIAN TRAVEL ZONE – This is a travel way for pedestrians. This route is accessible and clear of obstructions. It is also wide enough to comfortably accommodate several people walking together.

Adequate width is critical to the success of this zone. Success is defined as a wide enough sidewalk that people feel comfortable walking along it. The National Association of City Transportation Officials (NACTO) Urban Street Design Guide recommends a pedestrian travel zone width of 8-12 feet in commercial areas. It is important to note that this width is part of the overall sidewalk, not the total sidewalk width. The importance of width calculation is given emphasis here to explain why a wide



* The existing ROW on both 2300 East and 3300 south is a mix of conditions including sidewalk, sidewalk and park strip, no sidewalk and no curb and gutter. The future improvements to 2300 East are also a mix.

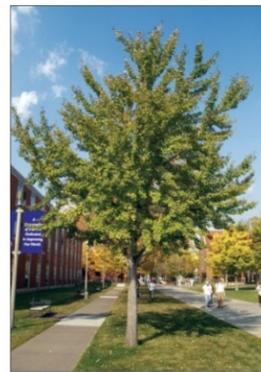
pedestrian through zone was chosen. It is also important to note that this is a significant positive change and dramatic improvement from Salt Lake County’s standard of a 6-foot wide sidewalk adjacent to the back of curb, one of several sidewalk scenarios seen on 3300 South. This approach for sidewalks in the front setback area is designed to extend the width of planned sidewalk improvements on 2300 East.

ZONE 3: STREET FURNITURE/CURB ZONE – This zone is the section of sidewalk between the pedestrian through zone and the property or right-of-way line. It houses street trees, benches, trash receptacles, bike racks, and other street furniture. Instead of trees in tree grates, trees are to be planted in tree pits for optimum tree health. One tree per every 25 linear feet of property frontage is recommended, with flexibility in regard to clear zones for driveways and other areas. To provide visual continuity with the trees being planted for the 2300 East Corridor Improvements, while at the same time allowing for variety, street tree choices in the area should come from the following selections:

- Platanus acerifolia (London Plane Tree),
- Zelkova serrata (Japanese Zelkova), and
- Ginkgo biloba (Ginkgo).



Zelkova

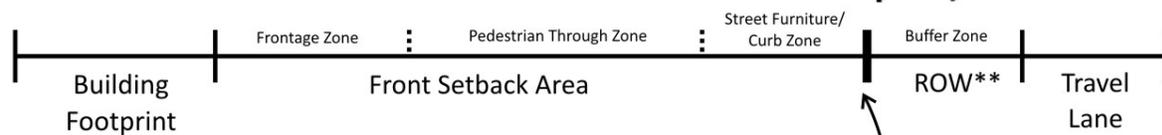
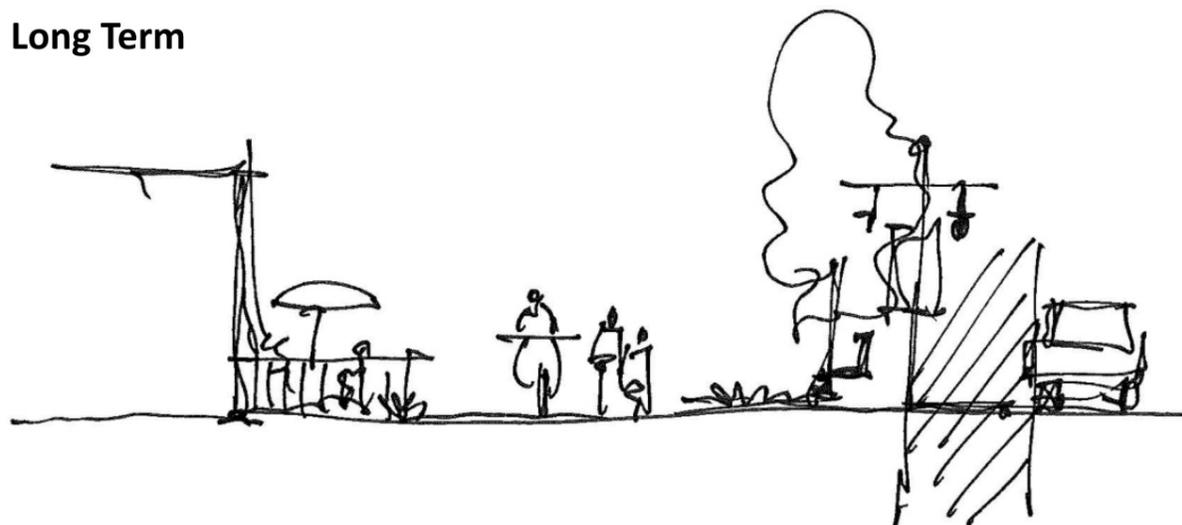


Ginkgo



London Planetree

Long Term

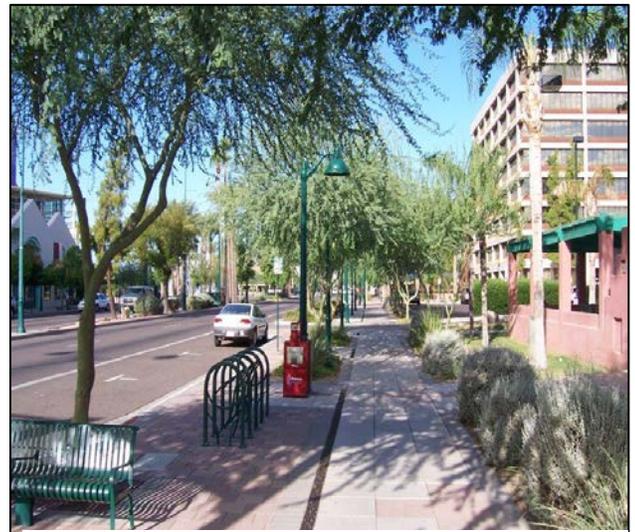


Property Line

**Long-term ROW options could include:
 BRT
 Bike Lanes
 On Street Parking
 Landscaping/Sidewalks
 Bus Bulbouts

ZONE 4: BUFFER ZONE - A fourth zone of sidewalk exists in most areas. The existence of this zone is dependent on the amount of space available between the property/right-of-way line and the edge of the travel lane. The guidance for uses in this zone is based on the assumption that UDOT will control 3300 South for the foreseeable future and the ROW may not change from its current location. Given this assumption, where this zone exists it can accommodate a wide variety of uses. Uses could include additional sidewalk space, park strips, on-street parking, bio-swales and other storm water treatment measures, bus bulbs, parklets, and curb extensions. The improvements done in this zone would be part of the future public investment in the Town Center, which will work alongside private investment in the front setback area to create the desired streetscape. If hardscape is selected for this area in can be a variety of materials such as concrete, concrete pavers, crushed stone, and similar. Hard materials unsuitable for foot traffic, such as cobble, gravel, loose rock and other materials, may not be installed. (see images at right for examples of suitable hardscape in Zone 4)

The standards for the Front Setback area are specified in the Elements for Inclusion that will form the basis of the new Millcreek Town Center zoning regulations. A discussion on integrating the range of existing sidewalk configurations along 3300 South, is included in the References.



Examples of suitable hardscape in the buffer zone between the street and pedestrian travel zone.



Image 19: Space between townhomes can be used for pedestrian walkways and/or courtyards.



Image 18: The purpose of the setback standards is to support an active street life.

PROPOSED ZONING CHANGES: ELEMENTS FOR INCLUSION: MILLCREEK TOWN CENTER (MTC) ZONING DISTRICT

A summary outline of elements and requirements that will form the basis of a new Millcreek Town Center Zoning District is provided below. A fully developed outline of Elements for Inclusion is included in the References. Specific regulatory language for the new Millcreek Town Center zoning district will be developed by Township Services to be compatible with the Salt Lake County Zoning Ordinance.

Site Plans and Standards Tables will be provided for use in administering the elements and requirements of the zoning district. Regardless of size or configuration, the development of lot types can fall under four general categories:

- Interior Lot – Single Building Development
- Corner Lot – Single Building Development
- Interior Lot – Multiple Building Development
- Corner Lot – Multiple Building Development

A site plan indicating setbacks, building location, parking location and circulation is included for each of these four types. A fifth site plan captures regulations for all four:

- Building Section Plan – All Lot/Development Types

PURPOSE STATEMENT OF ZONING DISTRICT

The purpose of the Millcreek Town Center Zoning District is to promote the relationship of uses and structures to their sites and other sites in the district. The application of the district zoning regulations is intended to result in good neighborhood and town center design, in order to secure the advantages of compatible site planning for residential and commercial development, or combinations thereof.

CONSISTENCY WITH THE GENERAL PLAN

Uses and developments in the Millcreek Town Center zoning district shall be consistent with the Millcreek Township General Plan. The Millcreek Town Center Project provides an understanding of the overall objective for the development standards in this zoning district.

- SITE PLAN STANDARDS
- BUILDING FORM AND DESIGN
- ACCESS, CIRCULATION, & PARKING
- SITE ELEMENTS
- SIGNS
- LIGHTING
- FURNISHINGS
- SERVICE AREAS
- DENSITY & NEIGHBORHOOD COMPATIBILITY

SHARED PARKING & ACCESS MANAGEMENT TOOLS

Salt Lake County currently has two ordinances requiring shared access and parking—Office Research Park and Development Zone (19.45.160), and MD-1 and MD-3 Mixed Development Zones (19.55.160). Both ordinances state:

The number of access points along public streets shall be minimized by sharing and linking parking areas with adjacent properties. Reciprocal ingress and egress, circulation and parking agreements shall be required to facilitate the ease of vehicular movement between adjoining properties. On corner sites access points shall be located as far from the corner as reasonably possible and in no case less than 60/40 feet from the intersection of the property lines.⁹

Standards for driveways vary based on use and anticipated volumes. Recommended dimensions for driveways include:

- Commercial land uses:
 - Two-way direction use: 25 feet minimum to 50 feet maximum
 - One-way direction use: 16 feet minimum to 30 feet maximum
- Multi-Family Residential land uses:
 - Two-way or one-way direction use: 16 feet minimum to 30 feet maximum¹⁰

These recommendations are reflected in the Elements for Inclusion, the basis for a future zoning district to implement the Millcreek Town Center.

⁹ Salt Lake County Code of Ordinances. 14.12.110 (Driveways). <http://slco.org/pwpds/html/ordinances.html>. Accessed June 6, 2015.

¹⁰ Utah Administrative Code R930.6 Access Management, as in effect on June 1, 2015. Accessed June 11, 2015

REFERENCES: ADDITIONAL INFORMATION & RESOURCES

A plethora of supporting information and resources is offered as references for the recommendations made in the Millcreek Town Center Development Plan, including the following:

- Public Outreach Materials and Comments – Model Places/Node Branding
- Public Outreach – Feedback on Urban Design Examples
- Local Urban Design Examples Map
- I-80 Node Development Scenario
- Infrastructure/Utility Analysis Report and Appendix
- Market Analysis Report and Appendix
- Multi Modal Millcreek Report
- Mobility Maps/Appendix
- 2300 East Roadway Improvements
- Draft General Plan Amendments (text and map)
- Draft Zoning – Elements for Inclusion and Site Plan Standards
- Existing Sidewalk Integration Scenarios

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