

Millcreek Township Planning Commission

Public Meeting Agenda

Wednesday, March 16, 2016 3:00 P.M.

****AMENDED****

Location

SALT LAKE COUNTY GOVERNMENT CENTER
2001 SOUTH STATE STREET, ROOM N1-110
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 the Planning Commission receives comment and recommendations from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items. Action may be taken which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

BUSINESS MEETING

- 1) FCOZ Ordinance Work Session (3:00 pm to 4:00 pm approximately)

PUBLIC MEETING

29877 – Introduction of the Millcreek General Plan Amendment: Millcreek Town Center Development Plan (see attached Plan). Amending the Millcreek General Plan, the development plan specifically addresses history, character, opportunities, design, implementation tools, transportation and land use goals and objectives, and data for the management of future investments into the 2300 East area at I-80, 3300 South and Evergreen Avenue. **Presenter:** Alison Weyher

PUBLIC HEARING

28983 – (Continued from 12/16/2015, 01/13/2016 and 02/10/2016) - Recommendation on amended Foothills and Canyons Overlay Zone; combining Chapters 19.72 and 19.73 into a revised FCOZ chapter (19.72) of the Salt Lake County Zoning Ordinance. **Presenter:** Curtis Woodward

29748 – (Continued from 12/16/2015, 01/13/2016 and 02/10/2016) - Amend Chapter 19.78 of the Salt Lake County Zoning Ordinance – Planned Unit Developments (PUD). Presenter: Max Johnson

29652 – (Continued from 01/13/2016 and 02/10/2016) - Wendell Alcorn is requesting preliminary plat approval of an amended subdivision to combine two existing lots. In addition, the applicant is seeking a recommendation to amend the underlying subdivision through a 608 process, and a recommendation for an Exception to Roadway Standards for the existing access drive for the home located at 4294 South Adonis Drive for the Mayor’s Meeting. Location: 4294 & 4302 South Adonis Drive. **Zone:** R-1-21 (Single-Family Residential) **Community Council:** Mt. Olympus. **Planner:** Jeff Miller

29453 – (Continued from 01/13/2016 and 02/10/2016) - Dianne McDonald is requesting approval for an R-1-8 to R-2-8 rezoning of her property for the purpose of building a duplex in the future. Location: 4318 South 900 East. **Community Council:** Millcreek. **Planner:** Tom C. Zumbado

29476 – Mark Lambourne is requesting preliminary plat approval for the 2 lot Winderway Flag Lot Subdivision. Location: 1644 East 4150 South. **Zone:** R-1-8. **Community:** Millcreek. **Planner:** Todd A. Draper

29663 – Jacob Ballstaedt is requesting a rezone from R-1-8 to R-1-3 on 1.37 acres. Location: 3511 South 1100 East. **Community Council:** Millcreek. **Planner:** Tom C. Zumbado

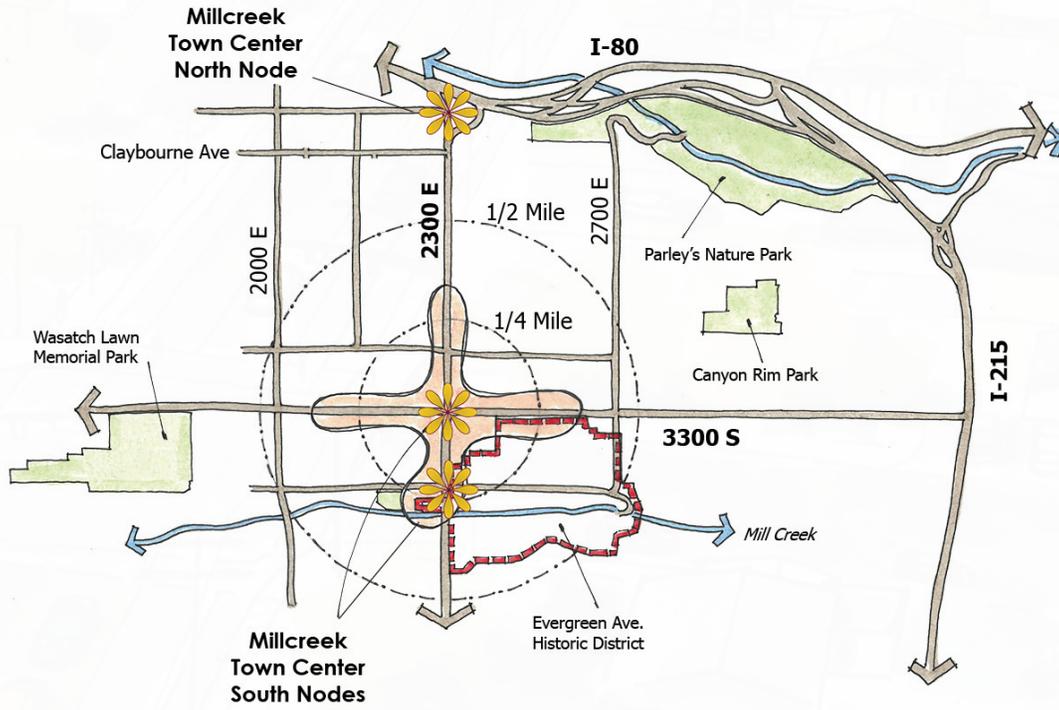
29545 – Adam Paul requests a conditional use approval for a 48 unit dwelling group townhouse project on 2.4 acres. Location: 965-971 East Murray Holladay Road. **Zone:** R-M. **Community Council:** Millcreek. **Planner:** Spencer Hymas

29838 – Francisco Mirenda requests conditional use approval for a restaurant liquor license. Location: 4536 South Highland Drive. **Zone:** C-2. **Community Council:** Millcreek. **Planner:** Jeff Miller

BUSINESS MEETING

- 2) Approval of Minutes from the October 14, November 18 and December 16, 2015, and January 13, and February 10, 2016 meetings.
- 3) Ordinance Issues from today’s meeting
- 4) Bylaws Adoption
- 5) New email addresses
- 6) Other Business Items (as needed)

ADJOURN



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

Consultant Team:

CRSA

Zions Bank Public Finance

H.W. Lochner

Cushman & Wakefield | Commerce

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.

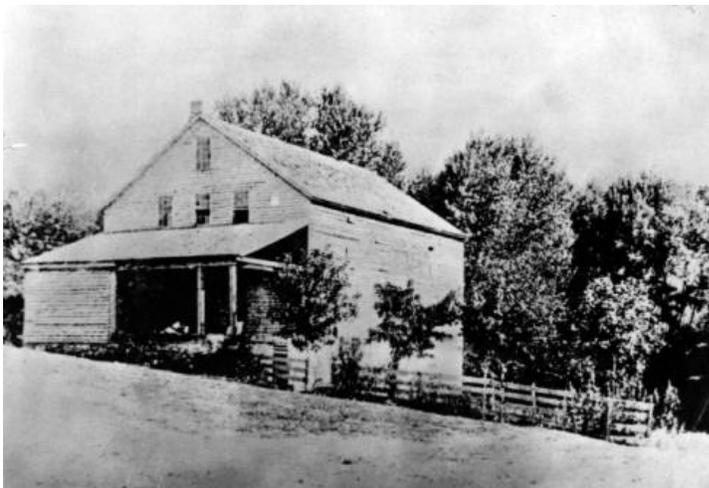


Image 2: Neff's mill



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.

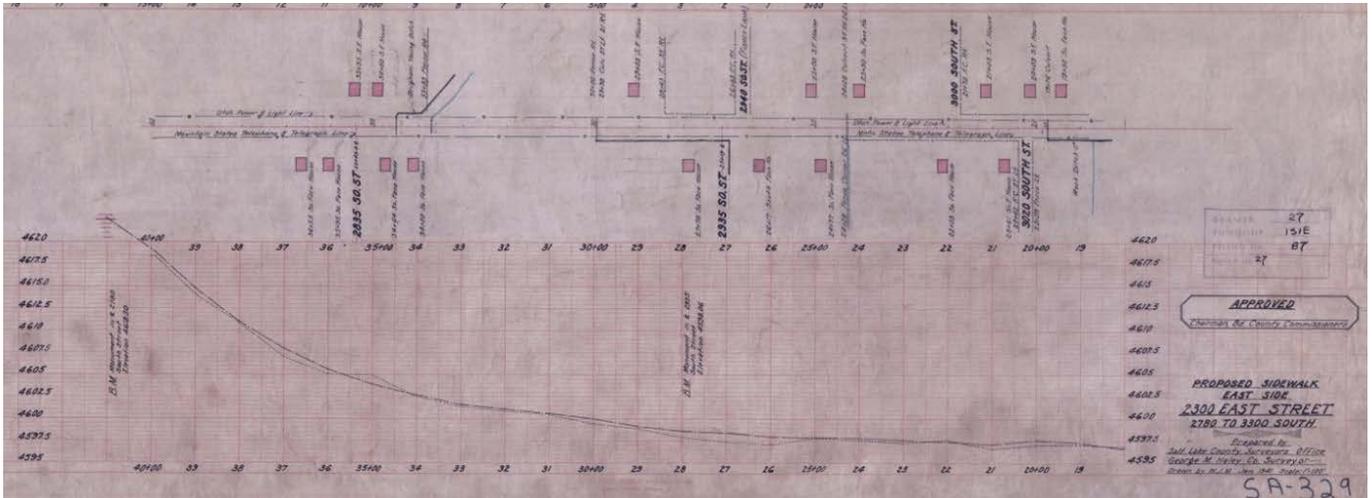


Image 3: Proposed Sidewalk Plan for 2300 East, 1941

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.



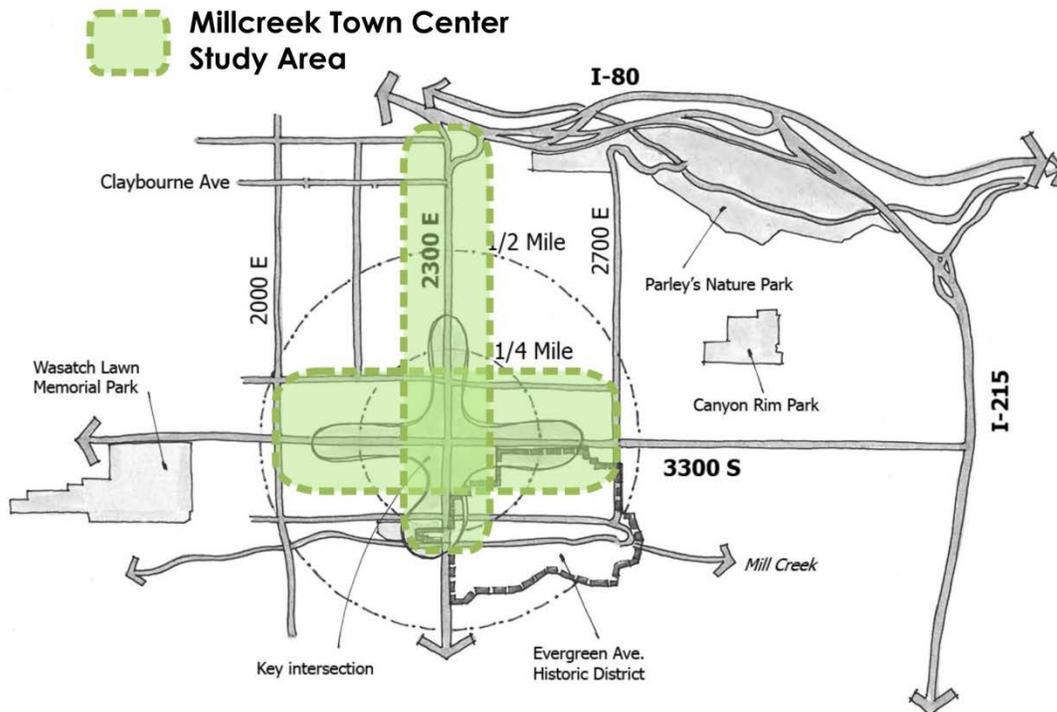
Image 6: Some areas along 3300 South have no sidewalk.

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



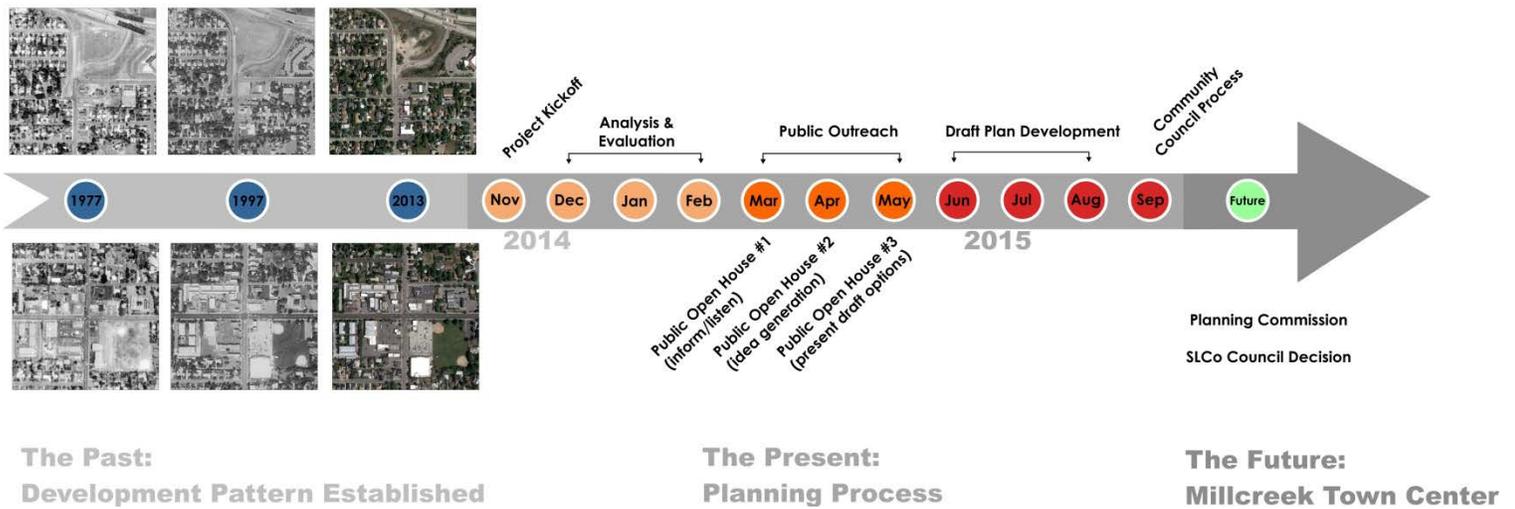
GOAL 6: Developing mobility options



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;

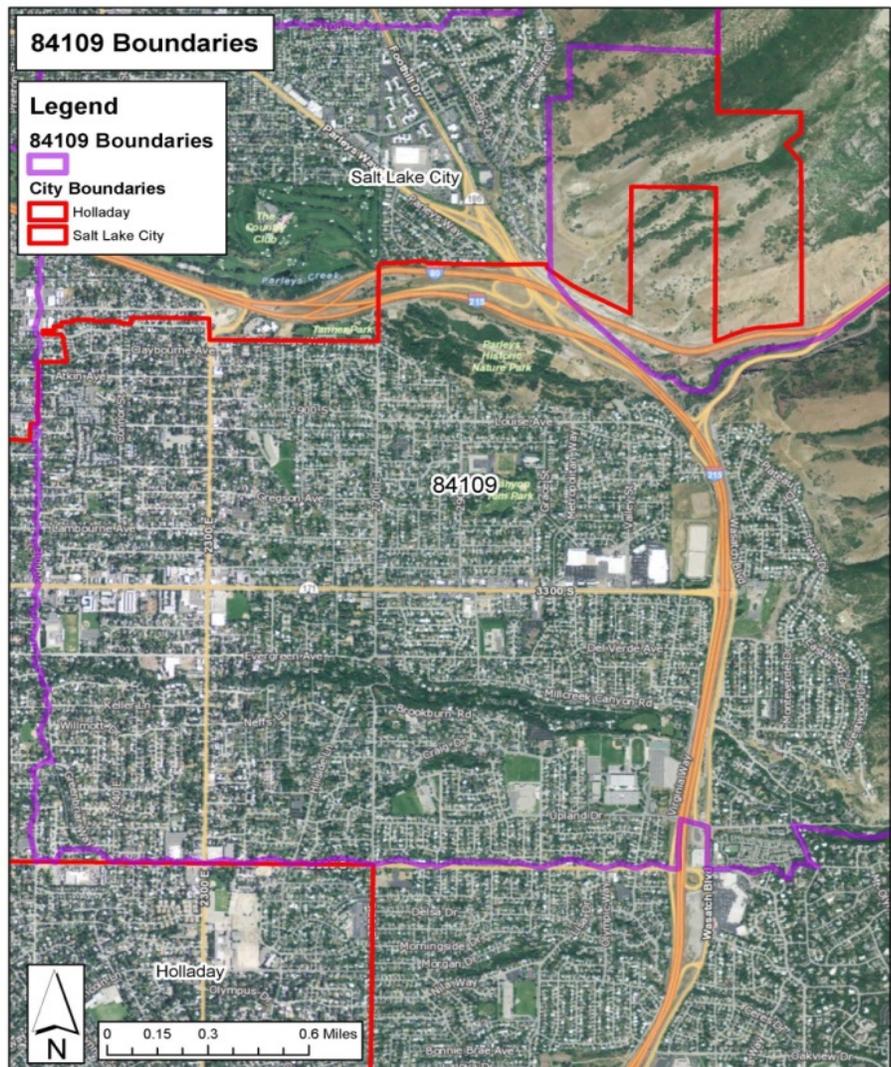


Image 8: Mixed-use development with residential over retail is a recommended target.

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.

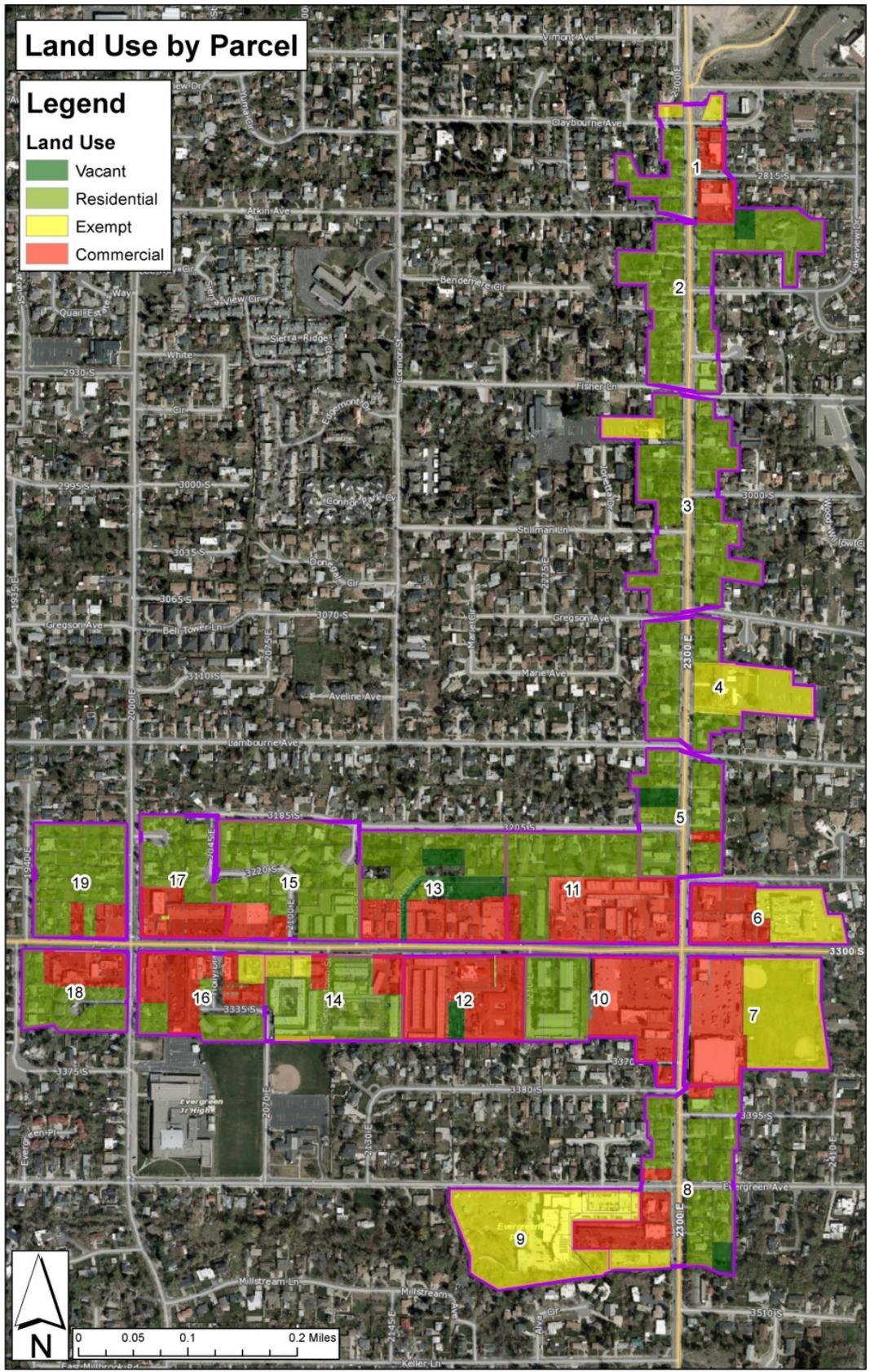
³ Does not include Smith’s Marketplace, which is listed under Food and Beverage Stores.

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.

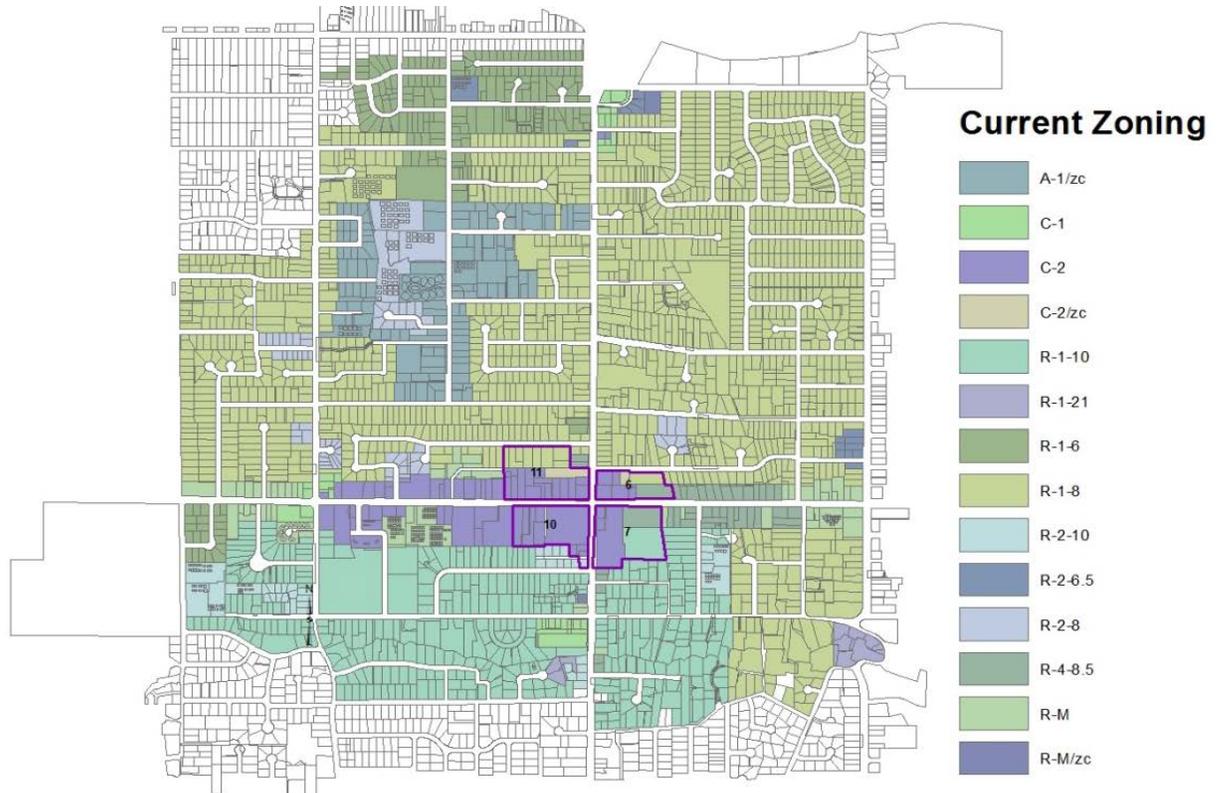


Map 2: Study Area with Block Numbers and Land Use

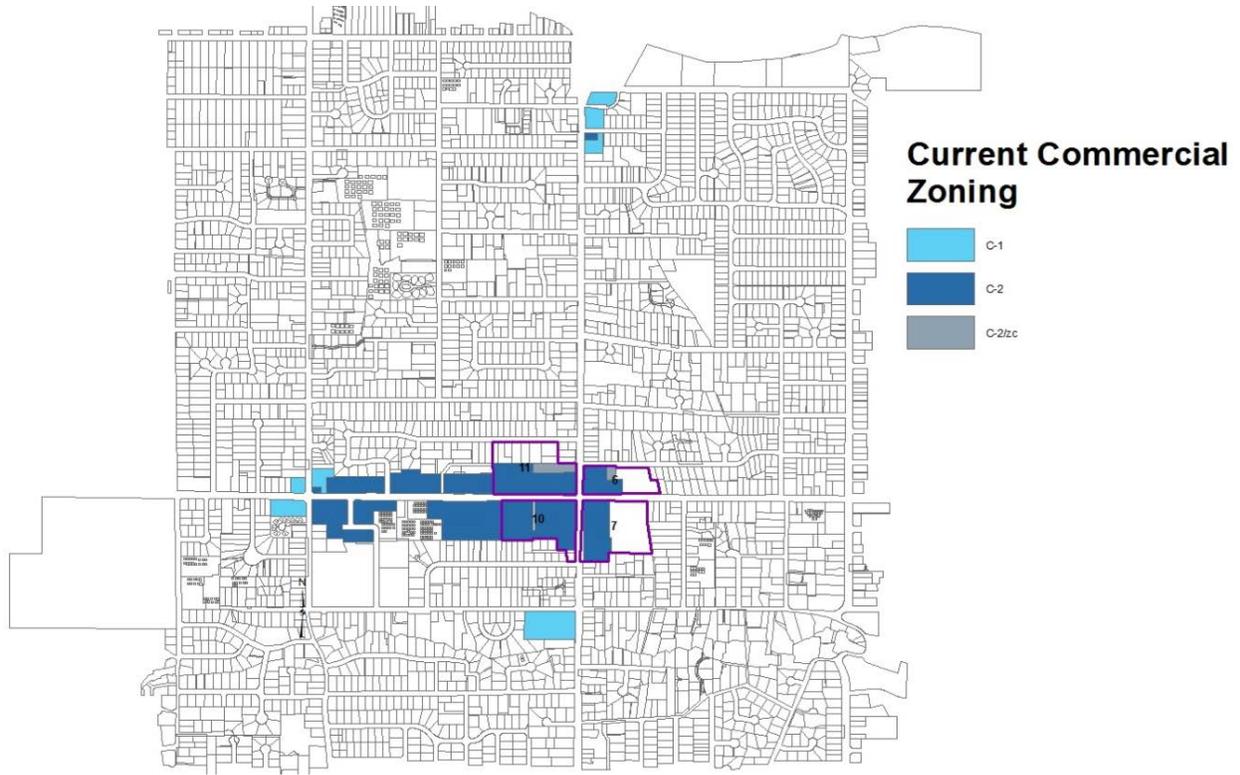
LAND USE ANALYSIS & REDEVELOPMENT POTENTIAL

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).

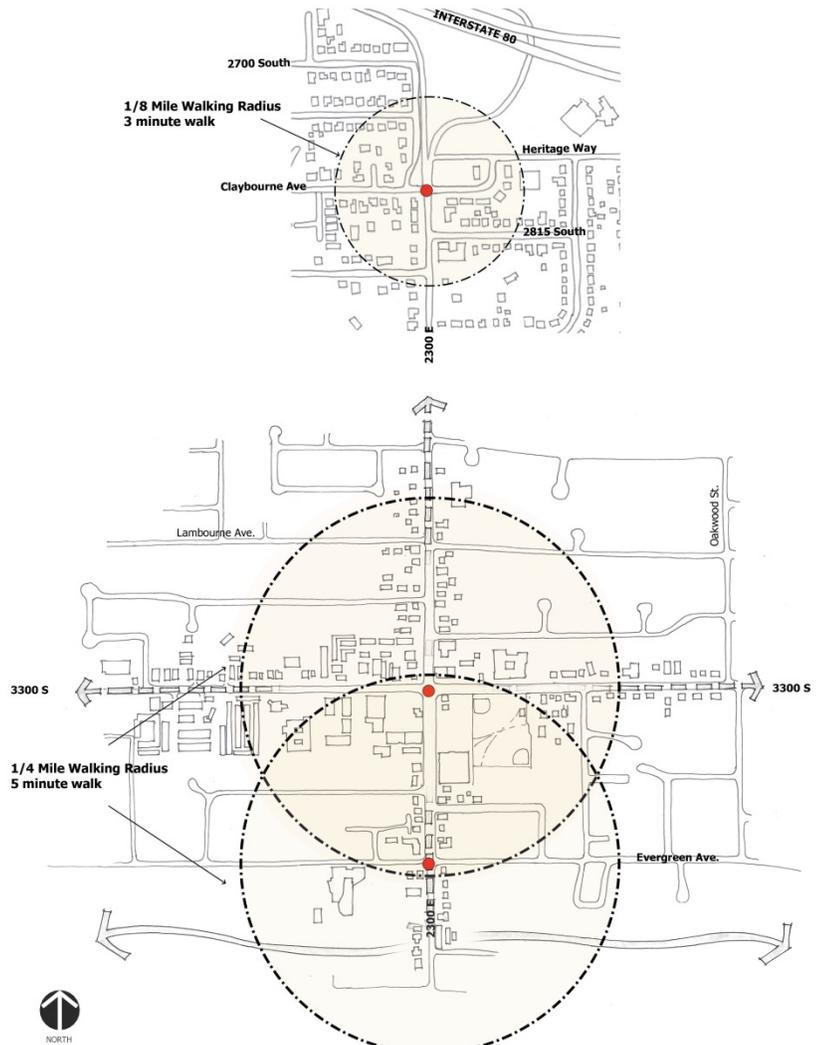


Image 15: Three Future Nodes of Millcreek Town Center

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.

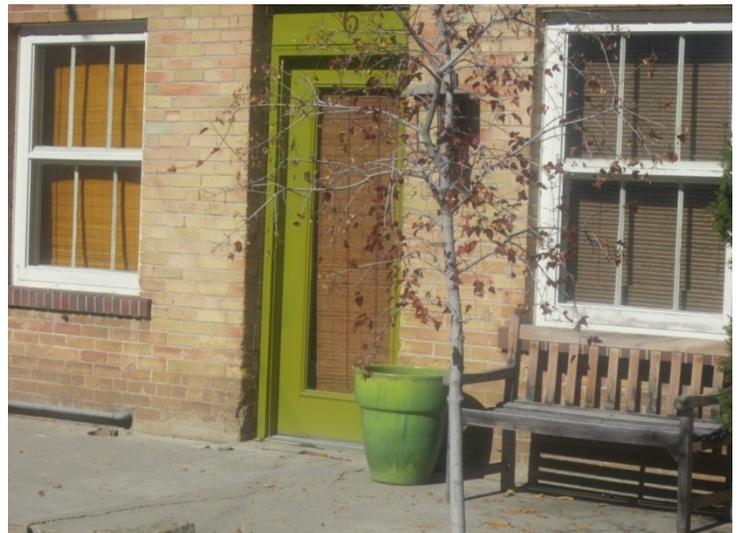
- BUILDING FORM & DESIGN
- SIDEWALK/STREETScape
- LANDSCAPING/SITE FURNISHINGS
- SIGNAGE
- BUILDING DESIGN: ADAPTABILITY/FLEXIBILITY
- RESIDENTIAL DEVELOPMENT POTENTIAL
- MOBILITY/ACCESSIBILITY

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

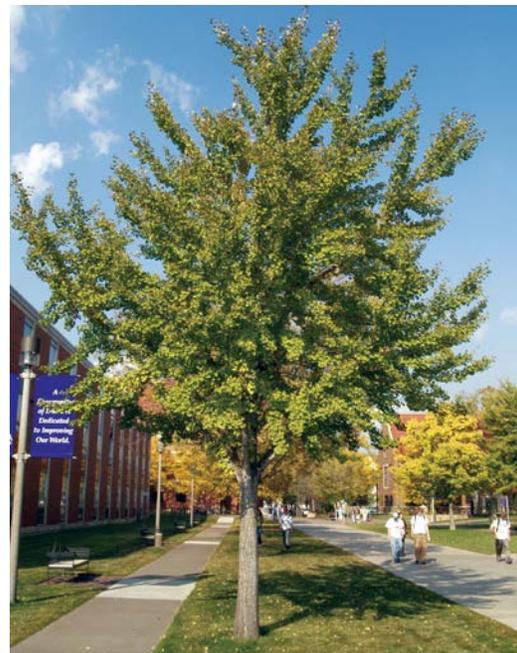
Specification of landscaping elements will create a unifying theme for the area.

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

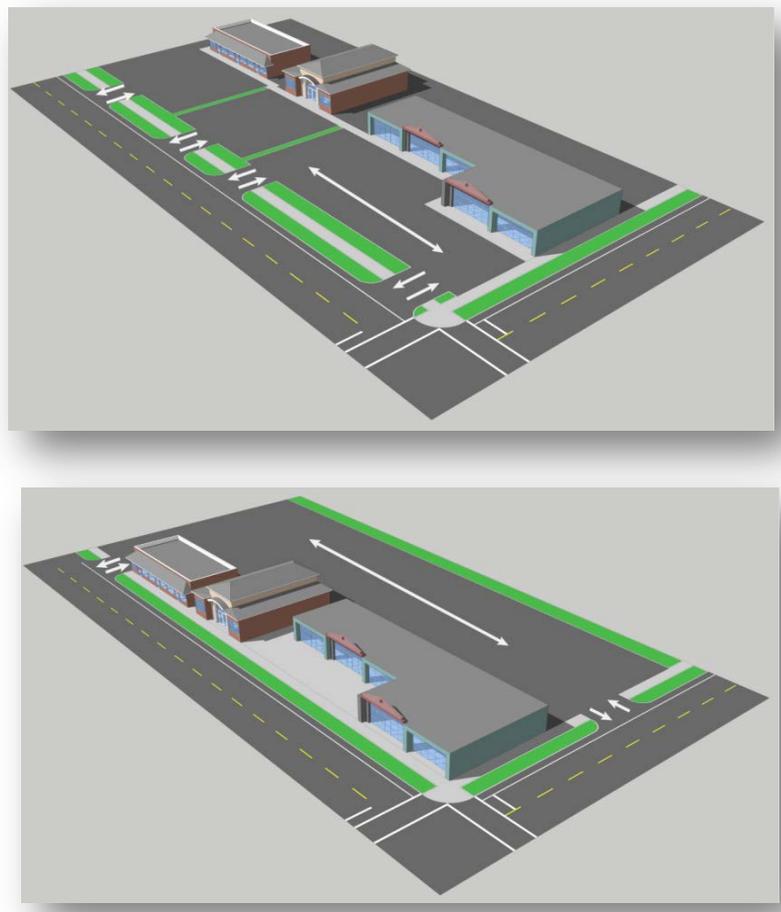


Figure 1: Multi-Access (top) vs. Shared Access (bottom)

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:

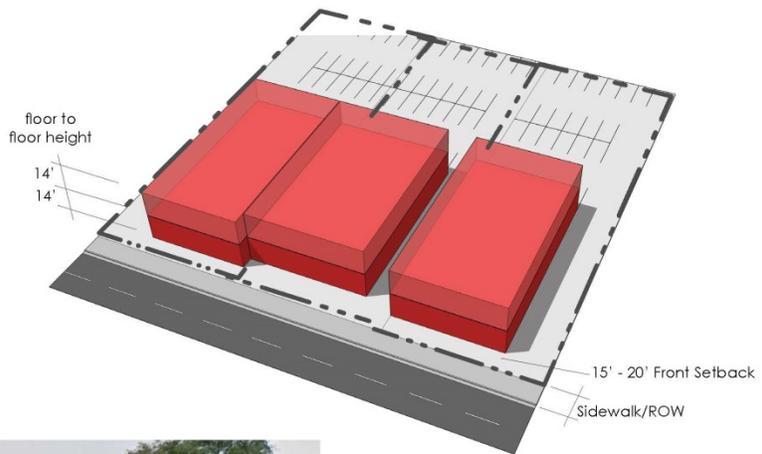
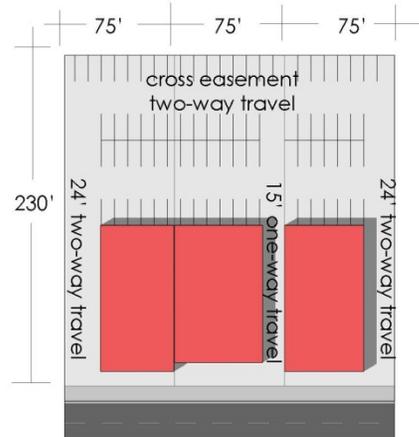
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Parking stalls:

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:

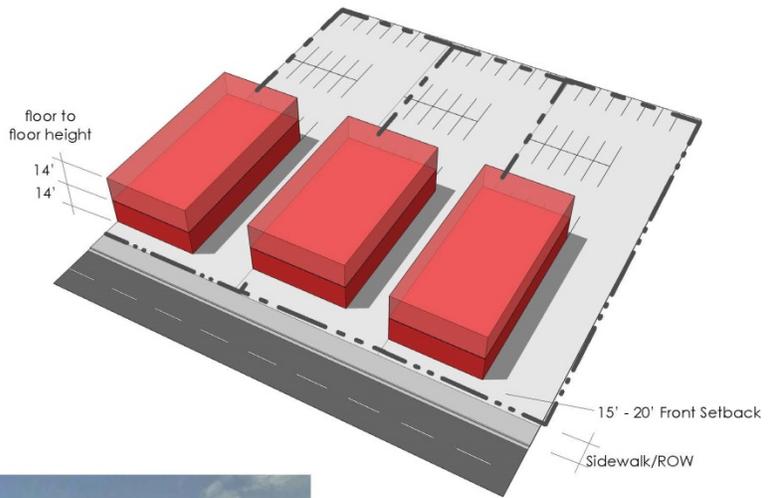
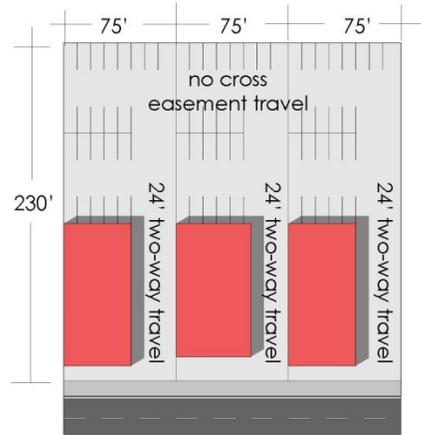
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Parking stalls:

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

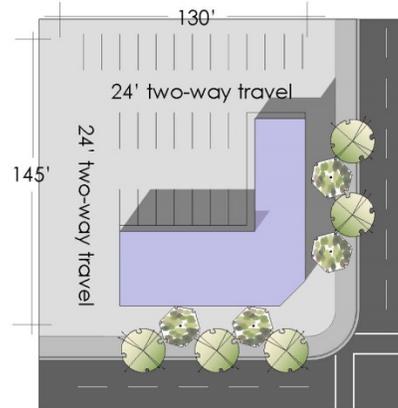
Commercial: 17+2 stalls shared parking

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:

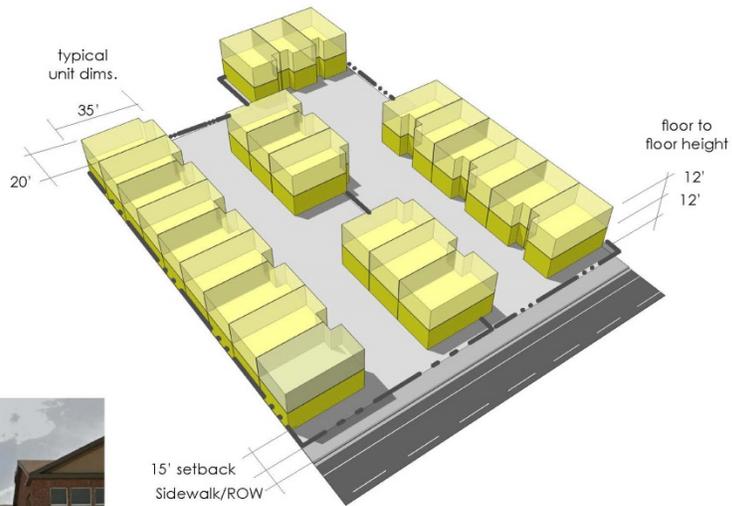
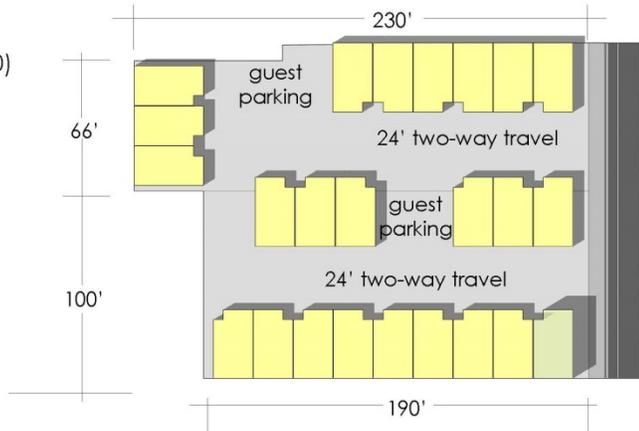
.72

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:

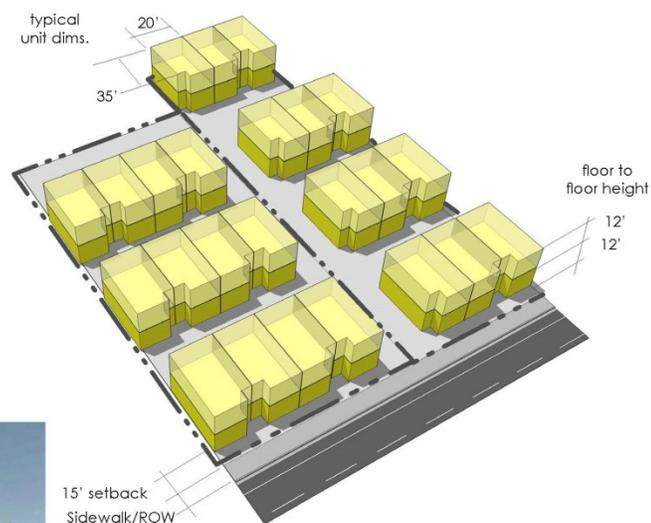
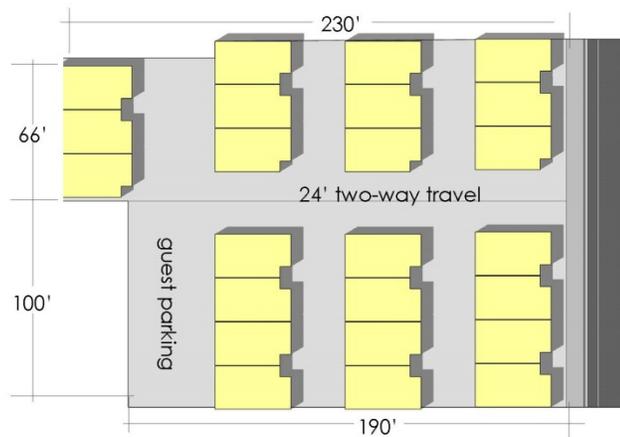
2 per unit: 1 on ground floor of unit;
1 surface paking stall/unit
Shared surface guest parking

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

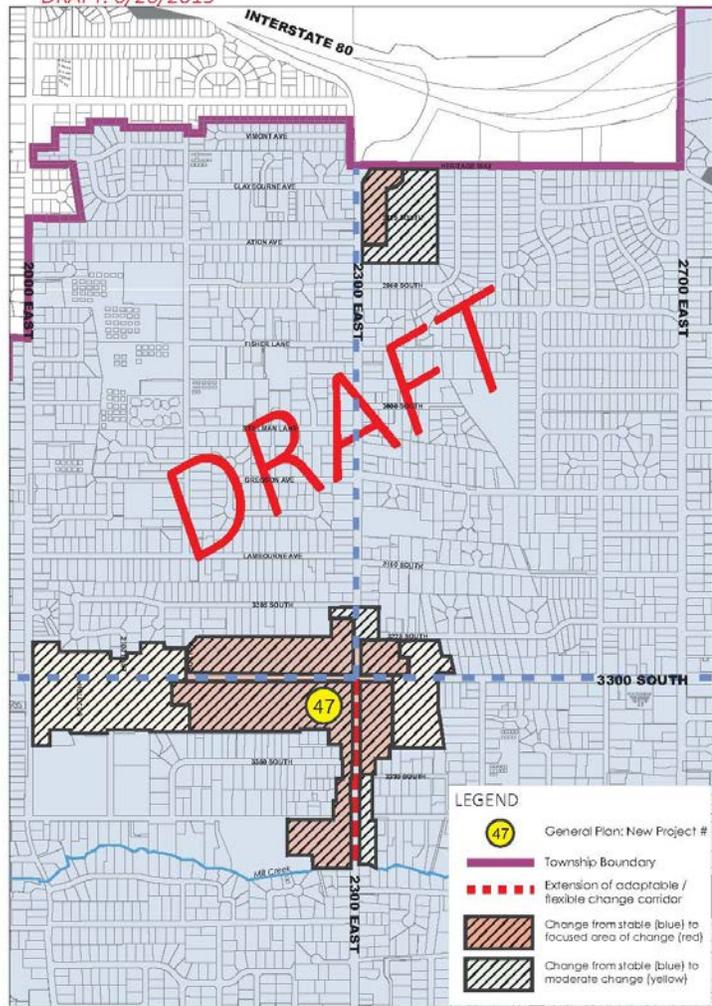
While the concepts of Community, Mobility, Activity Centers, and Housing Choices are captured in the General Plan via the Best Practices section, as well as the recommendation for Neighborhood Centers in the Projects section, no specific Project was outlined for the creation of a Millcreek Town Center. 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 as 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

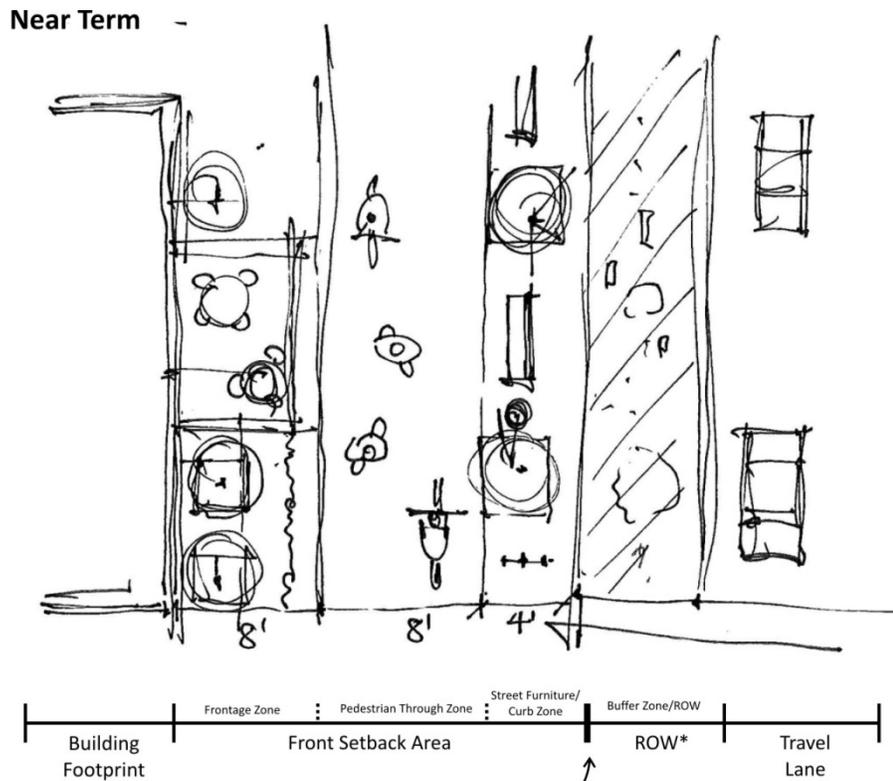


Blue Fescue

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.

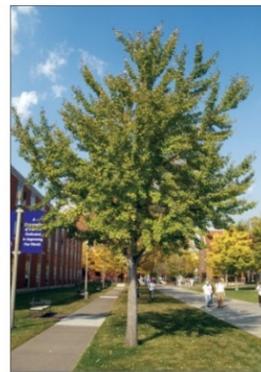
pedestrian through zone was chosen. It is also important to note that this is a significant positive change and dramatic improvement from Salt Lake County’s standard of a 6-foot wide sidewalk adjacent to the back of curb, one of several sidewalk scenarios seen on 3300 South. This approach for sidewalks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

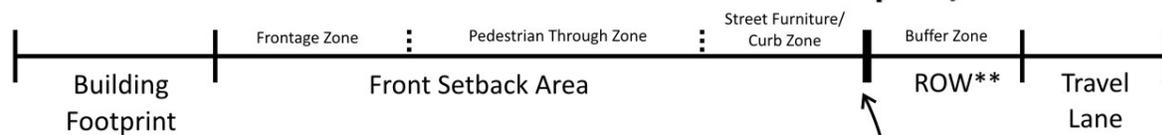
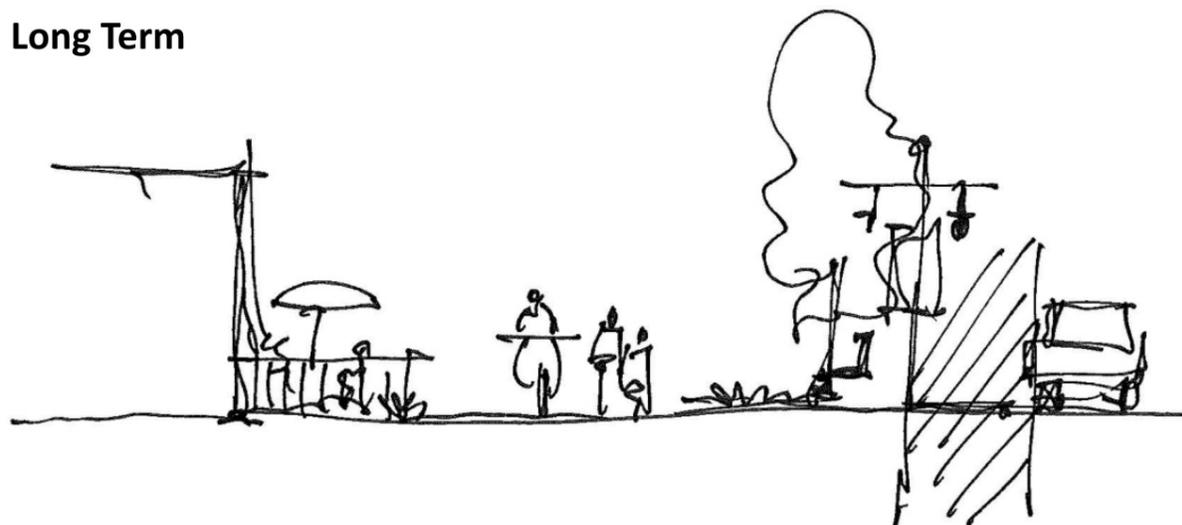


Ginkgo



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

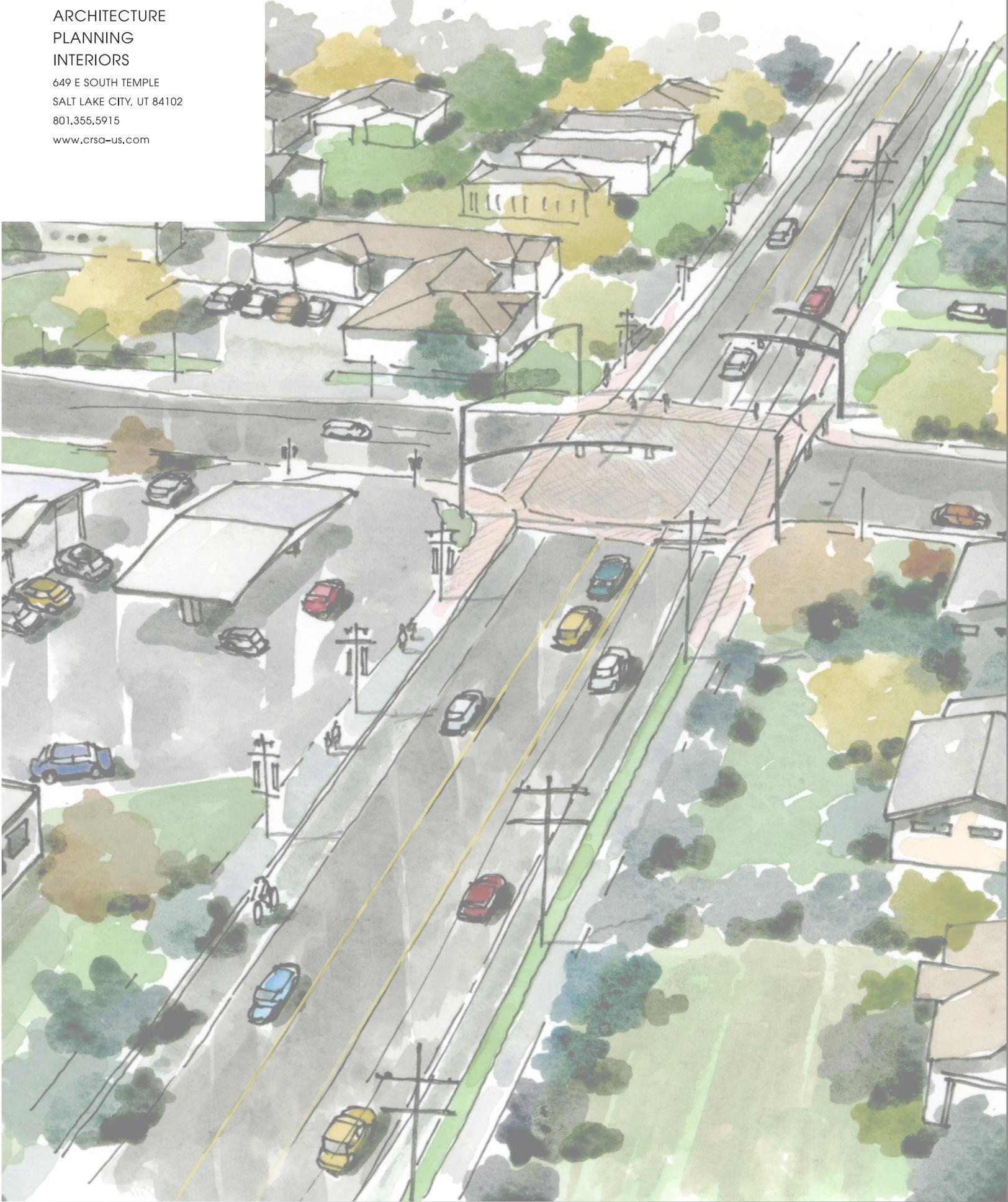
A plethora of supporting information and resources is offered as references for the recommendations made in the Millcreek Town Center Development Plan, including the following:

- 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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File # 28983

Planning Commission Summary and Recommendation

Public Body: Millcreek Township Planning Commission

Meeting Date: March 16, 2016

Request: Recommendation on FCOZ changes

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

Planner: Curtis Woodward

Community Council Recommendations: See attachments

Planning Staff Recommendation: Discussion and recommendation

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. In consideration of the various competing interests in the canyons, the Commission's report emphasizes striking a balance between private property rights and the public interest in preserving and protecting the watershed and natural beauty of the canyon areas. Although FCOZ is designed as a set of regulations applicable to the development of private property, the report recognizes that the canyons are an important asset to a larger group than just property owners within the canyons themselves. The executive summary of the report concludes with, "Overall, the next generation FCOZ ordinance needs to be strong and clear in order to provide decision makers with the best tools possible to ensure the long-term sustainability of the Wasatch Canyons for the benefit of future generations." The draft ordinance is based on that directive.

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 have been received, and are included and summarized in this packet.

COMMUNITY COUNCIL RESPONSE

Discussion has taken place with affected community councils, some of which have sent written responses. 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.

Having received public input from a number of sources regarding the draft FCOZ ordinance, we have revised the draft to accept, reject, or offer alternatives to the various suggestions that have been made. The various issues that have been raised were discussed in the February hearing, and potential recommendations have been identified based on last month’s discussion. Those issues, along with some of the other commentary about the ordinance, have been outlined in the attached comments summary, along with the draft ordinance. During last month’s work meeting and public hearing, the following issues were raised:

- Stream setbacks – how would climate change affect the science behind the stream setback? Is reducing the setback to 50’ to align with the EPA Clean Water Act minimum and Health Regulation 14 a good idea, or not?
- Limits of disturbance – how would this affect existing lots in the Millcreek Township?

It is our recommendation that the planning commission:

- Discuss the major issues of concern to the planning commission members,
- Discuss and vote upon specific recommended amendments to the draft,
- Based on the specific amendments that have been voted upon as a group, make a recommendation to the County Council.

Potential motion:

We recommend approval of the draft Foothills and Canyons Overlay zone with the following recommended changes:

1. The stream setback in subsection 19.72.130.D is to be 100’ rather than 50’, with the same mechanisms for relief available as are found in the current FCOZ. It is also recommended that Salt Lake County Planning and the Salt Lake County Health Department work together to remove conflicts between the two sets of regulations. *(or)*
2. The term “undevelopable” as cited in 19.72.060.D(2)(i) should be included as a defined term in section 19.72.200. The recommended definition is: “undevelopable” means strict application of this Title prevents the minimum development necessary to establish a permitted use on a property in the underlying zone.”
- 3.
- 4.



SALT LAKE COUNTY ORDINANCES CHAPTER 19.72 – FOOTHILLS AND CANYONS OVERLAY ZONE (FCOZ)

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19.72.010 PURPOSE

The general purpose of the Foothills and Canyons Overlay Zone is to promote safe, environmentally sensitive development that strikes a reasonable balance between the rights and long-term interests of property owners and those of the general public. Specifically, these standards are intended to:

- A.** Preserve the visual and aesthetic qualities of the foothills, canyons, and prominent ridgelines as defined herein, contributing to the general attractiveness and, where appropriate, the commercial viability of these areas.
- B.** Protect public health and safety by adopting standards designed to reduce risks associated with natural and man-made hazards.
- C.** Provide efficient, environmentally sensitive, and safe vehicular and pedestrian circulation.
- D.** Encourage development that conforms to the natural contours of the land and minimizes the scarring and erosion effects of cutting, filling and grading on hillsides, ridgelines, and steep slopes.
- E.** Balance private and commercial needs against the risk of destabilizing fragile soils, defacing steep slopes and degrading water quality.
- F.** Minimize disturbance to existing trees and vegetation, conserve wildlife habitat, protect aquifer recharge areas, and otherwise preserve environmentally sensitive natural areas by encouraging clustering, the transfer of development rights, or other design techniques to preserve the natural terrain.



- G. Reduce flooding by protecting streams, drainage channels, absorption areas, and floodplains.
- H. Protect property rights and commercial interests, and encourage economic development.
- I. Recognize the link between environmental protection and economic prosperity in the canyons.

19.72.020 APPLICABILITY

A. Geographic Area of Application

Maps delineating the boundaries of the Foothills and Canyons Overlay Zone are on file with the Planning and Development Services Division. Such maps, as amended, are incorporated into this Ordinance as if fully described and detailed herein.

B. Development Activities Covered

The standards and regulations of the Foothills and Canyons Overlay Zone apply to all development that occurs within the mapped Foothills and Canyons Overlay Zone. Development includes all land disturbance activities such as grading, clearing, and excavation.

C. Jurisdictional Exemptions

These provisions do not apply to properties owned by the State of Utah or the government of the United States, except as specifically authorized by state or federal statute or regulation, intergovernmental agreement, or other form of cooperative agreement.

D. Recognition of Salt Lake City Extraterritorial Jurisdiction

Salt Lake County recognizes that Salt Lake City has extraterritorial jurisdiction for protection of its watershed located in the canyons east of Salt Lake City from City Creek Canyon south to Little Cottonwood Canyon. All development in the County impacting surface water, wells, storage facilities, or aquifers located within Salt Lake City's watershed areas shall be referred to Salt Lake City's Division of Public Utilities to confirm compliance with the City's applicable ordinances and watershed protection standards. If Salt Lake City's confirmation is not received within the time prescribed by County Ordinance for processing applications, the Planning Commission or Director may approve the application subject to Salt Lake City's certification being received prior to a building permit being issued.

Comment [CWoodward1]: See comment #1 in "summary of comments" document for discussion about this section.

F. Mountain Resort Zone

Due to the unique and specialized uses of mountain resort properties, including recreational and mixed residential and commercial uses, mountain resorts may apply for specialized mountain resort ("MRZ") zoning. Should a resort choose not to apply for MRZ zoning, it shall be subject to all of the requirements of the underlying zone and this Chapter.

19.72.030 FCOZ DEVELOPMENT APPROVAL PROCEDURES

A. Purpose

The purpose of this section is to outline the site plan application and approval process



required for all development or construction activity, including tree/vegetation removal and grading, or subdivision of land, in the Foothills and Canyons Overlay Zone.

B. Joint Applications

Where a process is already established by ordinance or agreement for review and approval of a land use application in the Foothills and Canyons (such as a subdivision, conditional use or permitted use site plan, development agreement, or variance process), applicable FCOZ standards shall be applied concurrently with the related application. If there is no related land use application under review, the applicant shall be subject to the following process.

C. Application Process

1. Pre-Application Meeting

a. Purpose

An informal pre-application meeting with the Director is required prior to submitting a site development plan application. The purposes of the pre-application meeting are to provide an opportunity for the parties to discuss:

- i. The application submittal, review and approval process.
- ii. The proposed development of the site and its relationship to site conditions and area characteristics, including geologic, hydrologic, and environmental issues.
- iii. Applicable provisions of this Ordinance and other codes.

b. Scheduling of Pre-Application Meeting

To request a pre-application meeting, the applicant shall submit a pre-application meeting request on a form provided by the County, together with any required fees and materials. Upon submittal of a complete application, the development proposal shall be scheduled for discussion at a pre-application meeting.

c. Attendance

In addition to the Director, other County participants in the pre-application meeting may include representatives from the Health Department, County Engineer's Office, Fire Department, Salt Lake City Department of Public Utilities, and any other person or entity the County deems appropriate.

2. Site Development Plan

a. Application

- i. Upon conclusion of the pre-application meeting process, an applicant seeking approval of a development plan shall submit an application form, together with required maps, plans, reports, special requests, and fees, to the Director. All submitted materials shall be available for public review.
- ii. Following documentation of assurances provided at the pre-application meeting or field inspections, the Director may waive or modify submittal requirements deemed unnecessary.

- iii. The Director may require additional information, as necessary, to substantiate compliance with the provisions and standards of this Chapter and other applicable codes and ordinances. For example, the Director may seek technical and policy recommendations from other public agencies with related legal jurisdiction such as the local health department; Utah Division of Wildlife Resources; Utah Division of Forestry, Fire, and State Lands; U.S. Forest Service; and U.S. Soil Conservation Service.

b. Staff Review

The Director shall review the development proposal for compliance with the standards and processes of this ordinance, including Paragraph D below, and shall document findings in a written report. The report shall specify all areas of noncompliance with regulations together with any recommended modifications or conditions of approval to mitigate detrimental impacts and bring the plan into compliance, and shall be made available to the public and provided to the applicant (unless specifically waived by the applicant) no less than 3 business days prior to any applicable planning commission meeting.

D. Approval Standards

The following is a summary of site development plan review standards. Failure to document compliance with any of the following may result in denial of a site development application.

1. The development is consistent with the purposes and intent of the policies, goals, and objectives of any applicable plan, including the Wasatch Canyons General Plan, the Salt Lake County Regional Trails Plan, and applicable community general plans, as amended.
2. The site plan, grading, construction, and development activities comply with the mandatory requirements of the FCOZ, unless modifications or waivers have been expressly granted.
3. The development complies with all applicable development regulations, standards, requirements, or plans adopted by the local or state authority, including but not limited to water quality and wastewater regulations.

E. Expiration of Site Development Plan/Issuance of a Building Permit

1. A building permit issued pursuant to the FCOZ site development plan approval process must reference all conditions or stipulations applicable to such approval. All development, construction, and use shall be in accordance with the approved site development plan.
2. An approved site development plan shall be valid for a period of twelve (12) months from the date of the final approval, unless authorized as a multi-phase development.
3. A building permit may be obtained at any time within the twelve (12) month period. If substantial progress towards obtaining a building permit is not made within the one (1) year period, approval of the site development plan automatically lapses and the plan is null and void.
4. A building permit issued for any phase of a development that has received site development plan approval may extend the life of the site development plan for the entire



development for an additional twelve (12) months from the date of issuance of the building permit. If any successive twelve (12) month period expires before a building permit application is filed for a subsequent phase or phases, then the site development plan approval automatically lapses and the plan is null and void as to all undeveloped or un-built phases of the development, unless substantial progress toward obtaining a building permit is demonstrated.

5. A twelve (12) month extension of the life of the site development plan may be obtained subject to paying an extension fee equal to the conditional use and subdivision extension fee in the Township Services Planning Review Fee Schedule on file with Township Services.

F. Appeals

Pursuant to section 19.92.050 of this Title, any person adversely affected by a final decision of the zoning authority may appeal that decision to the land use hearing officer.

19.72.040 UNDERLYING ZONING DISTRICT

- A. Conflicts. Unless specifically exempted or modified by the underlying zone, all development shall comply with the standards of this Chapter.
- B. Division of Consolidated Lots. Previously platted lots consolidated into one taxable parcel may not be re-divided into lots smaller than the minimum area required in the underlying zone.
- C. Setbacks. Setbacks from property lines are established by the underlying zone. If no setbacks are stated, an applicant wishing to locate a building closer than ten (10) feet to the property line shall demonstrate that the structure will not place additional burden on neighboring properties by addressing the following factors: snow load, drainage, access, fire protection, and building code.

19.72.050 CLUSTER DEVELOPMENT

A. General Requirements

Cluster development is the grouping of residential properties on lots smaller than allowed on the underlying zone to reduce infrastructure costs and environmental impacts and to reserve otherwise developable land for open space or recreation. Whether proposed by an applicant or required by the Planning Commission, cluster development may only be approved upon satisfaction of the following conditions:

1. The clustering proposal meets all other applicable requirements set forth in the Foothills and Canyons Overlay Zone or in other applicable ordinances or regulations.
2. The clustering proposal, compared with a more traditional site plan, better attains the policies and objectives of the Foothills and Canyons Overlay Zone, such as providing more natural open space, preserving existing trees and vegetation coverage, and preserving sensitive environmental areas such as stream corridors, slide areas, prominent ridgelines, wetlands, and steep slopes.
3. The clustering proposal shall have minimal adverse impact on adjacent properties or development, or, if such impacts may result, the applicant has agreed to implement appropriate mitigation measures such as landscape, screening, illumination standards, and other design features as recommended by the Director to buffer and protect adjacent properties from the proposed clustered development.

4. The architecture, height, building materials, building colors, and other design features of the development blend with the surrounding natural landscape and are compatible with adjacent properties or development.

B. Density Bonus for Cluster Development

1. A cluster density bonus of up to twenty-five percent (25%) over the base density permitted in the underlying zone may be available for cluster developments that satisfy the above standards while taking into account the bonus density.
 - a. 2. The allowable density bonus for a cluster development is equal to twenty-five percent (25%) of the "net developable acreage", and must be rounded to the nearest whole number, but in no case less than one (1).
3. The density bonus for clustering allowed pursuant to subsection B.1 is not allowed in the MRZ.

C. Cluster Development Design

1. The undeveloped area of the development site shall be preserved as active or passive natural open space. Natural open space areas shall conform with any adopted County open space and/or trail plans, provide contiguity with adjacent natural open space and/or conservation areas, protect unique natural, historic, or cultural site features and resources, and avoid fragmentation of conservation areas within the site.
2. The maximum number of lots allowed in a single cluster is twenty (20) lots. Each cluster shall be separated from other residential clusters by a minimum of one-hundred (100) feet.
3. The layout of a cluster development shall protect significant natural resources on or adjacent to the site. Natural resources include riparian areas, wetlands, ecological resources, steep slopes and ridgelines, and wildlife habitat and corridors. The overall site design shall employ the site's natural topography to hide multiple residential clusters from the sight of adjacent clusters.
4. A cluster development shall preserve the open sky backdrop above any ridgelines and, where possible, significant views of the natural landscape as viewed from adjacent streets.

D. Illustration of Cluster Development

Figure 19.72.1: Cluster Development illustrates recommended cluster development.

FIGURE 19.72.1: CLUSTER DEVELOPMENT

19.72.060 SLOPE PROTECTION

A. Slope Protection Standards

1. Unless otherwise allowed in this Title, no development activities, including clearing, excavation, grading, and construction, are allowed on slopes greater than thirty percent (30%).

2. Structures shall be set back from ascending or descending slopes greater than thirty percent (30%) in accordance with the requirements of the current adopted building code.

B. Development on Ridgelines

1. Unless otherwise allowed in this Title, 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.
2. Unless otherwise allowed in this Title, no development may be located within one-hundred (100) feet (map distance) from either side of the crest of a protected ridgeline designated as such in an adopted County master plan or incorporated by other ordinance.
3. Figure 19.72.2: Ridgeline Development illustrates recommended ridgeline development.

FIGURE 19.72.2: RIDGELINE DEVELOPMENT



C. Natural Open Space within Steep Slopes

Unless expressly allowed in this Title, all areas with slope greater than thirty percent (30%) must remain in natural private or public open space, free of any development activities.

D. Waiver of Slope Protection Standards for Lots of Record

1. The Planning Commission may only waive or modify the following slope protection standards as applied to development on lots of record and in subdivisions that were approved prior to the effective date of this Ordinance:
 - a. Slope protection standards prohibiting development on slopes greater than thirty percent (30%) or in ridge line protection areas, as set forth above.
 - b. Limitations on the crossing of slopes greater than thirty percent (30%) by any street, road, private access road or other vehicular route, as addressed in Subsection

19.72.080.

2. The Planning Commission may only waive these standards upon satisfaction of the following criteria:
 - a. Strict compliance with the above slope protection standards
 - i. renders the site undevelopable, or
 - ii. results in substantial economic hardship not created by the applicant or otherwise self-imposed, or
 - iii. results in a building location that requires excessive grading, vegetation removal, or driveway distances in conflict with the purposes of this Chapter.

and

 - b. The development substantially conforms to all other development, site design, and environmental standards of this Chapter and in all other applicable ordinances and codes.
3. In granting a waiver from slope and ridge line protection standards, the Planning Commission may impose reasonable conditions to mitigate the impacts, if any, that the Planning Commission determines the proposed development has on adjacent properties and the surrounding environment.
4. Notwithstanding its discretion to grant waivers for lots of record from the slope protection standards set forth in this Chapter, in no case shall the planning commission permit development other than roads on slopes greater than forty percent.

19.72.070 GRADING STANDARDS

- A. Prior to issuance of a building permit in accordance with a grading and excavation plan and report for the site approved by the Development Services Engineer; no grading, excavation, or tree/vegetation removal is permitted, whether to provide for a building site, for on-site utilities or services, or for any roads or driveways.
- B. Figure 19.72.3: Cutting and Grading illustrates recommended development that minimizes cuts.

FIGURE 19.72.3: CUTTING AND GRADING

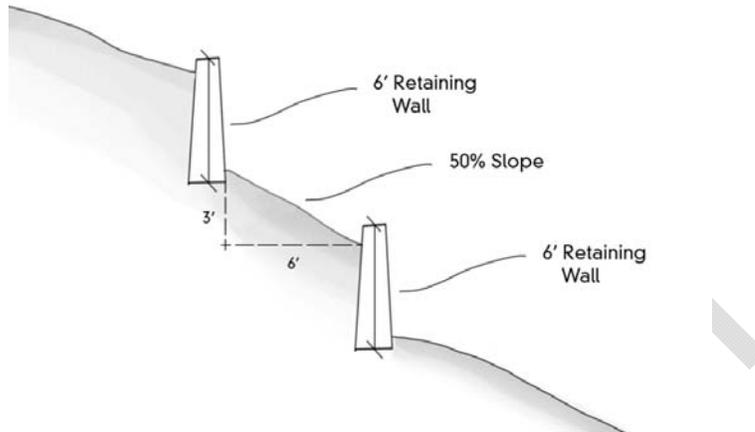


- C. The original, natural grade of a lot may not be raised or lowered more than four (4) feet at any point for construction of any structure or improvement, except:
1. The site's original grade may be raised or lowered eight (8) feet if a retaining wall is used to reduce the steepness of man-made slopes, provided that the retaining wall complies with the requirements of subsection I below.
 2. The site's original grade may be raised or lowered more than eight feet with terracing, as specified in subsection I below.
- D. Separate building pads for accessory buildings other than garages, barns, or recreational structures such as tennis courts, swimming pools, and similar facilities, are prohibited except where the natural slope is twenty percent (20%) or less.
- E. The following limits apply to graded or filled man-made slopes:
1. Slopes of twenty-five percent (25%) or less are encouraged wherever possible.
 2. Graded or filled man-made slopes may not exceed a slope of fifty percent (50%).
 3. Cut man-made surfaces or slopes may not exceed a slope of fifty percent (50%) unless it is substantiated, on the basis of a site investigation and submittal of a soils engineering or geotechnical report prepared and certified by a qualified professional, that a cut at a steeper slope will be stable and will not create a hazard to public or private property.
 4. All cut, filled, and graded slopes shall be re-contoured to the natural, varied contour of the surrounding terrain.
- F. Any slope exposed or created in new development shall be landscaped or re-vegetated pursuant to the standards and provisions of this Chapter.

- G. Excavation for footings and foundations shall be minimized to lessen site disturbance and ensure compatibility with hillside and sloped terrain. Intended excavation must be supported by detailed engineering plans submitted as part of the application for site plan approval.
- H. Use of retaining walls is encouraged to reduce the steepness of man-made slopes and to provide planting pockets conducive to re-vegetation.
 - 1. If a single retaining wall is used, one (1) vertical retaining wall up to eight (8) feet in height is permitted to reduce excavation and embankment.
 - 2. Terracing is limited to two (2) walls with a maximum vertical height of six (6) feet each. The width of a terrace shall be a minimum of a one to one (1:1) ratio with the height of the wall. Terraces are measured from the back of the lower wall to the face of the upper wall. Terraces created between retaining walls shall be permanently landscaped or re-vegetated as required by this Chapter.
 - 3. Figure 19.72.4: Terracing and Retaining Walls illustrates recommended terracing.

FIGURE 19.72.4: TERRACING & RETAINING WALLS





3. Retaining walls shall be faced with stone or earth-colored materials similar to the surrounding natural landscape, as required by the design standards of Foothills and Canyons Overlay Zone.
 4. All retaining walls shall comply with the minimum standards of the International Building Code.
- I. Except for restoration and maintenance activities authorized by the State Engineer and County Flood Control Division, filling or dredging of water courses, wetlands, gullies, stream beds, or stormwater runoff channels is prohibited. Bridge construction is allowed pursuant to the standards set forth of this Section.
- J. Where detention basins and other storm and erosion control facilities are required, any negative visual and aesthetic impacts on the natural landscape and topography shall be minimized. See [Figure 19.72.5: Recommended Detention Basin Treatment](#) which illustrates recommended treatment.
1. Detention basins shall be free form, following the natural landforms. If such forms do not exist, the basin shall be shaped to emulate a naturally formed depression.
 2. Redistributing soils from basin construction to natural side slopes around the perimeter of the basin is encouraged. Side slopes are limited to a maximum slope of 3:1. These slopes are created to filter, redirect or soften views of the basin. Total screening of basins is not required. Side slopes shall be varied to replicate natural conditions.
 3. Naturalized planting themes are required for basins. Trees and shrubs may be grouped in informal patterns to emulate the natural environment but may not reduce the volume of the basin.
 4. The ground surface of the basin and surrounding disturbed areas shall be covered with native grass mixture or other appropriate groundcover. It is the intent to provide a natural cover that does not require regular mowing or fertilization.
 5. Appropriate erosion control measures are required on all slopes.

FIGURE 19.72.5: RECOMMENDED DETENTION BASIN TREATMENT



19.72.080 SITE ACCESS

- A. Motor vehicle access to a building or development site shall be by road (including private access road), street, alley, or driveway. Any road, street, alley, or driveway constructed after the enactment of this Chapter shall comply with the applicable requirements of this section.
- B. Streets, roads, alleys, or driveways shall comply with the Salt Lake County Highway ordinance and fire authority regulations.
- C. Streets, roads, alleys, or driveways may not cross slopes averaging (in any fifty feet interval) between thirty percent (30%) and fifty percent (50%) unless specifically authorized by the Planning Commission, upon the favorable recommendation of the Director and Public Works Engineer, after finding that all of the following conditions and constraints are met:
 - 1. No alternate location for access is feasible or available.
 - 2. No individual segment or increment of the street, road, alley, or driveway in excess of one hundred (100) feet in length may cross slopes averaging between thirty percent (30%) and fifty percent (50%).
 - 3. The cumulative length of individual segments or increments that cross slopes averaging between thirty percent (30%) and fifty percent (50%) may not exceed ten percent (10%) of the total length of the street, road, alley, or driveway.
 - 4. All crossings shall be designed and constructed to eliminate significant adverse environmental or safety impacts.
- D. Under no circumstances shall any segment of a street, road, alley, or driveway cross slopes averaging greater than fifty percent (50%).
- E. Streets, roads, alleys, roads, or driveways shall follow natural contour lines where possible. If the natural contour lines do not reasonably facilitate access to the development site, a

private access road or driveway may be designed and submitted for approval with a slope not to exceed the requirements set forth in Title 14 of the County Code. Figure 19.72.6: Recommended Access Route Configuration illustrates the access route following natural contours.

FIGURE 19.72.6: RECOMMENDED ACCESS ROUTE CONFIGURATION



- F. Grading for streets, roads, alleys, or driveways is limited to the paved portion of the right-of-way, plus up to an additional ten (10) feet on either side of the pavement as approved. However, when developing access on slopes in excess of twenty-five percent (25%), only the paved portion of the right-of-way used for vehicular travel, plus the minimum area required for any additional improvements, such as curb, gutter or sidewalk, may be graded. The remainder of the access right-of-way must be left undisturbed.
- G. Streets or roads may be required to provide access or maintain existing access to adjacent lands for vehicles, pedestrians, emergency services, and essential service and maintenance equipment.
- H. Private access roads and driveways shall ensure safe, convenient and adequate access to individual buildings. Driveway access to a development must be consistent with Salt Lake County general plans. In addition, provision of private access road and driveway access is subject to the following requirements:
 - 1. All private access roads and driveways shall comply with the Salt Lake County Highway ordinances and fire authority regulations.
 - 2. Private access roads and driveways greater than one-hundred fifty (150) feet in length shall meet the following requirements:
 - a. Provide a turnaround that meets the County's road/street and fire authority standards.



- 3. Rock cliffs and other insurmountable physical obstructions are avoided.
- D. At the County's sole option, dedications for trails or public access may be of a fee or less-than-fee interest to either the County, another unit of government, or non-profit land conservation organization approved by the County.
- E. The County may allow a density bonus up to twenty-five percent (25%) of the maximum allowable density attributable to areas of the site with greater than thirty percent (30%) slope to be transferred to the developable areas of the site where the applicant demonstrates that the offered dedication is beyond what would be roughly proportional to the demand for such trails or trail access generated by the proposed development. The County may reduce the applicable minimum lot area requirement within the site's developable area if necessary to accommodate the transferred density.

19.72.100 FENCES

- A. No fence may be constructed or installed unless shown on an approved site plan.
- B. No fence in excess of forty-two (42) inches in height may be constructed or installed outside the designated limits of disturbance on a site, unless required by the County, such as fenced corrals for horses or other animals. Fences are subject to the Intersecting Streets and Clear Visibility restrictions of this Title.
- C. Fences in front yards and along roadways may not exceed forty-two (42) inches in height, except that residential buildings with frontage on a main canyon road may be screened for privacy with a 6 foot tall visual barrier fence, provided the materials and colors comply with section W of Table 19.72.1.
- D. Fences in identified wildlife corridors are strongly discouraged, but in no case may exceed forty-two (42) inches in height.
- E. Fences shall conform to the design standards of this section.

19.72.110 TREE AND VEGETATION PROTECTION

A. Purpose

Protection of existing tree and vegetation cover is intended to:

- 1. Preserve the visual and aesthetic qualities of the County's foothills and canyons.
- 2. Encourage site design techniques that preserve the natural environment and enhance the developed environment.
- 3. Control erosion, slippage, and sediment run-off into streams and waterways.
- 4. Increase slope stability.
- 5. Protect wildlife habitat and migration corridors.
- 6. Conserve energy, in proximity to structures, by reducing building heating and cooling costs.

B. Applicability



These provisions apply to all development in the Foothills and Canyons Overlay Zone, with the following exceptions:

1. The removal of dead or naturally fallen trees or vegetation to protect public health, safety, and welfare.
2. The selective and limited removal of trees or vegetation necessary to obtain clear visibility at driveways or intersections, to perform authorized field survey work, or to protect structures from fire consistent with the Utah Wildland-Urban Interface Code.
3. The removal of trees or vegetation on land zoned or lawfully used for agricultural and forestry activities, including tree farms, or pursuant to approved forest management programs. In the event a site is substantially cleared of trees pursuant to such legitimate activities, no development or site plan applications for other types of development may be accepted by the County within thirty-six (36) months from the date of the clearing.
4. The Director has discretion to administratively offer relief of the standards in this section by up to 25% if either of the following circumstances applies:
 - a. The modification is designed to yield:
 - i. More effective preservation of existing mature trees, vegetation, riparian areas, rock outcrops, or other significant natural features of the site;
 - ii. Less visual impact on the property or on the surrounding area; or
 - iii. Better protection of wildlife habitat.
 - b. Strict application of the standard(s) would render a site undevelopable.

C. Tree/Vegetation Removal

1. Outside the Limits of Disturbance

No trees or vegetation may be removed outside the approved limits of disturbance unless specifically exempted by this Section.

2. Within the Limits of Disturbance

Significant trees removed from within the limits of disturbance shall be replaced as set forth in this Section.

3. Wildfire Hazards and Tree/Vegetation Removal

Defensible space is defined as the required space between a structure and wildland area that, under normal conditions, creates a sufficient buffer to slow or halt the spread of wildfire to a structure. Appropriate defensible space surrounding a structure is established in Utah Wildland-Urban Interface Code incorporated in UFA Wildland-Urban Interface Site Plan/Development Review Guide. A copy of the approved fire protection plan shall be submitted to the Zoning Administrator for incorporation into the final approval documents.

4. Tree/Vegetation Removal for Views Prohibited

No trees or vegetation may be removed solely for the purpose of providing open views to or from structures on a site.

D. Replacement of Significant Trees

1. When a significant tree is removed from inside the established limits of disturbance, which removal is not required by wildland-urban interface standards referenced in C.3 above, the applicant or developer shall replace such tree(s) on the lot, according to the following schedule and requirements:
 - a. A significant tree that is removed shall be replaced by two trees with a minimum size of one inch caliper for deciduous trees and a minimum height of four feet for coniferous trees in locations on the lot that are appropriate, feasible, and practical, and that comply with fire requirements and standards, as determined by the Zoning Administrator.
 - b. Replacement trees shall be maintained through an establishment period of at least two (2) years. The applicant shall post a bond in the amount of 10% of the value of all replacement trees guaranteeing their health and survival during the first year of the establishment period.
2. If the remainder of the lot outside the permitted limits of disturbance is heavily wooded, defined as areas of trees with canopies that cover eighty percent (80%) of the area, and is not suitable to the planting of replacement trees, the requirement to plant replacement trees requirement may be waived by the Zoning Administrator.
3. Planting replacement trees may be allowed by the Zoning Administrator on parcels within the subdivision or adjoining open space or forest service land upon the written consent of the property owner or representative of the property owner of the parcel(s) where the trees are being planted. In order to minimize disturbance of public land, saplings may be used in lieu of the larger trees listed in 1(a) above at the rate of 10 saplings per required replacement tree, for trees planted on publicly owned land.

Comment [CWoodward2]: See comment #2 in "summary of comments" document for discussion about this section.

E. Revegetation and Land Reclamation Plan

1. On a parcel of land that has been or will be altered from its natural condition by man-made activities, a revegetation and land reclamation plan prepared and certified by a qualified professional may be required for review and approval by the Director. The plan shall incorporate the elements of the fire protection plan, and shall indicate a timeframe for revegetation that is acceptable to the County and that takes into account optimal seasonal growing conditions.
2. The revegetation and land reclamation plan shall depict the type, size, number, and location of any vegetation and trees to be planted and illustrate how the site will be recontoured with sufficient topsoil to ensure that vegetation is successful. All new trees shown on the plan shall:
 - a. Comply with the Vegetation Clearance Guidelines of the Wildland-Urban Interface Code,
 - b. Be spaced no closer than 20 feet on center, and,
 - c. Be on the Utah Fire Resistive Species list in the Wildland-Urban Interface Code.
3. Any slope exposed or created in new development shall be landscaped or revegetated with native or adapted trees and plant material. New vegetation shall be equivalent to or



exceed the amount and erosion-control characteristics of the original vegetation cover in order to mitigate adverse environmental and visual effects.

4. On man-made slopes of twenty-five percent (25%) or greater, plant materials with deep rooting characteristics shall be selected to minimize erosion and reduce surface runoff. The planting basin shall be kept level with a raised berm around the base of the plant to help retain moisture.
5. Topsoil that is removed during construction may be conserved for later use on areas requiring revegetation or landscaping, such as cut-and-fill slopes.
6. The land reclamation plan may not include landscaping or other elements that conflict with the approved fire protection plan.

F. Tree/Vegetation Protection During Construction and Grading Activities

1. Limits of disturbance, as established in Section 19.72.160, shall be shown on the final plans for development and shall be clearly delineated on site with fencing or other separation methods approved by the Director prior to the commencement of excavation, grading, or construction activities on the site.
2. Within the limits of disturbance, fencing, at a minimum, shall be placed around each significant tree that will not be removed and around stands of twelve (12) or more smaller trees. Such fencing shall be placed at the edge of the individual or outermost tree's drip zone. No construction, grading, equipment or material storage, or any other activity is allowed within the drip zone, and the fencing must remain in place until all land alteration, construction, and development activities are completed.
3. If it is necessary to fill over the root zone, compacted soils shall be avoided by sandwiching fabric, rocks, and more fabric under the area to be filled.
4. If fill creates a tree well or depression around a tree or shrubs, such area shall be filled in or drained so that the vegetation is not drowned by the pooling of rainfall or irrigation.
5. If a significant tree that will not be removed has roots that are cut, the branches shall be trimmed by an amount equal to the percent of roots that were lost. Cutting more than thirty percent (30%) is prohibited. Roots shall be pruned cleanly prior to digging and not ripped off by heavy equipment. If the tree whose roots have been cut dies within a two (2) year period, the replacement provision in section D above applies.
6. Utility trenches near trees shall be avoided. If a line must be near a tree, tunneling, auguring, or other mitigation measures shall be used.

G. Tree Removal Not Authorized by this Section

1. If a significant tree(s) is removed contrary to any provision in this section, the person(s) responsible for the removal shall pay to the County the value of the tree(s).
 - a. The value of the tree(s) shall be determined by a tree appraiser who is an ISA (International Society of Arboriculture) certified arborist with at least five years of experience appraising trees using the appraisal methods outlined in the current edition of "The Guide for Plant Appraisal," authored by the Council of Tree and Landscape Appraisers (CTLA). The appraiser shall prepare an appraisal report using these methods, and adding to the value from these methods an analysis of the



tree(s) contributory value, i.e., the value that the tree(s) contributed to the overall value of the property on which they were located.

- b. The appraiser shall be chosen by the person(s) responsible for the removal and the County.
 - c. The person(s) responsible for the removal shall pay the cost of the appraisal.
2. If a significant tree(s) is removed contrary to this section, all development and County permitting and processing of the land use application shall be put on hold for up to 60 days from the date of County's discovery of removal. During that time, the County will inventory the significant tree(s) that were removed, and the process of valuing the tree(s) that were removed shall commence, pursuant to paragraph 1 above.
 3. The person(s) responsible for removing the significant tree(s) shall pay for the cost of site restoration, including the removal of the stump(s). The stump(s) may not be removed until an appraisal is completed pursuant to paragraph 1 above.
 4. The person(s) responsible for removing the significant tree(s) shall also replace the tree(s) in accordance with the provisions in this section. The bond referenced in subsection (D)(1)(b) of this section shall be a surety bond for those that unlawfully remove trees.

In addition to the civil penalties provided in paragraphs 1 – 4 of this subsection (G), the person(s) responsible for removing the significant tree(s) may also be subject to criminal prosecution as a Class B misdemeanor for each significant tree unlawfully removed.

19.72.120 NATURAL HAZARDS

A natural hazards report, together with geotechnical, slope, soils, and grading reports, may be required as provided in 19.75.030 "Geological Hazards" and Chapter 19.74 "Floodplain Hazards." The County shall review all natural hazards reports and recommendations in the report and may require, consistent with the above ordinances, that preliminary conditions be satisfied prior to final approval of the site plan.

19.72.130 STREAM CORRIDOR AND WETLANDS PROTECTION

A. Purpose

The following requirements and standards are intended to promote, preserve, and enhance the important hydrologic, biological, ecological, aesthetic, recreational, and educational functions of stream corridors, associated riparian areas, and wetlands.

B. Applicability

Unless previously delineated by Salt Lake County, boundaries for stream corridors and wetland areas are delineated according to the following standards:

1. Stream corridor and wetland area delineation shall be performed by a qualified engineer or other qualified professional with demonstrated experience and expertise to conduct the required site analysis. Delineations are subject to the approval of the Director.
2. Stream corridors shall be delineated at the ordinary high-water mark. Stream corridors do not include irrigation ditches that do not contribute to the preservation and enhancement of fisheries or wildlife.

Comment [CWoodward3]: See comment #3 in "summary of comments" document for discussion about this section.

3. Boundary delineation of wetlands are established using the current Federal Manual for Identifying and Delineating Jurisdictional Wetlands jointly published by the U.S. Environmental Protection Agency, the Fish and Wildlife Service, the Army Corps of Engineers, and the Soil Conservation Service.

C. Prohibited Activities

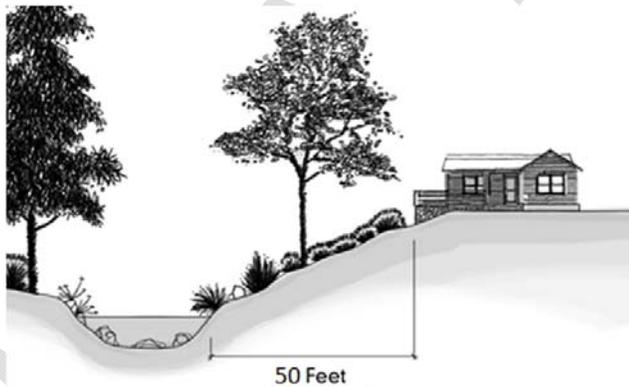
No development activity may be conducted that disturbs, removes, fills, dredges, clears, destroys, or alters, stream corridors or wetlands, including vegetation, except for restoration and maintenance activities allowed in this Title as approved by Salt Lake County Flood Control, the Utah State Engineer's Office, and other applicable authorities.

D. Setbacks

1. Perennial Stream Corridors

All buildings, accessory structures, and parking lots shall be set back at least fifty (50) feet, and all on-site wastewater disposal systems shall be set back at least one-hundred (100) feet horizontally from the ordinary high-water mark of perennial stream corridors. (See [Figure 19.72.7: Setback from Stream Corridor](#))

FIGURE 19.72.7: SETBACK FROM STREAM CORRIDOR



2. Wetlands

All buildings, accessory structures, and parking lots shall be set back at least fifty (50) feet, and all on-site wastewater disposal systems shall be set back at least one-hundred (100) feet horizontally from the delineated edge of a wetland.

3. Ephemeral Streams



All buildings, accessory structures, leach fields, and parking areas or lots shall be set back at least fifty (50) feet from the channel of an ephemeral stream, as defined by its ordinary high water mark. The Zoning Administrator may recommend to the land use authority modifications to this prohibition upon finding that the modification is likely to cause minimal adverse environmental impact or that such impact may be substantially mitigated. For properties located within the Salt Lake City watershed, the Zoning Administrator shall consult with Salt Lake City Public Utilities prior to making a recommendation.

4. Natural Open Space/Landscape Credit for Setback Areas

All setback areas are credited toward any relevant private natural open space or landscape requirements, but are not credited toward trail access dedication requirements.

E. Preservation of Vegetation

All existing vegetation within the stream corridor or wetland setback area shall be preserved to provide adequate screening or to repair damaged riparian areas, supplemented where necessary with additional native or adapted planting and landscaping.

F. Bridges

Any bridge over a stream corridor and within the stream setback area may be approved provided the Director affirms that the bridge is planned and constructed in such a manner as to minimize impacts on the stream corridor.

G. Reduction of Setbacks

The above setbacks may be reduced to a lesser distance upon approval of the Salt Lake County Health Department as set forth in Health Regulation 14, Watershed Regulation.

H. Perennial Stream Corridor and Wetland Setback Requirements for Lots of Record

1. Existing Legally-Established Structures

A structure legally existing on the effective date of this Ordinance that is within fifty (50) feet of a perennial stream corridor or wetland may be renovated, altered, or expanded or reconstructed if damaged or destroyed by fire, flood, or act of nature as follows:

- a. Renovations or alterations or reconstruction of a damaged or destroyed structure that will not increase the gross floor area of the original, existing structure are permitted.
- b. Renovations, alterations, or expansions that will increase the gross floor area of the original, existing structure are limited to a cumulative total expansion of no more than 250 square feet of gross floor area located closer than 50 feet to a perennial stream corridor or wetland.
- c. Renovations, alterations, expansions, or reconstruction of a damaged or destroyed structure that increase the gross floor area of the original, existing structure but which are no closer than fifty (50) feet to a perennial stream corridor or wetland are permitted, subject to compliance with all other applicable regulations and standards.

2. New Structures



For new structures, the Director may authorize construction to no closer than fifty (50) feet from a perennial stream corridor or wetland.

3. Limitation

In allowing for the preceding improvements, the Director may not increase the maximum limits of disturbance set forth in Subsection 19.72.160.

19.72.140 WILDLIFE HABITAT PROTECTION

A. Purpose

Salt Lake County finds that its foothills and canyon areas provide important wildlife habitat for a wide variety of animal and bird species. In combination with the tree/vegetation and stream corridor/wetlands protection standards, the following requirements have been developed to promote and preserve valuable wildlife habitats and to protect them from adverse effects and potentially irreversible impacts.

B. Development Limitations in Areas of Critical Habitat

All development subject to these provisions shall incorporate the following principles in establishing the limits of disturbance and siting buildings, structures, roads, trails, and other similar facilities:

1. Facilitate wildlife movement across areas dominated by human activities by:
 - a. Maintaining connections between adjacent natural open space parcels and areas, and between natural open space parcels and areas in close proximity.
 - b. Prohibiting fencing types that inhibit the movement of wildlife species.
 - c. Providing selective plantings on the property that enhance the habitat value for the endemic wildlife population.
2. Mimic features of the local natural landscape by:
 - a. Minimizing disturbance to trees, the understory, and other structural landscape features during construction.
 - b. Providing selective plantings on the property that enhance the habitat value for the endemic wildlife population.

19.72.150 TRAFFIC STUDIES

A. Traffic and Parking Impact Study Required

A traffic and parking impact study is required as part of the site plan application for the following developments in the Foothills and Canyons Overlay Zone:



1. All residential development that creates a projected increase in traffic volumes equal to or greater than ten percent (10%) of current road/street capacity as determined by the Public Works Engineer.
2. All non-residential development that creates a projected increase in traffic volumes equal to or greater than fifty (50) trip-ends per peak hour.
3. All development that affects a roadway identified by the County Transportation Engineering Manager as having an unacceptable level of service (LOS) based on AASHTO guidelines and the Highway Capacity Manual.

B. Required Submittals

A traffic and parking impact study must address, at a minimum, the items specified in the "Submittal Requirements for Development Proposals in the Foothills and Canyons Overlay Zone," which is incorporated by reference.

C. Review and Improvements

All development subject to this section must demonstrate that the peak hour levels of service on adjacent roadways and at impacted intersections after development will comply with current Salt Lake County transportation and impact mitigation policies and recommendations.

D. Circulation and Access Plan

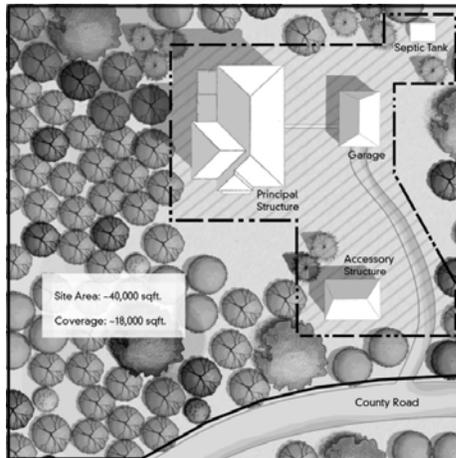
All development required by this subsection to submit a traffic and parking impact study is also required to provide a circulation and access plan to ensure free-flowing access to the site and avoid congestion and unsafe conditions on adjacent public roads and streets. The circulation and access plan may be combined with the required traffic and parking impact study.

19.72.160 LIMITS OF DISTURBANCE

A. Scope and General Requirements

"Limits of disturbance" must be established on the site plan, indicating the specific area(s) of a site where construction and development activity must be contained. (See [Figure 19.72.8: Illustration of Limits of Disturbance.](#))

FIGURE 19.72.8: ILLUSTRATION OF LIMITS OF DISTURBANCE



B. Purpose for Limits of Disturbance

Limits of disturbance are established for the following purposes:

1. Minimizing visual impacts from the development including, but not limited to: screening from adjacent and downhill properties, ridgeline area protection, and protection of scenic views.
2. Erosion prevention and control including, but not limited to, protection of steep slopes and natural drainage channels.
3. Fire prevention and safety including, but not limited to, location of trees and vegetation near structures.
4. Preservation of tree cover, vegetation, and the site's natural topography.
5. Conservation of water including, but not limited to, preservation of existing native vegetation, reduction in amounts of irrigated areas, and similar considerations.
6. Wildlife habitat protection including, but not limited to, preservation of critical wildlife habitat and migration corridors and routes.
7. Stream corridor and wetland protection and buffering.

C. Limits of Disturbance May Be Noncontiguous

Limits of disturbance necessary to accommodate proposed development may be noncontiguous in order to best achieve the above purposes.

D. Maximum Limits of Disturbance

1. For single family residential uses on lots or parcels less than one (1) acre in size, the limits of disturbance are limited to twenty thousand (20,000) square feet.

Comment [CWoodward4]: See comment #4 in "summary of comments" document for discussion about this section.



2. For single family residential uses on 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 of twenty (20) percent of the acreage over one (1) acre.
3. For all other uses, the maximum limits of disturbance shall be determined by the Director on a case by case basis in harmony with the purposes of FCOZ stated in 19.72.010 to accomplish the purposes set forth in subsection B of this section.

E. Modification of Limits of Disturbance

1. The Director has discretion to administratively increase the limits of disturbance by a maximum of twenty-five percent (25%) where applicable upon satisfaction of the criteria set forth below:
 - a. The modification is designed to yield:
 - i. More effective preservation of existing mature trees, vegetation, riparian areas, rock outcrops, or other significant natural features of the site;
 - ii. Less visual impact on the property or on the surrounding area; or
 - iii. Better protection of wildlife habitat.
 - b. Strict application of the standard(s) would render a site undevelopable.

19.72.170 FCOZ DESIGN STANDARDS

A. Purpose

As stated in 19.72.010, the general purpose of design standards is to promote development that balances the rights of the landowner with protection of the foothill and canyon environment. These standards are intentionally broad to allow flexibility in design, compatibility with varying features of the natural landscape, and consistency with the following purposes:

1. Preserve and enhance the beauty of the landscape by encouraging the retention of natural topographic features, such as drainage swales, streams, slopes, ridge lines, rock outcroppings, vistas, natural plant formations, trees, and similar features.
2. Encourage planning and design of development and building sites that balances safety, recreational opportunity, economic development, and enjoyment of property rights, while adapting development to, and preserving natural terrain.
3. Establish a foundation for development in sensitive lands to insure a more harmonious relationship between man-made structures and the natural setting.
4. Direct new development in the canyons and foothills toward areas meeting suitability criteria, as outlined in the Wasatch Canyons General Plan and other applicable general or community plans.

B. Advisory or Mandatory Design Standards



The development and design standards set forth in this Chapter fall into two (2) categories: “advisory” standards and “mandatory” standards. Design standards that are advisory encourage voluntary adaptation. Development within the Foothills and Canyons Overlay Zone is to comply with all of the mandatory standards unless alternative design is approved by the Planning Commission upon a finding that the alternative design is in harmony with the purposes of FCOZ, as stated in Section 19.72.010. The design standards and categories are summarized below in Table 19.72.1: FCOZ Design Standards.

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**SALT LAKE COUNTY, UTAH
TABLE 19.72.1: FCOZ DESIGN STANDARDS**

MANDATORY STANDARDS	ADVISORY STANDARDS	DESIGN STANDARDS
Mandatory	Advisory	A. Select an appropriate site
X		A site must be suitable for the type of building or use being planned without major alterations to the site.
X		Buildings or uses shall comply with this Ordinance and all applicable state and federal laws, recognizing the natural or man-made restraints on particular sites such as slope, soil instability, landslides, avalanche, or flooding. (See, for example, Section 19.72.120 (Natural Hazards) and Chapter 19.74 (Floodplain Hazard Regulations).)
Mandatory	Advisory	B. Site buildings in a manner that preserves existing land forms See Figure 19.72.9
	X	Each building should be located so that it does not dominate the landscape. The best way to decrease visual impacts is to locate the project as far away from prominent viewing locations as possible.
X		Visually prominent areas of the site shall be left in their natural condition with the exception of areas necessary for access. Structures shall be screened using existing land forms and vegetation. (See Subsection 19.72.110 (Tree and Vegetation Protection).)
	X	Where practical, buildings should be placed in the following locations on a site: 1. Within tree masses to screen buildings 2. At the edge of trees or land masses overlooking natural open space 3. In open areas where they are not visible from roads, trails, or other public lands.

FIGURE 19.72.9: PRESERVE EXISTING LAND FORMS



MANDATORY STANDARDS	ADVISORY STANDARDS	DESIGN STANDARDS
Mandatory	Advisory	C. Site buildings so they do not protrude into significant viewsapes. See Figure 19.72.10
	X	Buildings should be designed to fit their sites and to leave natural massing and features of the landscape intact. Each building should be designed as an integral part of the site rather than an isolated object at odds with its surroundings.

	X	Where feasible, views should be maintained both to the site and to features beyond, as seen from public rights-of-way, trails, and other public lands. Projects should not be located on prominent topographic features where they dominate views or unnecessarily obscure the views of others.
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FIGURE 19.72.10: PRESERVE SIGNIFICANT VIEWS



Mandatory	Advisory	D. Site buildings so their form does not break prominent skylines See Figure 19.72.11
X		Buildings shall be sited at less visible places and designed so they are not obtrusive, do not loom over the hillside, and do not break prominent skylines from key vantage points. Skylines are ridges or hilltops on the horizon line that do not have backdrops behind them as viewed from key vantage points. Heavily traveled public roads located below skylines or hilltops are key vantage points.

FIGURE 19.72.11: RIDGELINE DEVELOPMENT



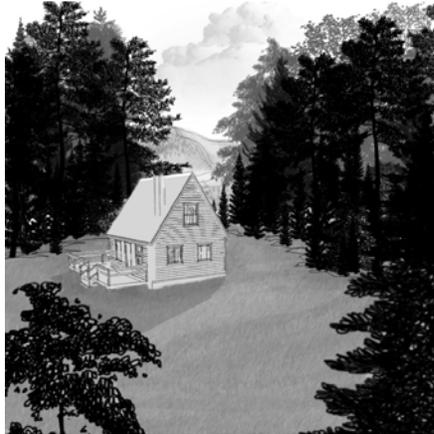
Mandatory	Advisory	E. Site buildings to preserve significant trees and vegetation. See Figure 19.72.12
X		Buildings shall be sited to keep removal of significant trees and vegetation to a minimum. (See section 19.72.160 (Limits of disturbance), 19.72.110 (Tree and vegetation protection.)
FIGURE 19.72.12: PRESERVE SIGNIFICANT VEGETATION		
		
Mandatory	Advisory	F. Cluster buildings and parking, and coordinate neighboring developments. See Figure 19.72.1
	X	Clustering is encouraged to reduce land disturbance and the cost of providing services, road and parking area maintenance, snow removal, etc. (See Section 19.72.080 (Site Access).)
	X	Cooperative, coordinated development and the sharing of services, infrastructure, facilities, and parking among adjoining landowners is encouraged.
Mandatory	Advisory	G. Locate parking facilities to minimize their visual impact. See Figure 19.72.13
X		When visible from publicly used roads, parking facilities shall be screened to blend into the natural environment. Parking lot design that requires backing onto a public street is prohibited. (See Section 19.72.080 (Site Access))
X		Parking facilities should be located to the rear or side of main buildings if possible when a site has a lot width of 100 feet or more.
X		Parking facilities shall be designed consistent with the existing topography.
X		Parking facilities shall provide adequate snow storage areas.

FIGURE 19.72.13: PARKING LOCATION



Mandatory	Advisory	H. Place utility lines underground
X		When possible, utilities shall be placed underground and within existing roadways or in established shoulders to minimize the impact to existing natural features, such as natural vegetative patterns and land forms.
X		Tree cutting for utility corridors shall be minimized to reduce visual impacts. All disturbed areas shall be re-vegetated. (See Section 19.72.110 (Tree and Vegetation Protection).)
Mandatory	Advisory	I. Design buildings to solidly meet the ground plane. See Figure 19.72.14
X		Building designs that require a strong structural statement, such as extensive cantilevers or cuts and fills, are prohibited on sensitive hillsides with slopes greater than 30%, wetlands, streams, or hillsides with soil instability consistent with this Ordinance.
X		Buildings shall firmly meet the ground. Placing buildings on piers such that exterior walls do not continue down to the ground is prohibited, with the exception of piers that support decks.

FIGURE 19.72.14: STRUCTURES MEET THE GROUND PLANE



Mandatory	Advisory	J. Design buildings on hillsides to follow the natural terrain. See Figure 19.72.15
X		Buildings shall be located to minimize earth work and land disturbance.
X		Buildings shall be designed to follow natural contours rather than modifying the land to accept a building design not tailored to the site. (See Section 19.72.070 (Grading))

FIGURE 19.54.15: STRUCTURE FOLLOWS HILLSIDE TERRAIN



Mandatory	Advisory	K. Design buildings to minimize mass and scale See Figure 19.72.16
X		Building designs shall incorporate changes in the planes of walls and changes in the slope and height of roof lines to add variety, create visual interest, and minimize scale.
X		The massing of buildings shall be scaled to harmonize and achieve balance with the natural features of the specific site.
X		Roof lines and building mass shall echo the angles and shapes repeated in the natural landscape.

X		Building mass and wall lines shall be broken up to complement natural canyon settings and slopes.
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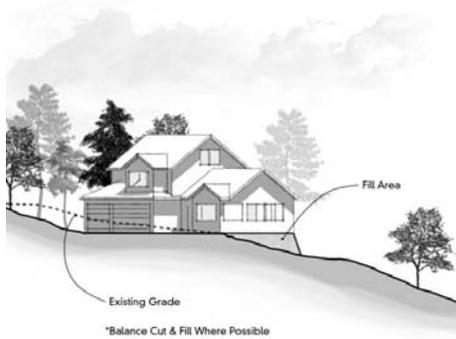
FIGURE 19.72.16: MASS AND SCALE



Mandatory	Advisory	L. Select appropriate building materials and colors
X		Predominant tones on exterior walls shall tend toward neutral colors, replicating natural textures – for example, warm earthy hues; dark green of forests; whites, greys, and grey-brown of the mountains; the tan of grasses; and similar colors. Bright, harshly contrasting color combinations are prohibited. Paint finishes shall have low levels of reflectivity.
	X	The use of self-weathering metals is encouraged. Chemically treating wood so that it can be allowed to self-weather is also encouraged.
Mandatory	Advisory	M. Use fire-resistant roof surfacing materials that blend with the colors of the adjacent landscape.
X		The color of roof surfacing materials shall blend with the surrounding landscape such as brown, tan, dark green, grey, etc.
X		Flammable wood roofing shingles are prohibited in the canyons or foothills.
Mandatory	Advisory	N. Preserve existing trees and vegetation
X		Significant trees and vegetation shall be preserved as provided in Section 19.72.110.
	X	When landscaping within the 30 foot fire-break area, the use of fire-resistant plants is strongly encouraged.
X		Dryland species of plants shall be selected for slope re-vegetation.
Mandatory	Advisory	O. Landscape in order to retain the original character and harmony among the various elements of a site.
X		Landscaping shall incorporate natural features such as trees, significant vegetative patterns, interesting land forms, rocks, water, views, and orientation.
	X	Landscaped areas should be an integral part of the development project, and not simply located in left-over space on the site. New planting should blend in with the existing landscape.
X		All disturbed areas shall be re-vegetated using native or adapted plant species and materials characteristic of the area.
	X	Use of fire-resistant plants is encouraged.

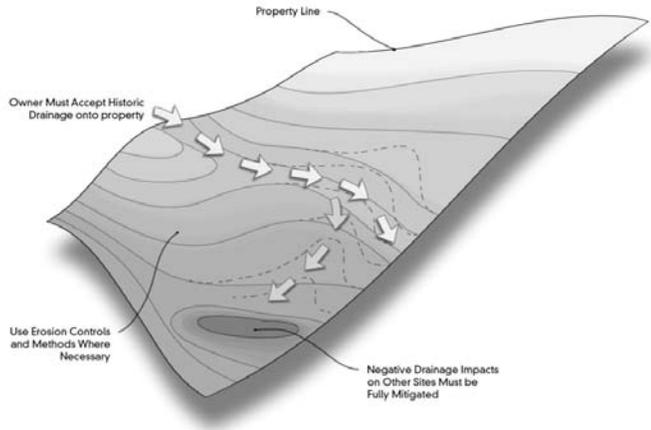
Mandatory	Advisory	P. Limit site grading for buildings to preserve existing land forms. See Figure 19.72.17
X		Building designs that require extensive cut and fills are prohibited. See Section 19.72.070.
	X	Modification of the natural terrain should be minimized.
X		Slopes steeper than 30% shall not be disturbed except as allowed by this Chapter.
X		Buildings, driveways, and roads shall follow the natural contours of the site as feasible, and comply with county excavation, grading, and erosion control standards.

FIGURE 24-17: BUILDINGS DESIGNED TO LIMIT GRADING



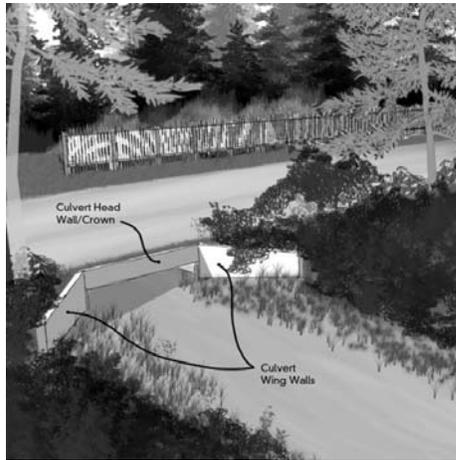
Mandatory Standard	Advisory Standard	Q. Preserve natural drainage patterns in site design. See Figure 19.72.18
X		All final excavation, grading, and drainage plans shall conform to applicable county excavation, grading, and erosion control standards.
X		Development shall preserve the natural surface drainage pattern unique to each site. Grading plans shall ensure that drainage flows away from structures, especially structures that are cut into hillsides.
X		Development must prevent negative or adverse drainage impacts on adjacent and surrounding sites.
X		Standard erosion control methods are required during construction to protect water quality, control drainage, and reduce soil erosion. Sediment traps, small dams, or barriers of straw bales are generally required to slow the velocity of runoff.

FIGURE 19.72.18: PRESERVE NATURAL DRAINAGE PATTERNS



Mandatory	Advisory	R. Locate buildings outside stream corridor buffer zones
X		Permanent structures shall be located a minimum of 100 feet horizontally (plan view) from the ordinary high-water mark of stream corridors or other bodies of water. At the discretion of the Director and based on site-specific soils, water, or vegetation studies, setback distances may be reduced as provided in Section 19.72.130 (Stream Corridor and Wetlands Protection).
X		Where feasible, developments shall not alter natural waterways.
Mandatory	Advisory	S. Construct bridges for stream crossings. See Figure 19.72.19
X		Culverts may only be installed on small side drainages, across swales, and on ephemeral or intermittent streams. (See Section 19.72.130, (Stream Corridor and Wetlands Protection)). Culverts are prohibited to cross perennial streams; bridges to cross perennial streams are permitted.
X		Bridges and culverts shall be sized to withstand 100 year storm events. Concrete or stone head walls and side walls are required to maintain the integrity of the bridge structure. (See Chapter 19.74 (Floodplain Hazards).

FIGURE 19.72.19: CULVERTS



Mandatory	Advisory	T. Design traffic circulation to respect existing topography, achieve acceptable slopes, and adhere to minimum width and turning standards. See Figure 19.72.20
X		Vehicular access shall be safe and have adequate width to allow for snowplowing and snow storage.
X		Access roads shall avoid steep grades and sharp turning radii that can make access, especially in the winter, difficult.

FIGURE 19.72.20: DRIVEWAY DESIGN



Mandatory	Advisory	U. Provide safe, adequate off-street parking with year-round access
X		New development shall comply with off-street parking requirements provided in

		this Ordinance.
	X	Shared driveways and shared parking areas with adjoining owners are encouraged.
X		Off-street parking areas shall be large enough to avoid vehicles having to back out onto a public street.
Mandatory	Advisory	V. Design new roads and driveways to reduce their visual impact
	X	Roads and driveways should be screened using existing land forms and vegetation. Long tangents, including on side roads intersecting with arterial roads or highways, should be avoided in favor of curvilinear alignments reflecting topography.
X		Cuts and fills shall be re-graded to reflect adjacent land forms and re-vegetated with native plants. See Section 19.72.070.
Mandatory	Advisory	W. Respect existing land forms, contours, and natural settings in the placement of fences. See Figures 19.72.21 and 19.72.22
X		Fences may be erected to screen service and outdoor areas or provide a safety barrier. (See Section 19.72.070 (Grading Standards—Retaining Walls))
X		Fencing used to screen patios, other outdoor areas, and service areas may be composed of the following fencing materials: a. Natural or stained wood b. Brick c. Rock d. Stone e. Pre-cast fences or walls textured and colored to imitate any of the above materials f. Wrought iron
X		The following fencing materials are prohibited: a. Solid board b. Concrete or concrete block c. Chain link, except around telecommunications facilities, public utility compounds, and other related or similar facilities where security concerns and terrain make this type of fencing practical, as approved by the Planning Commission for fences around conditional uses and approved by the Zoning Administrator for fences around permitted uses. Where a chain link fence is used, a powder or dull coating of the fence is required. d. Plywood e. Painted materials f. Vinyl, except rail fences for containment of horses
X		Rail fences and low rock walls are permitted along arterial roads and highways, and at other locations to delineate property lines.
X		Fences located along property lines and arterial roads or highways are limited to a maximum height of 42 inches, except where necessary for security, safety, protection of public health, wildlife, private property, livestock, etc. .
	X	Solid barrier fences located along arterial roads or highways or placed directly on a site's front property line are discouraged.
X		Walls and fences are to be reviewed on a site-by-site basis, and require a building permit.

FIGURE 19.72.21: OPAQUE FENCE FOR SCREENING

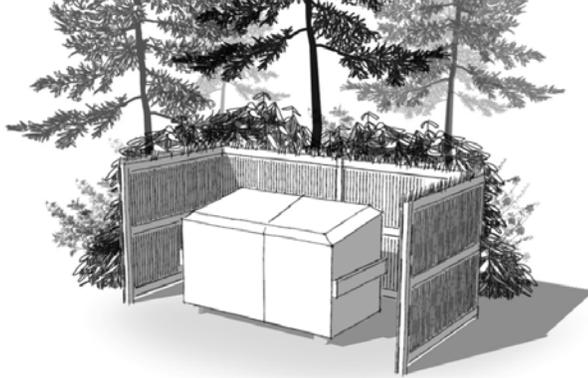


FIGURE 19.72.22: FENCES RESPECT EXISTING LAND FORMS



Mandatory	Advisory	X. Select and locate lighting fixtures only where needed to provide for the safe movement of people on the site. See Figure 19.72.23
X		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.
X		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.

FIGURE 19.72.23: SHIELDED LIGHTING



19.72.180 EXCEPTIONS FOR MINOR SKI RESORT IMPROVEMENTS

Minor ski resort improvements are permitted the following exceptions, subject to approval of the site plan application for FCOZ:

- A. Development on slopes greater than thirty percent (30%).
- B. Development on designated ridge lines or ridgeline protection area.
- C. No Limitations on terracing.
- D. Permissions for streets, roads, private access roads, and other vehicular routes to cross slopes over fifty percent (50%), including limitations on driveway length.
- E. Removal of trees and vegetation, therefore no requirements for tree replacement.



19.72.190 WAIVERS FOR PUBLIC USES AND MINERAL EXTRACTION AND PROCESSING

A. Authority to Grant Waivers

The topographic conditions, soil characteristics, hydrologic patterns, climatic constraints, susceptibility to natural hazards, vegetation, wildlife habitat concerns, and aesthetic considerations of foothill and canyon areas often create circumstances in which strict compliance with adopted standards is not only difficult but sometimes impossible to achieve. As these challenges are frequently created by the very nature and operational characteristics of mineral extraction and processing operations, and many public uses, and are therefore most often self-imposed, other avenues of administrative relief are sometimes necessary and appropriate. Accordingly, the land use authority may waive or modify the development standards for these uses.

B. Waiver Request Procedures

1. A petition or request for a waiver or modification of an FCOZ development standard may be submitted in writing by the owner or authorized agent of the subject property. The petition or request shall be made concurrent with the related land use permit application--for example, conditional use application. The petition or written request shall clearly explain:
 - a. Those aspects or elements of the development proposal that are strictly prohibited.
 - b. All FCOZ regulations requested to be waived or modified in order for the development to reasonably proceed.
 - c. The basis, justification or grounds for granting the waiver or modification.
 - d. Why other common designs or improvements that may be less impactful on the environment and adjacent properties are not being considered..
 - e. The exact nature and locations of improvement for which waivers or modifications have been requested.
2. Each proposed waiver or modification is to be referred for decision to the relevant land use authority under the ordinance. The waiver or modification petition is to be accompanied by a written staff report with recommendations.
3. When a public hearing is required, the notice of the hearing shall specify the waivers or modifications requested, the relevant ordinance provisions from which the waivers or modifications are sought, and the general nature of the development that is proposed if the requested waivers or modifications are granted.

C. Approval Standards

In deciding whether to grant waivers or modifications to the development standards of the Foothills and Canyons Overlay Zone, the land use authority shall consider the following standards as deemed applicable by the land use authority:

1. The proposed waiver and improvements contribute to the overall use, operation, and maintenance of the property, and whether reasonable alternative means exist to reduce



or mitigate adverse impacts.

2. Strict compliance with these regulations may result in substantial economic hardship or practical difficulties for the owner of the property.
3. Strict or literal interpretation and enforcement of the specified regulation may result in a development approach inconsistent with the intent and objectives of this Ordinance.
4. The waivers or modifications may result in a development proposal that better preserves area views, reduces adverse impacts on existing trees and vegetation, reduces the overall degree of disturbance to steep slopes, protects wildlife habitat, or reflects a greater degree of sensitivity to stream corridors, wetlands, rock outcrops, and other sensitive environmental features in the vicinity of the proposed improvements.
5. The granting of the waiver or modification may have neutral or beneficial impact to the public health, safety, or welfare, or to properties or improvements in the vicinity.
6. The proposed development, as modified by the request, is consistent with the goals, objectives, and policies of the adopted community general plan applicable to the area.
7. Creative architectural or environmental solutions may be applied to alternatively achieve the purposes of this Ordinance.
8. The development in all other respects conforms to the site design, development, and environmental standards set forth in the Foothills and Canyons Overlay Zone and in all other applicable ordinances and codes.
9. The waivers or modifications requested do not violate other applicable federal, state, and local laws.

D. Waivers

Slope waivers are not required for mineral extraction/processing facilities or public uses with slopes of 30% or less. Slope waivers are required for eligible development activities associated with such land uses according to Table 19.16.2.

TABLE 19.16.2: PERMISSIBLE SLOPE RANGES FOR ELIGIBLE DEVELOPMENT ACTIVITIES

Authority to Grant Waivers

Slope Range	Eligible Development Activities
30% or less	<ul style="list-style-type: none"> • No slope waiver required
Greater than 30% up to 40%	<ul style="list-style-type: none"> • All development activities associated with allowed uses
Greater than 40% up to 50%	<ul style="list-style-type: none"> • Pedestrian trails • Non-motorized vehicle trails • Motorized vehicle roads and trails for emergency or maintenance purposes
Greater than 50%	<ul style="list-style-type: none"> • Pedestrian trails • Non-motorized vehicle trails



E. Action on Waiver Requests

1. The waiver or modification request may be approved as proposed, denied, or approved with conditions.
2. The decision on the request shall include the reasons for approval or denial.
3. In granting a waiver from or modification of development standards, conditions may be imposed to mitigate the impacts of the proposed development on adjacent properties and the area. These may include, for example, measures to:
 - a. protect scenic vistas, especially views from public rights-of-way and public lands,
 - b. protect natural settings in the vicinity of site improvements, and
 - c. enhance the relationship to and compatibility with other structures and open spaces in the vicinity of the proposed improvements.
4. All development shall comply with approved plans. Any proposed revisions or changes to plans requires a resubmittal and request for final action.

19.72.200 DEFINITIONS

For the purposes of this Chapter, the following terms shall have the following meanings:

Alteration

Any change or rearrangement in the supporting members of an existing structure, such as bearing walls, columns, beams, girders, or interior partitions, or any change in the dimensions or configurations of the roof or exterior walls.

Building site

A space of ground occupied or to be occupied by a building or group of buildings.

Caliper

A standard for trunk measurement of nursery stock, determined by measuring the diameter of the trunk six inches above the ground for up to and including five-inch caliper size, and twelve inches above the ground for larger trees.

Clustering

A development or subdivision design technique that concentrates buildings or lots on a part of the site to allow the remaining land to be used for recreation, common open space, and/or preservation of environmentally sensitive areas.

Driveway

A private area used for ingress and egress of vehicles, which allows access from a street or road to a building, structure, or parking spaces.

Engineering geologist

A geologist who, through education, training and experience, is able to conduct field investigations and interpret geologic conditions to assure that geologic factors affecting engineered works are recognized, adequately interpreted, and presented for use in engineering practice and for the protection of the public.



Expansion

An increase in the size of an existing structure or use, including physical size of the property, building, parking, and other improvements.

Fence

A structure erected to provide privacy or security, which defines a private space or is used to constrain domestic animals.

Geotechnical engineer

A professional engineer licensed in the State of Utah, whose education, training, and experience is in the field of geotechnical engineering.

Grading

Any change of existing surface conditions by excavating, placing of any soils or rocks, or stripping of vegetation.

Landscape architect

A person who is licensed to practice landscape architecture by the state of Utah.

Limits of disturbance

The area(s) in which construction and development activity are to be contained, including development and construction of the principal building, accessory structures, recreation areas, utilities, services, driveways, septic tank drain fields and related system requirements, storm drainage, and other similar services or improvements. The following need not be included in limits of disturbance:

- A. Up to ten (10) feet of paved or unpaved shoulders for driveways.
- B. Areas consisting of natural ponds, streams, trees, and other vegetation where no grading work is done.

Lot of Record

A lot or parcel of land established in compliance with all laws applicable at the time of its creation and recorded in the office of the county recorder either as part of a recorded subdivision or as described on a deed, having 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.

Minor ski resort improvements

Construction activities associated with the ongoing operation and maintenance of previously approved facilities, ski runs, ski trails, ski lifts and related resort appurtenances, equipment, recreational access corridors, pedestrian or non-motorized trails, non-snow related activities and accessory uses, or vehicular maintenance roads constructed or used in connection with the construction, operation, or maintenance of a resort.

Mountain resort or Ski resort

- A. Any publicly or privately developed recreational use permitted by relevant local, state, and federal authorities, for snow-related activities, accessory year-round or non-snow related activities, and associated facilities and improvements.
- B. Such uses, activities, and facilities may be conducted on a commercial or membership basis, whether solely on privately-owned property or on privately-owned lots or parcels interspersed with public land under a special use permit from the U.S. Forest Service or other public agency, primarily for the use of persons who do not reside on the same lot or parcel as that on which the recreational use is located.
 - 1. Snow related activities include but are not limited to: downhill skiing, cross-country skiing, snowboarding, snow shoeing, snowmobiling, or other snow related activities.



2. Accessory year-round and non-snow related activities include but are not limited to: alpine recreational activities; cultural events and festivals; and conference events.
3. Associated facilities and improvements include, but are not limited to: lodging; food, retail, and support services; recreational and fitness facilities; parking accommodations; and other uses of a similar nature specifically authorized in conjunction with the operation of a year-round resort.

Natural open space

Land in a predominantly open and undeveloped condition that is suitable for any of the following: natural areas; wildlife and native plant habitat; important wetlands or watershed lands; stream corridors; passive, low-impact activities; little or no land disturbance; or trails for non-motorized activities.

Net developable acreage

"Net developable acreage" is defined as land with all of the following:

- a. An average slope less than thirty percent (30%).
- b. Soils of a suitable depth and type based on soil exploration and percolation tests in accordance with the regulations of the Utah Department of Environmental Quality in order to ensure against adverse impacts on surface and groundwater quality.
- c. Minimum distance from any stream corridor as defined in this Chapter.
- d. Free from any identified natural hazards such as flood, avalanche, landslide, high water table and similar features. (See Chapter 19.74 (Floodplain Hazard Regulations) and Section 19.72.120 (Natural Hazards).

Open Space

Any area of a lot that is completely free and unobstructed from any man-made structure or parking areas.

Ordinary high water mark

- A. The line on the bank to which the high water of a stream ordinarily rises annually in seasons, as indicated by changes in the characteristics of soil, vegetation, or other appropriate means, taking into consideration the characteristics of the surrounding areas.
- B. Where the ordinary high water mark cannot be found, the top of the channel bank shall be substituted.
- C. In braided channels, the ordinary high water mark shall be measured to include the entire stream feature.

Overlay zone

A zoning district that encompasses one or more underlying zones and that imposes additional or alternative requirements to that required by the underlying zone.

Qualified professional

A professionally trained person with the requisite academic degree, experience, and professional certification or license in the field(s) relating to the subject matter being studied or analyzed.

Retaining wall

A wall designed and constructed to resist the lateral displacement and erosion of soils or other materials.



Ridgeline protection area

An area consisting of a prominent ridgeline that is highly visible from public right-of-ways or trails, and that includes the crest of any such designated prominent hill or slope, plus the land located within one-hundred feet horizontally (map distance) on either side of the crest.

Significant trees

Live trees of four-inch caliper or greater, groves of five or more smaller live trees, or clumps of live oak or maple covering an area of fifty square feet to the drip line perimeter.

Site plan

An accurately scaled plan that illustrates the existing conditions on a land parcel and the details of a proposed development, including but not limited to: topography; vegetation; drainage; flood plains; wetlands; waterways; landscaping and open space; walkways; means of ingress and egress; circulation; utility easements and services; structures and buildings; lighting; berms, buffers and screening devices; development on adjacent property; and any other information that may be required to make an informed decision.

Slope

The level of inclination from the horizontal, determined by dividing, in fifty (50) foot intervals, the average horizontal run of the slope into the average vertical rise of the same slope and converting the resulting figure into a percentage value.

Stream, Ephemeral

Those channels, swales, gullies, or low areas that do not have flow year-round or are not shown on United States Geological Services (U.S.G.S.) topographic maps as perennial streams. These are generally channels that are tributary to perennial streams, other ephemeral streams, terminal low areas, ponds, or lakes. They are typically dry except during periods of snowmelt runoff or intense rainfall. (Contrast with "Stream, Perennial.")

Stream, Perennial

Those streams, excluding ephemeral streams, or ditches and canals constructed for irrigation and drainage purposes, which flow year-round during years of normal rainfall, and that are identified on the appropriate United States Geological Services (U.S.G.S.) topographic maps as perennial streams. (Contrast with "Stream, Ephemeral.")

Stream corridor

The corridor defined by a perennial stream's ordinary high water mark.

Substantial economic hardship

A denial of all reasonable economic use of a property.

Trails

A type of natural open space that is a system of public recreational pathways located within the unincorporated county for use by the public for walking, biking, and/or horseback riding as designated.

Vegetation

Living plant material, including but not limited to trees, shrubs, flowers, grass, herbs, and ground cover.

Waiver

Permission to depart from the requirements of an Ordinance with respect to the application of a specific regulation.

Summary of issues: FCOZ revisions

(Updated to January 25, 2016)

Items 1-4 represent issues about which there has been a significant amount of dispute or difference of opinion between members of the public who have responded to the original draft. Items 5-20 involve minor differences of opinion regarding certain sections of the draft ordinance.

1. 19.72.020.D Recognition of Salt Lake City Extraterritorial Jurisdiction

Comments were submitted regarding the apparent delegation of land use approval authority to Salt Lake City indicated by this subsection. This issue was also a concern to our legal counsel. It is important to note that it is part of the standard review procedure to request certification of compliance with all agencies that have statutory authority over any given aspect of development. Those certifications of compliance are only regarding those aspects of the development over which each agency has authority. For example, Health Department approval of the proposed septic system is required before a building permit is issued for a home that is not on a sanitary sewer line. In the case of Salt Lake City Water, 10-8-15 of the Utah Code states, “the jurisdiction of cities of the first class shall be over the entire watershed.” It further states, “They may enact ordinances and regulations necessary to carry the power herein conferred into effect, and are authorized and empowered to enact ordinances preventing pollution or contamination of the streams or watercourses from which the inhabitants of cities derive their water supply, in whole or in part, for domestic and culinary purposes, and may enact ordinances prohibiting or regulating the construction or maintenance of any closet, privy, outhouse or urinal within the area over which the city has jurisdiction, and provide for permits for the construction and maintenance of the same.”

We have worked to make the references to Salt Lake City’s recognized authority in FCOZ and MRZ consistent with each other and with our understanding of how the overlapping authority works. It is worded in such a way as to recognize existing authority, rather than to grant or delegate new authority.

Our understanding is that the Salt Lake City Department of Public Utilities is working with those parties who have expressed concerns about the wording of this section to come to an agreement on specific language.

2. 19.72.110.D – Replacement of Significant Trees

In the past, County planners have struggled with this requirement when the lots were heavily wooded, and the prospects of planting replacement trees that would survive were slim. In considering potential solutions to the problem, three remedies came to mind: 1) The requirement could be waived for lots with a tree canopy covering a certain percentage of the lot; 2) The replacement trees could be planted on property other than the subject property; or 3) A fee in lieu of replacement trees could be considered. Each remedy comes with potential pitfalls. Waiving the requirement altogether will undoubtedly lead to arguments with people who expect a waiver from the requirement just because their neighbor got one (even though

they may not have the same existing canopy). Planting replacement trees on other property could be problematic in choosing where suitable and acceptable tree planting zones can be found. If a partnership with the Forest Service could be created, this option may work out well. One of the citizen groups recommended that the County consider establishing a Tree Bank, where in certain instances, a fee could be assessed that provided funding to plant trees in other areas of the forest where reclamation or rehabilitation is needed. This system could have legal problems relating to impact fees and exactions. Also, decisions would have to be made about who would manage the funds once they are in place. The most recent draft allows for the waiver when the existing coverage exceeds 80%, but also allows an applicant to pursue planting trees on nearby properties if he/she does not qualify for the waiver based on coverage.

3. 19.72.130 Stream Corridor and Wetlands Protection

Stream and wetland setbacks are one of the most often discussed issues during the FCOZ permit review process. Not surprisingly, nearly every person or group who has responded to the FCOZ draft has made a suggestion or recommendation about these setbacks. They are also an issue of concern to the County Health Department and watershed management professionals of Salt Lake County and Salt Lake City. Stream setback requirements are set forth not only in the zoning ordinance, but also Health Department Regulation #14, "Watershed Regulation," and the Utah Construction General Permit, which governs all construction activity under the Utah Water Quality Act, federal Water Pollution Control Act and federal Water Quality Act. Some of the input we have received from public includes:

- That the minimum parking lot setback of 100' to a stream is excessive and seems to be inconsistent with the setback of existing roads to the canyon streams and with setback requirements of other jurisdictions.
- That the setback from wetlands ought to be increased to 100' to match the perennial stream setback.
- That the stream setback should be reduced to 80', and the wetland setback to 40'.
- That restoration, renovation and reconstruction of existing nonconforming structures that have been damaged or destroyed by fire, flood, or other act of nature, be expressly allowed in FCOZ.
- That the ordinance should not state that Salt Lake City Public Utilities will be consulted before considering modifications to ephemeral stream setbacks in watershed areas.

Currently, FCOZ requires 100' setback from perennial streams for all structures and septic systems in watershed areas, and a 50' setback from wetlands. However, the ordinance allows a 25% reduction if that reduction results in a site that better preserves vegetation and wildlife and/or has less visual impact. There are also exceptions beyond the 25% reduction that are available for lots of record, allowing for additions to existing structures already closer than 50' and potentially for new structures to be as close as 50' to a perennial stream (based on criteria listed in the ordinance). The zoning ordinance allowance for expansions of existing structures clashes with Health Department Regulation #14, which has been the cause of a lot of confusion with property owners and design professionals.

After considering the various input regarding stream setbacks, we have proposed amending this section of the zoning ordinance to be in line with the Health Department regulation. The setbacks from streams and wetlands are now the same (as they are in regulation 14) and are 50 feet for homes and other structures, 100 feet for septic systems. Because the setbacks are based on stream and watershed protection, the ordinance defers to the Health Department questions of variances or deviations from the setbacks. This eliminates the need for applicants to go through two variance processes and removes the potential conflict between different agencies. With this change, the setback reductions for existing legally established structures section has been simplified.

4. 19.72.160(D) – Maximum Limits of Disturbance

There was some feedback that the limits of disturbance for residential lots was overly restrictive, in that lots over one acre in size were allowed 20,000 square feet, plus 10% of the acreage over one acre. This is an increase over the existing FCOZ, which has a maximum “limits of disturbance” (LOD) of 18,000 square feet for all lots over 1 acre. For the owner of a 5 acre lot, the revision as first drafted would increase the maximum LOD to 37,424 square feet. Concerns have been raised that although more than is currently allowed, it is still only about 17% of the acreage that can be developed, which is far more restrictive than in the other residential zones of Salt Lake County. The updated draft doubles the amount of additional area over one acre that may be disturbed. That same 5 acre parcel could have a maximum disturbance area of 54,848 square feet, which is just over 25% of the total area of the lot. Also, there was a request that some guidance on the establishment of Limits of Disturbance for non-residential uses should be identified in the ordinance rather than leaving it solely up to the discretion of the Director. While the current FCOZ allows the same discretionary determination by the director, this draft ties that determination to the purpose statements in 19.72.010 to give more guidance to the director.

5. 19.72.010 Purpose

Subsection “H” of the purpose section states, “Protect property rights and commercial interests, and encourage economic development.” A suggestion was made that “...which is inextricably linked to environmental protection.” be added to the end of the sentence. After receiving some feedback from other interested parties, staff elected to add subsection “I” which states, “Recognize the link between environmental protection and economic prosperity in the canyons.”

6. 19.72.030.C(1)(a) Pre-Application Meeting Purpose

It was suggested that we add a fourth purpose for pre-application meetings: to screen against the soon to be created Environmental Dashboard. It is difficult to reference a dashboard that doesn't yet exist; and which will be subject to change from administration to administration. However, we felt we could address the request in broader terms by adding “including geologic, hydrologic, and environmental issues” to (ii) of the purpose statements.

7. 19.72.030.C(1)(c) Pre-Application Meeting Attendance

Adding Salt Lake City Public Utilities to the list of potential invitees to the pre-application meeting was suggested. Given that the list is not intended to be all-inclusive but serves as a guide, we added them—especially given the fact that it is very helpful to applicants to understand the “overlapping” jurisdiction.

8. 19.72.030.C(2) Site Development Plan

The suggestion was made that the ordinance should include details of how the “materials will be submitted for public review” and should be distributed and posted publicly, for purposes of the FCOZ ordinance 10 business days prior to the scheduling of a meeting on the topic so the public can be prepared to properly evaluate the proposal.

This suggestion was not implemented in the draft because the purpose for documents being available for public review is to allow the public to have access to application information, plans, etc. It is not intended to allow lengthy review and evaluation. All applications are reviewed for compliance with applicable codes and ordinances by the approval authority and applicable government agencies. Applications become public information, and are therefore open to the public inspection. Inserting a mandate for publication of materials for public review 10 days prior to a meeting, in addition to the review undergone by the various professionals in their various fields, could be cause for appeals and costly delays.

9. 19.72.030.C(2)(b) – Staff review.

It was suggested that staff reports should be made available to public no later than 5 business days prior to the scheduling of the planning commission meeting. However, the time frame established in Utah Code for providing the staff report to the applicant is 3 days prior to a public hearing. This section has been amended to provide the staff report to the public in a similar time frame.

10. 19.72.030.E(3) and (4) – Expiration of Site Development Plan/Issuance of a Building Permit

Given the fact that there are often issues which require detailed technical reports with recommendations that must be implemented in building plan design and review, it was suggested that the 12 month window in which to obtain a building permit be amended to reflect that substantial progress towards obtaining a permit within 12 months of obtaining land use approval is preferred over an absolute time limit on obtaining a permit. The text has been amended to reflect this change.

11. 19.72.030.F – Appeals

The suggestion was made that FCOZ needs to have the appeal rights/process stated at least once in the chapter. Although the zoning ordinance already has an appeals process in place that applies to the decisions applying and interpreting the ordinance, a separate appeal process was not included in original draft. However, because chapter 19.72 is long and complex, often leading people to inquire about the appeals process, an appeal provision consistent with the rest of the zoning ordinance has been inserted.

12. 19.72.040.A – Underlying Zoning District

Subsection A was written with the intent of clarifying that as an overlay zone, FCOZ applies to all properties within the zone with the exception that the MRZ had within it mechanisms by which certain types of development were allowed waivers from some of the provisions of FCOZ under criteria set forth in the MRZ chapter. In all other cases, the more restrictive of the two ordinances applies.

13. 19.72.050.C(4) - Cluster Development Design

A comment was made that it seems odd that we protect views from the road while not protecting views from other vantage points, such as trails to ensure that those recreating in the backcountry don't have the backcountry experience tarnished by development. This provision focuses on protecting views from public roads for clustered development two reasons: first, it is intended to protect the views of the public, and therefore focuses on the public right of way (road). Second, Protecting views as seen from every angle of every on every backcountry trail is impractical, and would undoubtedly lead to constitutional takings issues—especially given that the clustering provision is intended to encourage create more open space by allowing homes to be built closer together. It is a given that clustering homes together is, to some degree, going to have more of a visual impact than dispersing homes further away into the woods. However, the creation of open space is a goal worth pursuing and therefore worth the risk of creating a more visually prominent cluster of homes.

14. 19.72.060(A)2 – Slope Protection Standards

It was suggested that we provide a citation or link to “building code” as referenced in this paragraph. We have refrained from too specific a citation to the building code, because depending on the type of structure, either the International Building Code or International Residential Code applies (each having its own section on grading). New versions of the codes are adopted every 3 years, so we have elected to clarify by citing the “current adopted building code.”

15. 19.72.060.D – Waiver of Slope Protection Standards for Lots of Record

The suggestion was made that rather than providing waivers, there should be a way to encourage acquisition of the property through ordinance by some entity be it Salt Lake County Open Space or some other land trust, prior to issuance of a waiver. This appears to be a request to amend the criteria to add a requirement that other remedies, such as sale of the property for open lands, transfer of development rights, etc. have been exhausted before waivers are granted. While purchasing constrained lands for open space is a noble pursuit, to require people to make an effort to sell their land prior to consideration for an administrative remedy to development is not something we felt comfortable putting into the ordinance. Such a criterion would be difficult to administer and enforce; and would likely lead to appeals and disputes.

16. 19.72.060.D(2) – Criteria for Waivers of Slope Protection Standards for Lots of Record

Questions were raised about whether all or just some of the criteria needed to be met to get approval of a slope waiver. Whether the word “virtually” should be included in “renders the site virtually undevelopable” has been called into question; as well as the term “substantial economic hardship.” The use of the words “and” and “or” in the criteria themselves demonstrate whether they all apply. In this case, both “a” and “b” need to be satisfied, but “a” has three possible criteria, only one of which has to be met. The third option under “a” is a new suggested criterion, and is intended to allow the planning commission to make a judgment call as to whether granting a slope waiver is preferred over other development options because results in development that has an overall lower impact on the site in terms of vegetation removal, driveway grading, etc. As for “virtually undevelopable” vs. “undevelopable,” whichever term is chosen, it is a term that ought to be defined by ordinance to lessen the subjectivity and clarify the intent.

17. 19.72.060(D)(3) - Waiver of Slope Protection Standards for Lots of Record

The suggestion was made to replace “may,” with “shall” so it reads, “...the Planning Commission shall impose reasonable conditions to mitigate...” The language used in ordinances to empower or allow an approving body to set forth conditions of approval not expressly enumerated in the ordinance is “may.” “Shall” generally indicates a requirement, and in the case of conditions of approval that could vary or fluctuate based on the needs of each given site, “shall” would be inappropriate due to the number of variables.

18. 19.72.080(H)(4) – Site Access (shared access provision)

It was suggested that we insert a provision to incentivize, not just encourage sharing private roads and driveways as a significant way to reduce the amount of impervious surface in our watersheds. However, without a specific suggestion about what incentive could be used, we are at a loss as to how to implement this suggestion. The various aspects of development are all closely controlled, and offer little room for incentives.

19. 19.72.100 Fences

The suggestion was made by property owners in Emigration Canyon that fences taller than 42 inches should be allowed in limited areas. Also, property owners along the main road ought to be allowed to install a 6 foot fence along the front of their property for security, privacy, and noise abatement. While the current ordinance restricts fences along property lines, in front yards, and along roads to 42 inches, fences in limited areas of yards, such as around a patio area, are allowed to be taller. The fencing limitations were a matter of much discussion when FCOZ was originally heard and adopted in 1998, with the same types of questions being asked. On one hand, property owners along major streets have more traffic and noise affecting their privacy. On the other hand, allowing taller solid fences along major streets in the canyons has the effect of creating a “sound wall” along the main canyon roads that could actually increase noise and would significantly impact the aesthetic views. Due to the narrow, winding nature of canyon roads, there are also safety concerns about view distances for vehicles pulling onto the roads. Staff has included wording in the draft that would accomplish the recommendation of

the Community Council. However, because this issue has been the subject of debate and discussion since FCOZ was being heard back in 1997, the potential ramifications of this change should be discussed.

20. 19.72.110(G) – Tree Removal Not Authorized by This Section

This section was added in response to recent problems we have had with numerous trees being removed prior to development approval being issued. That incident brought to light the fact that the enforcement provisions of the current zoning ordinance are based on correcting violations or bringing properties back into compliance. With significant tree removal, there is no way to correct the violation, because replanting significant trees (trees of 4 inch caliper or greater) in canyon terrain is all but impossible. Most of the feedback we have received has been positive, with some suggestions being made that the number of days a project is put on hold is too high (suggesting 30 days instead of 60) and that tree stumps shouldn't necessarily always have to be removed.

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

NO MORE DEVELOPMENT IN THE WASATCH! Preserve what we have left, before it is too late!

Timothy Torrisi

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy. Littering it with more people and unnecessary buildings will only take away from what makes these mountains so amazing.

Crystal Howell

Commissioners,

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John Davis

Commissioners,

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Carla L

Commissioners,

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I choose to live in the Salt Lake valley because of the incredible access to the wilderness it provides. I treasure my time in the mountains as they are - a sacred place for not only me, but the wildlife that inhabits the area. Please keep it sacred for me, my family and for future generations to enjoy what remains of the unspoiled beauty of the Wasatch Range.

Thank you for thinking of the people and the environment before development and profits.

Sincerely,
Larissa Trout

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Gloria Picchetti

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

As an avid enthusiast of the Wasatch backcountry, I urge you minimize, if not altogether resist, any further development. I am one of many that spends at least four days a week in the beautiful mountains that we are so fortunate to have at our doorsteps. I would like to preserve this beauty for my children and their children to enjoy just as I have been so fortunate to have enjoyed.

Sincerely,
Fernando Rodriguez, MD, MBA

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. **DO NOT LET THE SKI RESORTS CONTINUE TO DEVELOP AND DEGRADE OUR ENVIRONMENT.** The Wasatch Range is a world

class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

William (Bill) Shadrach, III

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

I also oppose any further ski resort development, especially along ridge lines, new lifts, and re-directing lifts to backcountry zones.

Erme Catino

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Barbara Wise

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

John Curtis

Commissioners,

As a citizen of Utah for nearly 36 year, and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year-round destination, home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature to our statewide economy.

I ask that you please take the time to hear the local citizens opinions on why the Central Wasatch Mountains are important to us. I am deeply passionate about the preservation of the land we live, recreate and share together as Utahans. I want to be able to share the same experiences with my kids one day that I enjoyed growing up and now today.

Thank you!

Jon

Jon Cracroft

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Eric Zdilla

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Vicki Voros

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Merrill Bitter

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Sam Pelletier

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Marjorie McCloy

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Mark Gardiner

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Devin Boyle

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Lori Flygare

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Patrick Meffert

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Barb Eastman

Dear Commissioners,

I support a strong Foothill Canyon Overlay Zone ordinance to limit development, protect water quality, ensure a healthy ecosystem that supports flora and fauna habitat and diverse year round recreation in and around the Wasatch Mountains, canyons and foothills.

Anna Louise E. Fontaine

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Michael Peck

We need very strong ordinances to insure the natural beauty of our beautiful Wasatch Mountains is preserved forever. Once developed, the character of the land is forever changed for the worse. Build your skate parks, sports fields,

residential facilities for elderly persons on flat lands far from our precious canyons. LESS DEVELOPMENT IN OUR CANYONS. NOT MORE!!!!

Thank you for doing whatever you can to preserve our canyons.

Carol Wagstaff

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Roy Crandall

Dear Commissioners,

Please think long term and protect the Wasatch watershed. If we continue to love the mountains to death, our children and their children will have nothing left but a 'disneyland' on a mountain. This is not how I want to leave the earth. I urge you to place stringent, common sense protections on our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Mary Ann Wright

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Cristina Raspollini

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range

is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Michael Sheffield

Dear Commissioners,

Unfortunately, I am unable to make it to the meeting tomorrow, but I wish to make my voice/opinion known concerning the development of the cottonwood canyons. It needs to stop. We need to preserve the beauty of our canyons, not clog them with development. We a place where families, individuals, and tourists can escape the development of the city and enjoy the natural beauty of our state. That is one of the greatest things about living in SLC, you are so close to being in the mountains and out of the city. And we need to keep it that way.

I support a strong Foothill Canyon Overlay Zone ordinance to limit development, protect water quality, ensure a healthy ecosystem that supports flora and fauna habitat and diverse year round recreation in and around the Wasatch Mountains, canyons and foothills.

Thank you and please take my and my fellow Salt Lake City citizen's opinions into consideration.

Katie Storrs

Dear Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Sylvia Wilcox

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Sandy Strunk

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Nelson Baker

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Elijah Millgram

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy. In order to minimize our human impact on these natural features and inhabitants, development must be limited and minimized. There is no reason to add amenities or developments that are available a short distance away in the Salt Lake valley at the expense of natural areas. The Wasatch mountains provide an escape from all the development in the city. Every additional development reduces the escape experience in the Wasatch mountains.

Steven Pritchett

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Reva Ovard

Commissioners,

As a citizen of Salt Lake County, and lover of recreation in the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy. It's beauty is unmatched and it serves as a respite for both inhabitants and visitors from the poor air quality in the valley.

Saphu Pradhan

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Margery Martin

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Brian Gallegos

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

On a personal level, my wife and I moved to UT from Ohio where we completed medical school. The reason we stayed was in large part due to the quality of natural resources and recreation access. Expanding in the proposed ways will compromise the quality of these fragile areas in irreparable ways and others like myself may not be as inclined to move to this state.

Matthew Vukin

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Phyllis Anderson

Dear Commissioners,

I support a strong Foothill Canyon Overlay Zone ordinance to limit development, protect water quality, ensure a healthy ecosystem that supports flora and fauna habitat and diverse year round recreation in and around the Wasatch Mountains, canyons and foothills.

Thank you,
Lisa Verzella

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

K Forman

Commissioners,

As a life-long citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment.

The ski resorts are already developed enough. They should focus on customer experience rather than expansion. Plus, with climate change affecting snow levels their primary concern should be reducing their carbon footprint - NOT development. As a business person, I know there are better ways to innovate than to simply do the easiest option of building more structures. That's a short-term benefit to the developers and the resort owners...NOT the customer or the residents nor the wildlife.

The Wasatch Range is a world-class, year-round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Please do all that you can to limit development in the Wasatch.

Sincerely,
Whitney

Whitney McCarthy

I support strong ordinances protecting the Wasatch's foothills and canyons. Urban structures are incompatible with the canyons, beyond what is necessary for SLC residents to access the natural and beautiful landscapes there for recreational or esthetic purposes.

Carol Withrow

Commissioners,

As a lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for the delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to Utah's statewide economy.

Patrick Grace

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

connor hansell

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Please protect our awesome canyons from further over-development. The mountains are already a playground -- we don't need skate parks and zip lines up there. Keep them accessible to all, not just those with enough money to buy a "cabin" up there.

Chris Erickson

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

We do not need any new building of any kind on big or little cottonwood canyons. We need to take some of those buildings currently standing out and return the canyon to it's natural state as much as possible. These changes conservative stand is the kind of mind set that will help preserve these beautiful places for future generations.

Sincerely,
Spencer Babcock

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

James Mulcare

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Molly McFadden

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Jeanine Kuhn-Coker

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Annie Keller

Dear Ms. Gurr - I wanted to forward a message I sent last month to the Utah County planning commission with the exact same sentiment - please hold the line on ski resort development in BCC, LCC and Millcreek. I am an Alta and Snowbird season pass holder and deeply value the landscape in these sensitive alpine areas. And yes, if any of Snowbird's proposals are approved I will become an ex-passholder.

Sincerely,

Robert Hunt
Salt Lake City

----- Forwarded Message -----

From: rr hunt

To:

Sent: Tuesday, February 2, 2016 10:44 AM

Subject: I DO NOT support Snowbird's conditional use permit

Hi Bryce - I am a Snowbird pass holder and would like to urge you to hold the line on the resort's footprint in the sensitive areas where they propose to expand or upgrade. I will oppose these plans until the resort shows some meaningful stewardship of the landscape they already occupy and ownership of the traffic/pollution problems these "improvements" will only exacerbate.

Sincerely,

Robert Hunt
Salt Lake City

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range

is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

wynnette erickson

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

I love our Wasatch. I spend time every day looking at them; and whenever I can I go for a closer experience. Please preserve them safe from development, dirty air, fire danger, etc.

Louella Ash

I am in support of strong ordinances to protect any further development in the Wasatch.

Please support such measures.

Thank you.

Steve Hunt.

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Vinc Simon

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination, home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy. Please do not allow the greed of individuals to override the benefit to a huge number of residents and tourists who cherish these spaces for recreation.

Merry White

Dear SLC Planning Commission Coordinator Gurr,

I cannot participate in the meeting Thursday night, but would like to voice my support for a strong Foothill Canyon Overlay Zone ordinance that limits development, protects water quality, and ensures a healthy ecosystem that supports flora and fauna habitat. There are a wide variety of diverse year-round recreation activities that people enjoy in the Wasatch Mountains, and expanding the ski resorts and their outlying cabins and condos will only benefit one small community of users.

Thanks for helping to keep our mountains pristine,

Melanie Soelberg

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Brian Vansteenkiste

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Donna Bilak

Commissioners,

As citizens of Utah and lovers of the Wasatch, we ask you to please implement stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy. Please protect our irreplaceable Wasatch!

Ted & Kay Packard

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Suzette Johnson

Dear Commissioners,

I support a strong Foothill Canyon Overlay Zone ordinance to limit development, protect water quality, ensure a healthy ecosystem that supports flora and fauna habitat and diverse year round recreation in and around the Wasatch Mountains, canyons and foothills.

Please help ensure this by creating a strong zoning ordinance!

Thank you,
Nataunya Kay
Salt Lake County voter

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Marie Johnson

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Susan Allen

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Jon Hager

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Kay Stokes

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Bruce Christenson

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Roxane Googin

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

carole baraldi

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Earl Lewis

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Michael Budge

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Phyllis Mandel

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

David Kliger

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Mary Cheney

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

S Fleming

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Doug Roberts

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Susan Adams

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range

is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy. Keep the ski resorts and private developers in check.

John Higgins

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

As much as I love, and enjoy skiing, hiking, mountain biking, rock climbing etc, I also understand that there's a need to maintain a safe home for the wildlife and to let the world just be.

Thank you,
Megan Ronnow

Strong ordinances to protect the Wasatch Mountains

Dear Commissioners,

I support a strong Foothill Canyon Overlay Zone ordinance to limit development, protect water quality, ensure a healthy ecosystem that supports flora and fauna habitat and diverse year round recreation in and around the Wasatch Mountains, canyons and foothills.

Cy & Kathy Schmidt
Cottonwood Heights, UT

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Flora Pino García

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range

is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Rob Phillips

Dear Commissioners,

I support a strong Foothill Canyon Overlay Zone ordinance to limit development, protect water quality, ensure a healthy ecosystem that supports flora and fauna habitat and diverse year round recreation in and around the Wasatch Mountains, canyons and foothills.

Respectfully,

Jon Boyden

Murray, Utah

Dear Commissioners,

I support a strong Foothill Canyon Overlay Zone ordinance to limit development, protect water quality, ensure a healthy ecosystem that supports flora and fauna habitat and diverse year round recreation in and around the Wasatch Mountains, canyons and foothills.

Please protect our beautiful mountains!! Protect beautiful Big and Little Cottonwood Canyons from developing further....we can't get it back.

Thank you,

Nancy Hardy

Cottonwood Heights

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Eric Strohacker

Commissioners,

I have been spending time in the Wasatch Mountains for over 60 year. As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round

destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy. We need to limit development and protect the watershed.

Thank you.

Gary Nichols

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Jennifer Fortin

Commissioners,

Given its proximity to a valley with a large human population, our Wasatch Mountain range is a delicate ecosystem. There are enough places to build large homes, senior facilities, sports fields and roller coasters in the valley without ever having to encroach on wild life habitats in the mountains.

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Sincerely,
Lisa Corsetti
Heber City, Utah

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

I feel that the continued development of the canyons in the Wasatch is detrimental to the future of these canyons. These are beautiful places which definitely don't need any more development to be awesome. Please restrict new development and keep these places wild so we can all continue to enjoy a beautiful place.

Thanks,
Taylor

Taylor Waddel

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

KEN GARDNER

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy. To allow continued expansion from ski resorts and developers would threaten everything that is valuable about the Wasatch and would in turn ruin one of Salt Lake County's best assets.

Elliott Hansen

Hi Tod,

Since the hour is late and since you already have the staff report for your Thursday public meeting, I am sending this email to you directly as respects the FCOZ rewrite and will also ask Curtis Woodward to give a copy to each of your fellow commissioners at your meeting. I am guessing that you and others have already flagged these items, but I will comment anyway, just in case.

There is a heck of a lot that one can comment on, but right now I will focus only on the permitted and conditional uses that apply to the MRZ-Village District -- 19.13.040 of the "Baseline Proposed Ordinance", beginning on page 75 of 207 in your staff report (as it reads online) and on page 1 of 20 of the "Baseline Proposed Ordinance".

Problematic permitted uses in the MRZ - Village District zone

1. Recreational outdoor and trail lighting -- this should be a conditional use so that the planning commission can mitigate the potential negative effects of outdoor lighting.
2. Skateboard park -- this should not be either a permitted or conditional use. Skateboard parks are common in the Salt Lake valley and have no legitimate relationship to mountain (either summer or winter) recreation activities.

3. Resort support, commercial -- if these are undefined terms, they can mean most anything. Dangerously vague language.
4. Outdoor recreation equipment -- what is meant by this term? Again, undefined. At a minimum this should be a conditional use.
5. Public and quasi-public use structure -- what is contemplated here? At a minimum should be a conditional use.
6. Residential facility for elderly persons -- why is this included?
7. Residential facility for elderly persons -- why is this included?

Problematic conditional uses in the MRZ-Village District zone

1. Recreational uses not listed in subsection A. "Permitted Uses, including Alpine slide and mountain coaster – as we all know, conditional uses **will** be approved, except in very extraordinary situations, so we need to make sure they “fit” the mountain environment. “Recreational uses not listed in Subsection A” opens up the base areas of the ski resorts to virtually all recreational uses – anything is possible and the resorts are looking for all sorts of income generating opportunities – amusement rides of all types, such as at Lagoon, wild animal park, gun ranges – unrealistic examples, perhaps, but there is no reason for this sort of vague, open-ended language. This section either needs a substantial and detailed rewrite, or simply deleted from the draft ordinance.

I want to add that my comments above are from me personally and are completely independent of the Millcreek Township Planning Commission’s deliberations – at this point.

Thanks much for all your hard work. The FCOZ rewrite is such a huge consequential undertaking.

Best regards,

Tom Stephens

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Carla Tuke

Commissioners,

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Lila Abersold

Commissioners,

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steve santora

Commissioners,

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Jeff Levetan

Commissioners,

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Daria Gal

Commissioners,

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Jeri Claspill

Commissioners,

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Todd Holmberg

Commissioners,

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Diane W

Commissioners,

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Jane Bowman

Commissioners,

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Stanford Neering

Commissioners,

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is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Anna Rasmuson

Commissioners,

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Kathy Howell

Commissioners,

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Jeanine Clayton

Commissioners,

To keep this place, our home, great we need to limit development in the canyons. The ski resorts have a really nice set up as it is, they don't need more. Protect the canyons, make the right decision by limiting ski resort development and expansion. We also need to make sure the atmosphere remains peaceful and not to pollute the surrounding area with amusement park type of noise. I was born in SLC, my parents made sure I spent time in the canyons and I want to maintain that same experience for my son and 3 daughters. I hope, with the right planning and vision, my children will be able to have the same type of outdoor experience so close to home as I have had.

Jamie Kent

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range

is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

It is our duty to protect the Wasatch since it cannot protect itself.

Angela Bailey
Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Edith OBrien

Commissioners,

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Richard O'Brien

Since I won't be able to attend the meeting today- I wanted to send a message via email about my hopes for the future of our beautiful mountains and environment here in Utah.

Now I do consider myself an environmentalist in the fact that I would like to preserve as much of our mountains, rivers, streams, valleys, fields, rock formations, canyons and other natural wonders as we can for both our generation and the generations to come. I find my center, my core out in nature. I feel more at tune with myself and the world around me when I can walk or hike in areas free of cars, traffic, pollution, crowds (or just smaller crowds.) I feel free and alive when I am able to go up to the top of one of our pristine and glorious peaks- look over the valley and be at peace with just the air and the wind and the sun and the clouds.

For me- it's of the utmost importance that we keep as many of these natural wonders just as they are- natural. That we don't overcrowd them with resorts and coasters and parking lots and trams. While I understand the need to keep roads up to date- and I also understand the need for certain businesses and companies to make a profit and make a living- I also understand there is a difference between being successful and being greedy. The idea that we could potentially ruin some of our state's most beautiful and spectacular mountains- mountains which once they are developed for whatever purpose will never go back to their natural and serene beauty every again- just so another ski resort can make even more money?

50 years from now- when we look up at monuments to nature and the monuments to the earth which we are blessed to have all around us- when our children's children want to go up to those peaks and look out at the valley and world beneath them- what will they see? What future will they have to enjoy and then pass on to their children? Will their water be safe to drink- safe to use for day to day purposes? Will the wildlife population which has their natural habitats up in those mountains still be there? Will the mountains themselves- in their jaw-dropping and eye-opening glory be there as a reminder of the power of the natural world and how that power can positively impact us all? Or will all they see are mountain coasters? Parking lots where trees once stood? Trams and trolley cars racing over what once was quiet and calm trees? Areas of escape and refuge? Ski resorts expanding and expanding over every inch of ground so that the mountains aren't the journey away from the world anymore- but just a reminder of the world can do to destroy itself?

For me- and my children's children- I hope for a future where we can keep as much of the environment clean and pristine and natural as we can. So they can enjoy the beauty and escape in these mountains then as much as I do now.

Chantryce E Diehl
Murray

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Marilyn Walker

Commissioners,

I hear from Save Our Canyons that ski resorts are asking the Mountain Planning Commission for a grab bag of new, unusual and downright strange uses in Big and Little Cottonwood Canyons. The requests range from the all too familiar - more zip lines and mountain coasters - to the bizarre and totally out of left field - sports fields, skate parks, and even the odd "residential facility for elderly persons."

As if choking the canyons with roller coasters, skate parks, soccer fields, more McMansion "cabins", and even rest homes weren't enough, the ski resorts are also hungry to begin building on steeper slopes, developing more ridge lines, and constructing closer to streams.

Please don't allow more development in the Wasatch Canyons. I like to ski as much as anyone, but development is not really about skiing. it's about taking away the uses Salt Lake City residents now enjoy so that resorts can make bigger profits. As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to

over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy. The Wasatch Mountains need more protection, not more development.

Amy Brunvand
Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

The upper sections of the canyons are already burdened with huge, resource eating and eye burning structures that make the mountains NOT mountains. We all know its a desert here and the tree's and mountain landscape is the diamond of salt lake city. Even in the event of moving a lift last summer Solitude Resort cut down some trees with excess of 400 rings, trees that we will never again see in the Wasatch. In fact those trees will outlive the lift that replaced them by more than 4 fold. Approximately 100 years ago the mining industry moved out of Alta Utah and left a waste land of old trams, garbage, and dangerous mines. Not to mention the nearly clearcut south aspect slopes that are still baren today. The american people had to cover the bill of clean up and restoration. Let's not let thos happen again with the ski industry. Skier numbers are not growing, in fact the are likely decreasing. Why should we ruin prestine wilderness for a shrinking industry? Thanks for listening and please think carefully in your decision making as it effects not only the short time economic development, but also the long term happiness of our children in Salt Lake.

Kelly Paasch

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

ryan brown

Dear Wendy,

Having just returned home from the vastness of the Andes mountains, I would like to tell you my thoughts about our very small and fragile Wasatch. These mountains are beloved by many, many people who live in cities along the Front. They are beloved for the very reasons which make the kind of development being discussed tonight inappropriate in the extreme.

Zip lines, playing fields, and more development at the ski resorts along ridgelines, and over more steep terrain, just aren't what we need in our mountain getaways. I live in the Heber Valley, and it is pretty difficult to find a hike on the Wasatch Back, which isn't alive with motorized vehicles. I realize the conversation is not about motorized vehicles, but it is indeed about squeezing every last drop of solitude and loveliness out of the high Wasatch. Why can't people who want the things being talked about just drive to where they already exist and do them? There is a whole slew of new zip lines along the shores of Deer Creek reservoir, and the lights of playing fields destroy the night skies all along the valley, as along the Wasatch back. Why do we need to add more of those things in the one place left to those of us who think of the mountains simply as "the mountains," and not as the playgrounds so common everywhere? I cannot be at the meeting tonight, but I do hope you will read this and keep my opinion at heart when you are listening to arguments.

Very respectfully, Ann George, Heber City, UT

Ms Gurr: I wish to state my support for strong ordinances and guidelines under the Mountainous Planning Project to protect the natural integrity of our local canyons and foothills. Now is the time to resist the pressure from developers to destroy that which many of us enjoy and love - the views cape and recreation of the Wasatch.

Thank you for your consideration,

James Kucera
Murray, Utah

I am a frequent user of the Cottonwood canyons for nearly 40 years. I ski at Alta, mountain bike the little Cottonwood trail, road bike both canyons, hike both canyons and of course go for the occasional scenic ride up a canyon. I likewise ski and hike with my children and grandchildren, largely in Little Cottonwood. I own a late spring time share at Snowbird. As you can see my family enjoys the Cottonwood canyons most of the year. I am what appears to be in the majority of the users of these canyons - I utilize existing facilities for family recreation and memories.

There are some that wish the canyons had practically no human interference, so they can commune with nature. Many of us commune with nature with the help of human ingenuity, which adds safety to my experience. All said, I believe people such as myself can work with those that like the more rustic and pure experience, not being a fanatic in either direction. I know my group of canyon users can offend some, including SOC members. Offense runs both directions. I do feel a desire to preserve that which we have and cherish in these canyons.

We do not, however, need to make a circus out of this precious environment. Park City currently has extensive summertime rides and experiences for the public. Here, I agree with SOC that each resort area does not need all the amenities that a competitor may have. There are plenty of mountain coaster, but sports fields certainly aren't needed, and residential facilities for the elderly is preposterous. Perhaps the Cottonwood canyon resorts could give guided hikes and tours, encouraging that which our society so desperately needs - exercise. Unfortunately too many think there must be constant entertainment with it's accompanying noise. Some of our resorts are smaller, almost family run, while some are huge "for profit" enterprises where the dollar is king. The goose that laid the golden egg for our Cottonwoods is not the high end glamor. Instead it is the beauty of the nature around us, it is the fabulous light powder snow, it's the hiking and beauty of the summertime mountain flowers - that can mainly be reached only by foot or bike. Big business has seen this and discovered they can exploit nature. Nature will then lose. I, for one, enjoy the canyons the way they are. And I am certainly not in

favor of a "train" going from Sandy to Park City, as the Mountain Accord would like to see. I prefer my own transportation; however, I am in favor of some extra bus service. As an Alta executive told me once, when the parking lots are full we can't sell any more tickets - thus limiting the numbers at the resort and keeping the ski experience excellent. We need simplicity, not lots of money. People that really want to use the canyons will find a way. Those that don't try hard may just lose out. Sincerely,

Bob Paxton.

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Annie Studer

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Bob Brister

Commissioners,

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Taylor Monney

Dear Wendy

Please count me with those in Save our Canyons who oppose development in our watershed, and finite natural forests and streams. There are places where development is important. and more importantly, there are places where it is vital to curb development. Our Wasatch canyons are vital natural areas. Please count this as my vote and my input on this issue

Sue Click

All - I write to express my disappointment with the recent recommendations the Mountainous Planning Commission made to the Salt Lake County Council on FCOZ. Focusing on "commercial viability," with the "encourage[ment of] development" and the "balance of private and commercial interests" at the expense of conservation is horribly short-sighted. The Wasatch is a tiny oasis of wild land and needs to be protected as such, at the expense of commercial development.

May I remind you that [The Wasatch Canyons Tomorrow 2010 study](#) showed strong public support for the existing FCOZ ordinance: 82% public support. There is no evidence showing that public support to have waned - in fact it has increased ([see 2014-2015 follow-up](#)). You must listen to the people and enforce FCOZ, as well as restricting variances that seek to circumvent FCOZ's protections, including but not limited to preserving the beauty of the Canyons and preventing environmental degradation.

Please do your civic duty by listening to the public - and not the developers - and protect what little remains in Wasatch. Conservation is key to this area's future.

Thank you - A. Bailey

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Pam Van andel

Commissioners,

I'm a backcountry and resort skier. I really appreciate the balance we have now. More development will tip that balance in the favor of resorts and impact the accessible backcountry and viewshed for those of us who don't spend all of our time at resorts. I also use the canyons in all seasons to get away from the city. Let's not move the city any further into the canyons.

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Aaron London

Commissioners,

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Ellen Ives

Commissioners,

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Vicki Turner

Commissioners,

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Jean Tabin

Commissioners,

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Casey Jo Remy

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Charlie Ayers

Commissioners,

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shane duncan

Commissioners,

Eco-protection is important. I returned to SLC, work and bought a house for two reasons: 1 the proximity to beautiful natural resources. 2 the ability to find a job/career. I have a masters and own a Brighton and Snowbird pass. But I support stringent and limited development in the canyons!!! Let's work on traffic solutions first that are not sham ways to push interconnection of resorts!!!

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Phil Santala

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

It is imperative that we protect our beloved Wasatch in its current condition. There is far too much development already in the city and surrounding areas and it needs to stop. The mountains must maintain their primitive character for us all to enjoy for generations to come.

Thanks very much for your serious consideration of this important matter.

Suzie Ellison

Commissioners,

I stay in the Salt Lake Basin because of the opportunities that the Wasatch Mountains provide to my family for a healthy lifestyle. Incessant traffic in Big and Little Cottonwood Canyons is destroying the natural environment in those areas and in the basin. I urge you to reduce the amount of development in these areas, and to support policies that discourage the use of vehicles with internal combustion engines and private passenger vehicles in these canyons.

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy. We need less, not more, development (including homes, restaurants, ski resorts, summer pleasure parks, etc.) in the Wasatch canyons.

Charles. Lewinsohn

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Lynne Nolte

Commissioners,

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Dwight Butler

Ms. Gurr,

I'm writing to encourage you to continue to protect what little bit of the Wasatch Range remains undeveloped. I moved to Salt Lake City 27 years ago because of the combination of urban life with adjacent mountain wilderness. That wilderness is under perpetual assault by developers. With the burgeoning population here, we must preserve the unspoiled remainder of the Wasatch for the

enjoyment of all, for all time. It's critical to our healthy lifestyles and values. Once it is gone, it's gone forever. Please keep it wild!

Sincerely

Steven Bott, MD

Commissioners,

As a citizen of Utah and lover of the Wasatch, I ask you to please echo my sentiments for stringent, common sense governance for our delicate and irreplaceable natural environment. The Wasatch Range is a world class year round destination home to over 1,500 species of plants and animals, water source for millions of residents and a unique feature and boon to our statewide economy.

Scott Paine



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 # 0000029748

Staff Report Summary and Recommendation

Public Body: Millcreek TPC

Meeting Date: March 16, 2016

Parcel ID: N/A

Current Zone: N/A **Proposed Zone:** N/A

Property Address: N/A

Request: Amend Planned Unit Development (PUD) Ordinance

Community Council: Canyon Rim, East Mill Creek, Millcreek, and Mt. Olympus Township/Unincorporated: Millcreek

Planner: Max Johnson

Community Council Recommendation: Recommendation for Approval has been received from the East Mill Creek, Millcreek, and Mt. Olympus community councils. The Canyon Rim community council was given the ordinance initially at their November meeting. Staff was informed that a written recommendation would be forthcoming. At the writing of this staff report, the recommendation has not yet been received. Canyon Rim met on January 19, 2016 and continued this item to their next meeting on February 16, 2016, though no decision was rendered.

Planning Staff Recommendation: Recommend Approval

Applicant Name: PUD Ordinance Amendment

Applicant Address: SL County Government Center, 2001 South State Street, Suite #N3-600, SLC, UT 84109

Applicant Email: mrjohnson@slco.org

Phone: (385) 468-6699

PROJECT DESCRIPTION

This project serves to update the PUD ordinance throughout unincorporated Salt Lake County. The proposed ordinance has undergone significant change as it has been several years since major updates to this ordinance have occurred.

This item was continued to February 10, 2016, at the Millcreek TPC meeting of January 13, 2016. The planning commission received a presentation on the ordinance from staff and subsequently met on January 28th, twice in February and most recently on March 9th. Substantial progress has been made on the ordinance and the PUD Working Group has completed their work on the ordinance. Packets include two attachments: 1) a draft ordinance representing the opening draft copy noticed at the beginning of the public process, which is dated December 7, 2015, coupled with all changes made to this ordinance since the original draft was composed (all changes are shown in red font and strikeouts as pertinent); and 2) a summary of issues for the planning commission to discuss at the upcoming meeting.

EXECUTIVE SUMMARY

Neighborhood compatibility has been of paramount importance throughout the process to create this update to PUD developments. Significant changes include:

- 1) Reduced impacts on existing neighborhoods:
 - a. Height limitations, particularly in R-M zones (28’ on the perimeter, otherwise 35’)
 - b. Refined setbacks for perimeter dwelling structures (15’)
- 2) A greater predictability for developers, staff, planning commission, and the community
- 3) Refuse collection station requires a ten foot setback from residential properties
- 4) All garages to be 22 feet in width by 20 feet long or 20 feet in width by 22 feet long

GENERAL PLAN CONSIDERATIONS

Neighborhood quality and impact to existing neighborhoods are important considerations for all communities.

ZONE CONSIDERATIONS

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

ISSUES OF CONCERN/PROPOSED MITIGATION

The existing PUD ordinance has proved difficult to protect existing neighborhoods when developing adjacent property, specifically R-M zoned property due to extensive height and density allowances available in R-M zones that prove incompatible while transitioning to additional residential development as PUD’s. Also, ancillary issues regarding street presence, building materials, parking space size, open space, placement of trash receptacles, etc., have been refined to improve PUD quality, aesthetics, location, and overall neighborhood improvement.

NEIGHBORHOOD RESPONSE

No neighborhood response has been received to date as the public process has been informational at the community council level. Staff expects additional neighborhood comment at the planning commission hearing of this PUD ordinance in March 2016.

COMMUNITY COUNCIL RESPONSE

The East Mill Creek Community Council recommended Approval on December 3, 2015. The Millcreek Community Council recommended Approval on December 1, 2015. The Mt. Olympus Community Council recommended approval on November 17, 2015. The Canyon Rim Community Council continued this item to their meeting on February 16, 2016, though did not render a decision at this meeting.

REVIEWING AGENCIES RESPONSE

AGENCY: N/A
RECOMMENDATION: N/A

DATE: N/A

Compliance with current building, construction, engineering, fire, health, landscape and safety standards will be required prior to final approval of all future PUD's.

PLANNING STAFF ANALYSIS

Extensive research, public outreach, specific public comment on various projects throughout the past few years, as well as several stakeholder working groups have yielded results indicative that the resulting modifications and adjustments to the PUD ordinance are desired in the hopes of limiting detrimental impacts to communities, especially when R-M zoned properties are developed.

PLANNING STAFF RECOMMENDATION

Staff recommends approval as this request is an update that has been initiated and supported by planning commissions in support of concerns and public comment from various communities in the county as they become impacted by developments that are deemed intrusive, or out of neighborhood character, by the public.

CHAPTER 19.78 PLANNED UNIT DEVELOPMENTS

- 19.78.010 PURPOSE
 - 19.78.020 APPLICABILITY AND AREA REQUIREMENTS
 - 19.78.030 DEVELOPMENT REQUIREMENTS
 - 19.78.040 PLANNED UNIT DEVELOPMENT MIXED-USE
 - 19.78.050 MAINTENANCE OF COMMON FACILITIES
 - 19.78.060 REVIEW PROCESS
 - 19.78.070 PRELIMINARY REVIEW
 - 19.78.080 PLANNING COMMISSION REVIEW
 - 19.78.090 VALIDITY OF PRELIMINARY REVIEW
 - 19.78.100 POST-PLANNING COMMISSION APPROVAL
 - 19.78.110 AMENDMENTS TO THE DEVELOPMENT PLAN
 - 19.78.120 FAILURE TO BEGIN DEVELOPMENT
 - 19.78.130 PHASED PLANNED UNIT DEVELOPMENT
-

19.78.010 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 a combination of commercial and residential 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.

19.78.020 APPLICABILITY AND AREA REQUIREMENTS

A planned unit development is a conditional use that is only allowed for residential uses, except as provided in section 19.78.040, and in zones that allow residential uses. The provisions in this chapter shall govern over the chapters relating to these other zones ~~and other chapters in this Title, with the exception of the FCOZ ordinance, chapters 19.72 and 19.73, and the RCOZ~~

ordinance, chapter 19.71. 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 19.78.090 – 19.78.130 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.

19.78.030 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. ~~For purposes of this chapter, gross site area is defined as the total area of a planned unit development excluding anything in the public right of way.~~

The required common open space shall be land areas that are not occupied by buildings, dwellings, structures, parking areas, streets, ~~public park strips~~, 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, ~~fully accessible landscaped roof areas~~, 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 ~~(is that space which~~ is provided for each dwelling unit for personal use, ~~including a balcony) shall be.~~ Private open space is typically located immediately adjacent to, or 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, balconies, or decks attached to individual units ~~may not~~ are considered private open space and ~~is~~ are not ~~to be~~ calculated as part of required common open space.

The planning commission may reduce the open space requirements of this section in order to accommodate a density bonus provided for in this chapter.

3. **Interior Streets.** The design of public and private streets within a development shall follow County standards for roadway development ~~outlined~~ **as defined by the general plan County transportation engineer.** 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~~ **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, **except garages**, 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~~ **Developments offering the amenities listed below are entitled to the applicable parking reductions. These reductions are not mandatory, but if they are chosen, are cumulative. The planning commission may further modify the required parking with support of a traffic study, or as follows:**

Eligible Unit 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
Proximity of development within ¼ mile of a transit facility rail or Bus Rapid Transit (BRT) station	0.20

Proximity of development within ½ mile of a transit facility/rail or Bus Rapid Transit (BRT) station	0.10
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, if used, shall have a minimum unobstructed size of 11 feet wide by 10 feet in length per space, or 10 feet wide by 11 feet in length per space. 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, ~~if used,~~ shall be placed in locations adjacent or convenient to the buildings that they are intended to serve. ~~There shall be no less than one covered parking stall per unit.~~
- (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.

g. ~~Underground parking. Installation of underground parking adequate to meet 50 percent of the parking requirements of this section excluding guest parking, shall receive a 10 percent density bonus for the planned unit development.~~

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. ~~No single material is allowed to exceed 50 percent on-f street-facing facades.~~ Other materials may be considered ~~for soffits, or~~ 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 19.77.050, 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, stone, or block, or pre-cast concrete, ~~post and rail of.~~ Fencing with materials using composite products, wrought iron, wood ~~construction, or the highest quality,~~ or vinyl ~~may be allowed with a minimum two foot wide, six foot tall brick or stone pillar spaced every ten feet on center.~~ Unless otherwise allowed by the Planning Commission, exterior fencing along a public right of way shall be limited to brick, stone, or block, or pre-cast concrete, ~~or post and rail~~ be setback a minimum of ~~wood construction materials~~ 5 feet from the property line to allow for a landscaping buffer designed in accordance with chapter 19.77 to soften long expanses of walls. Interior fencing shall comply with section 19.78.030(11) (f).
9. **Interior Street Lights.** Street and pedestrian lighting ~~for streets on the interior of the PUD~~ 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. ~~Minimum Average Foot-Candles for local residential roads (35 feet maximum) shall be 0.3, and shall be 0.5 for residential collector roads (36 feet – 45 feet).~~
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, ~~except as provided in this chapter, shall~~ 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 ~~density bonuses and 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 Subject to the following density bonuses,~~ 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 shall be calculated using only net developable acreage.~~ A density bonus in the following amounts is allowed if ~~either or both~~ ~~any~~ either of the following conditions exist:
- (1) For developments ~~on corridors as defined in~~ with underground parking that is adequate to meet the ~~general plan~~ parking requirements of this chapter excluding guest parking, a density bonus of 10 percent is allowed; pursuant to 19.78.030 (5) (g); and/or
 - (2) For developments within one-half quarter 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) For any PUD adjacent to an R-1, R-2, R-4, A-1, or A-2 zone (“single-family residential zone”), the maximum height for structures on the perimeter of the PUD adjoining said zones shall be 28 feet. The maximum height of all other structures in such a PUD shall be 35 feet. ~~Roof-top patios or rooftop living spaces are not allowed on a structure on the perimeter of such PUD.~~ PUD’s with only one building are allowed a rooftop garden or patio provided the rooftop garden or patio has a minimum setback of 75 feet from the property line. For purposes of this chapter, a structure on the perimeter is defined as any structure within 50 feet of the property line of the PUD.

(a) The height of buildings along the perimeter of a planned unit development adjoining a single-family residential zone may be increased to the maximum height allowed in ~~this Title~~ the underlying zone by one foot increments, with each additional one foot height increment requiring an additional one foot in setback from the perimeter (see table 1 below for graphical rendering).

~~(2) 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.~~

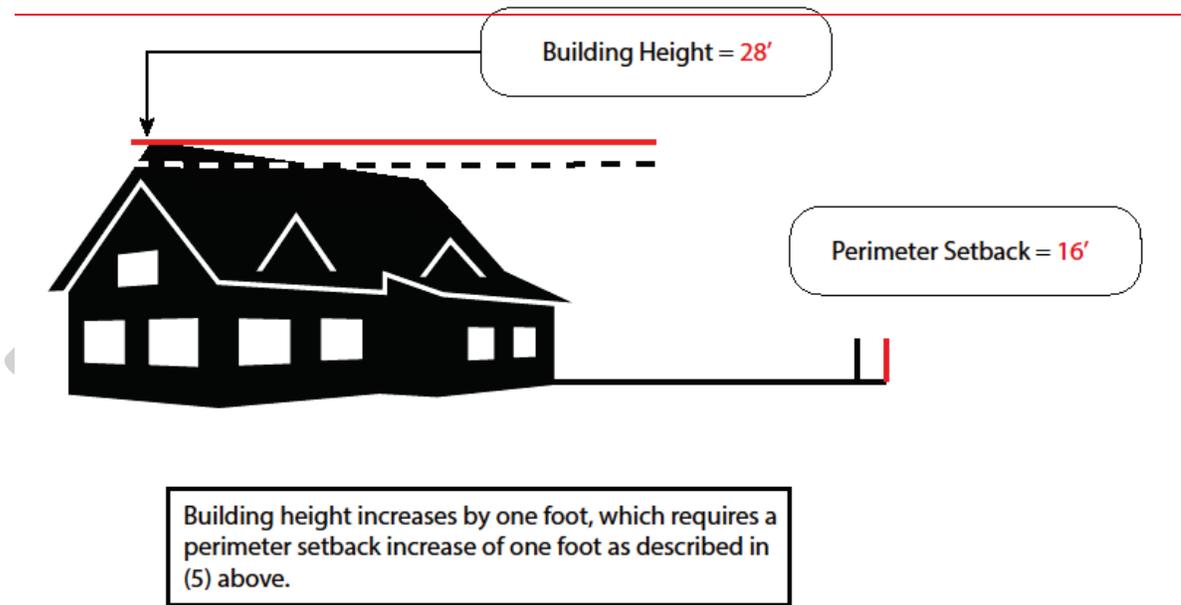
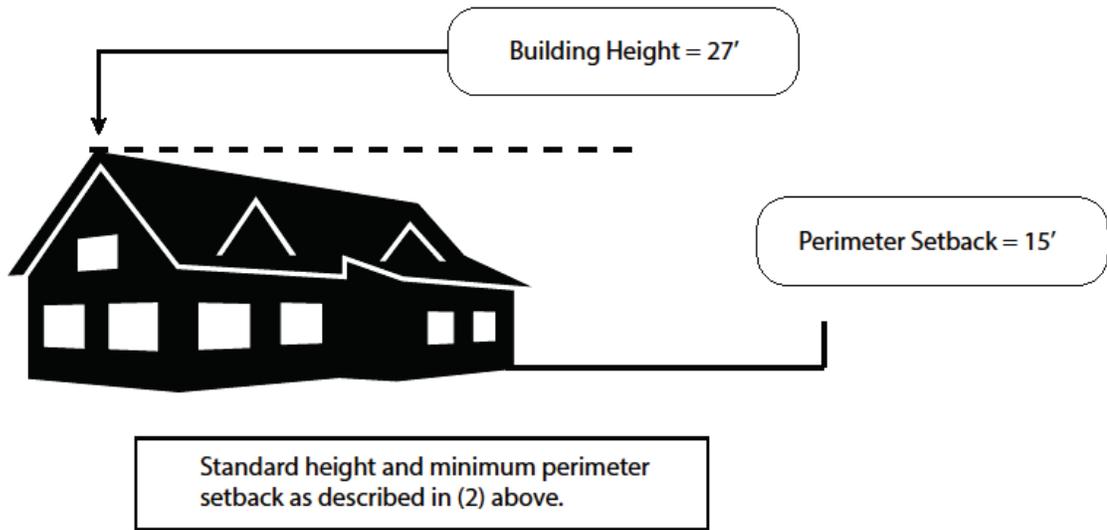
~~(3) Height for developments located in the R-M zone where said development is contiguous with any single family residential, R-2, R-3, and R-4, or agricultural zone shall be limited to 28 feet for all structures located on the perimeter, and 35 feet for all structures not on the perimeter.~~

(2) ~~Developments located in all other zones that allow a~~ The height of structures in all other planned unit developments shall conform to the otherwise applicable ordinances.

(3) At the discretion of the planning commission, height for dwelling structures along corridors as defined in the general plan and not adjoining a single-family residential zone, may be increased by an additional five feet to accommodate a density bonus provided for in this chapter.

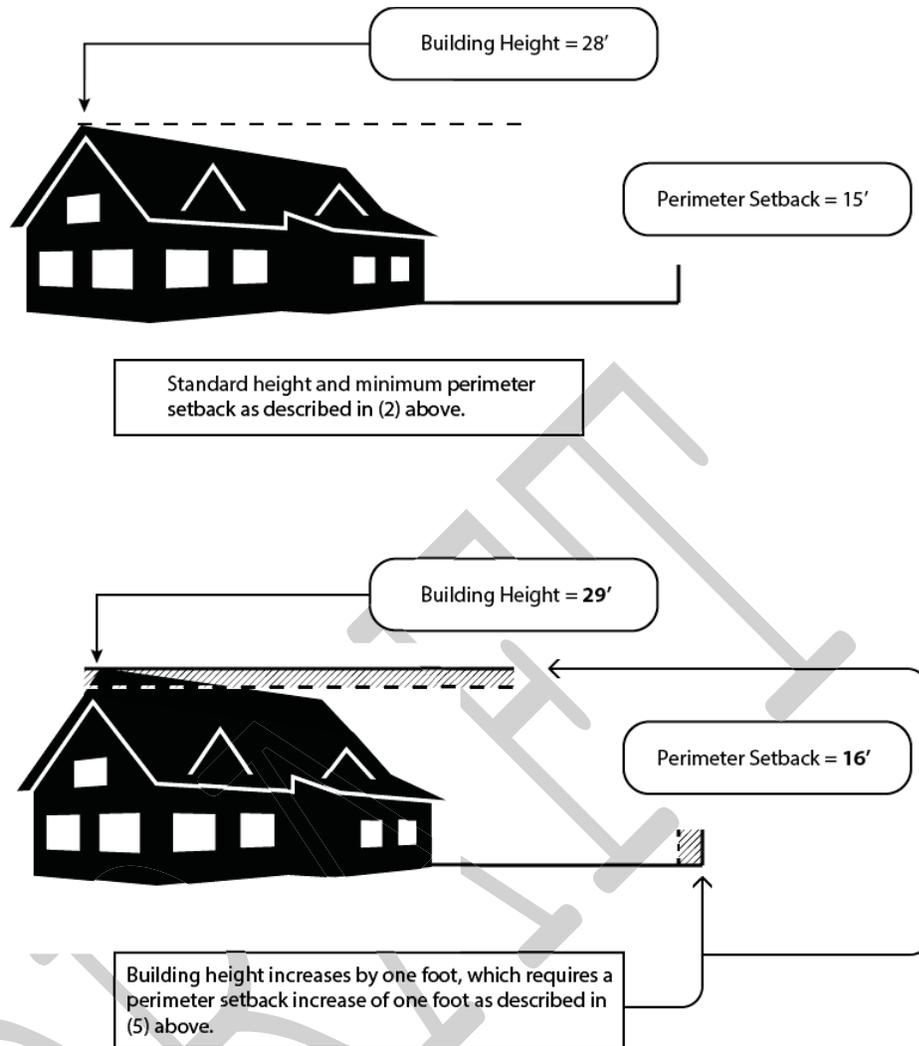
(4) Notwithstanding the above, the Planning Commission may at its discretion reduce or increase the otherwise stated maximum heights if mitigation is warranted, but only in cases where unusual topographical or other exceptional conditions or circumstances exist, such as the height of surrounding buildings.

~~(1) (5) 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.~~



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 Planning and Development Services
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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 covered 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 19.78.040. of the development), shall have **not less than** 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 paths, and may include 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, walks, 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 preferably, not located fronting 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.

19.78.040 PLANNED UNIT DEVELOPMENT MIXED-USE

In a Planned Unit Development, vertical mixed-use is allowed in zones that allow both residential and commercial and/or office uses, provided it meets the following requirements: in addition to the other requirements in this chapter. For purposes of this

section, vertical mixed-use means commercial or office uses sharing the same building as residential uses.

- A. The property is abutting or contiguous to a corridor as defined in the general plan, or major or minor arterial ("street") as defined in the general plan.
- B. Commercial uses shall only be allowed on the first floor of buildings fronting on the street. Office uses shall only 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% percent 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. A build-to-line is defined as the line at which construction of a building façade is to occur on a lot, running parallel to the front property line, and ensuring a uniform (or more or less even) building façade line on the street.
- 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(s) that comply with chapter 19.82, or temporary A-frame signs and painted murals on the inside of a storefront window.

19.78.050 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.

19.78.060 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~~may 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 19.78.030(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.
- d. Lighting Plan.
- e. Subdivision Plat.

19.78.070 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 ~~community council meeting and 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 ~~and~~ ~~consistent~~ information will result in written notification to the applicant that the review cannot proceed further until all required, necessary, and requested information is submitted.

19.78.080 PLANNING COMMISSION REVIEW

When preliminary review of the ~~site plan, building elevations, and preliminary subdivision plat~~application 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.

19.78.090 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.

19.78.100 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 **and final** subdivision **plat** ~~plat~~s 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.

19.78.110 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: (“**major changes**”):

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~~**five** 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.
8. An increase in building height.
9. A decrease in building setback.

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 proposed to the Planning Commission after receipt of a recommendation by planning staff, and after applicant has filed.~~ Proposals under numbers 1 through 9 above require the filing of 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.

19.78.120 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~~ **Division Director**, 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.

19.78.130 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.~~

Summary of Issues – Planned Unit Development Ordinance (PUD)

Updated March 10, 2016

1. 19.78.030.2. – Density bonus

Question has been raised by several planning commissions to limit overall density bonus to 20 percent. Section 19.78.030 (11) (a) already limits density bonuses to 20 percent aggregate, unless it is decided to give a 20 percent density bonus for underground parking, and units are close to a transit station, which could warrant a 30 percent bonus. It seems like section 19.78.030 (11) (a) would be the best section to address this limit.

If desired, language could be included in the last paragraph of this section.

2. 19.78.030.5.g. – Density bonus for underground parking

Staff has heard both 10 percent and 20 percent regarding the allowance of a density bonus. What percentage of a density bonus should be provided if underground parking is provided in a PUD?

3. 19.78.030.11.b.(1) – Maximum height

Single building PUD perimeter with respect to rooftop gardens or patios – Language included that requires an additional setback from the property line for rooftop gardens and patios as described: ~~Rooftop patios or rooftop living spaces are not allowed on a structure on the perimeter of such PUD.~~ PUD's with only one building are allowed a rooftop garden or patio provided the rooftop garden or patio has a minimum setback of 75 feet from the property line. For purposes of this chapter, a structure on the perimeter is defined as any structure within 50 feet of the property line of the PUD.

4. 19.78.030.11.b.(4) – Measuring height

Height question – Height limit in this PUD draft is 28 feet to the ridge of the structure, but in RCOZ, 30 feet is allowed to the ridge of the structure. Should height be extended to 30 feet along the perimeter in PUD's? Language has been added in 19.78.020 that RCOZ governs height. If not, changes will need to be made.

5. 19.78.030.11.d. – Site Calculations

Define impervious vs. pervious regarding open space calculations. Roof overhangs – impervious while balconies and patios are counted as open space. We should clearly define the lines. At PC discretion, balconies and patios can contribute open space areas.

6. 19.78.030.11.e. – Traffic circulation clarification

Sentence in question: **“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.”**

This sentence is not desired by planning staff, as we encourage connectivity. Planners would suggest just the opposite viewpoint, and would therefore suggest omitting this sentence.

7. 19.78.030.11.e. – Bike path connectivity

Sentence in question: **“Internal circulation systems shall include pedestrian **and bicycle paths, and may include bicycle paths,** preferably separated from vehicular traffic.”**

If bike paths are already in existence adjacent to the proposed development, then yes, connectivity should occur and an amenity should be counted, but the creation of bike paths should not be forced upon every PUD.

8. 19.78.030.11.i. – Private outdoor spaces

The issue of private outdoor space has been addressed previously and this sentence may not be necessary.

9. 19.78.110 – Amendments to the development plan

Regarding the last paragraph, staff suggests to create some flexibility and also think about discussing “change of use” or “adding unit” questions with the planning commission chair as they arise. Staff suggests reviewing provisions 1 through 9 to identify any which do not require a new application.

File # 29652

Amended Subdivision Summary and Recommendation

Public Body: Millcreek Township Planning Commission **Meeting Date:** 03/16/16 (Continued from 2/10/16)

Parcel ID: 22-01-252-013 & 22-01-252-014

Current Zone: R-1-21

Property Address: 4294 & 4302 South Adonis Drive

Request: Amended Subdivision

Community Council: Mt. Olympus

Township/Unincorporated: Millcreek Township

Planner: Jeff Miller

Planning Commission Recommendation: Not yet received

Community Council Recommendation: Denial

Planning Staff Recommendation: Approval with Conditions

Applicant Name: Wendell Alcorn

PROJECT DESCRIPTION

Wendell Alcorn is requesting preliminary plat approval of an amended subdivision to combine two existing single-family lots. The applicant has indicated that he intends to combine the two houses into one home through the construction of a sky bridge between both homes.

In order to amend the subdivision, it has been determined that the application will require a 608 meeting and approval from the Mayor. This will require a separate recommendation from the Planning Commission. The applicant is also requesting an Exception to Roadway Standards for the existing drive located at 4302 South. This will require a separate recommendation from the Planning Commission.

The lot located at 4302 south is 0.43 acres, and the northern lot located at 4294 south is 0.32 acres. The combination would total to 0.75 acres. It is not uncommon for lots within the surrounding neighborhood, which are also zoned R-1-21 to meet and exceed .75 acres in size. Minimum lot sizes in the R-1-21 zone are required to be .50 acres in size. Both of the current lots are below the minimum required lot size for the zone. Approval of the request would bring them into compliance for lot size.

SITE & VICINITY DESCRIPTION (see attached map)

The immediate vicinity surrounding these properties are lots zoned R-1-21 (Single-Family Residential) in the Mt. Olympus Cove neighborhood. Located south of these properties is a large area consisting of lots zoned R-1-10 (Single-Family Residential).

GENERAL PLAN CONSIDERATIONS (see attached map)

The subject properties are located in a "Stable" area according to the Millcreek Township General Plan. This area is one that has limited potential for the absorption of growth, and is likely to experience only minor changes in

overall character over time. Most improvements will consist of individual projects, and may not require coordination with parcels beyond their immediate vicinity.

LAND USE CONSIDERATIONS

Requirement	Standard	Proposed (Combined lots)	Compliance Verified
Height	30 feet	No change proposed	N/A
Front Yard Setback	30 feet	No change proposed	N/A
Side Yard Setback	10 feet on each side	No change proposed	N/A
Rear Yard Setback	30 feet without garage (15 feet with garage)	No change proposed	N/A
Lot Width	100 feet	More than 100 feet	Yes
Lot Area	21,780 square feet (1/2 acre)	32,670 square feet (3/4 acre)	Yes

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

There is a concern that combining two single-family residences into one home could create a situation where one of the original homes could be rented as a duplex or used as a short-term rental. In order to mitigate against this concern, Planning Staff has requested that the floor plans for the requested construction of the sky bridge clearly shows that there will be no door in either room that the sky bridge enters into. This will allow free and clear access between both structures to be a permanent feature of the combined home. To further mitigate against this concern, Staff is requiring that something is recorded on the deed for the combined properties that indicates that duplexes and short-term rentals are not allowed on this property.

NEIGHBORHOOD RESPONSE

A neighbor living close to the subject property made a phone call to Planning Staff after receiving a notice for the Millcreek Township Planning Commission. This neighbor is also on the Mt. Olympus Community Council. They wanted some additional information about the project and upcoming meetings. In addition, they thought that the request to construct a sky bridge between the two existing homes was an odd request. There were a number of neighbors present at the Millcreek Township Planning Commission on January 13th, 2016 that were concerned about the utility easement running between the two properties, and the property owner using the south home to house guests from time to time.

COMMUNITY COUNCIL RESPONSE (see attached letters from the council)

This item was presented to the Mt. Olympus Community Council on January 5th, 2016 and February 2nd, 2016. On January 5th, 2016, the applicant was not present at the meeting, and this factored into the decision by the Mt. Olympus Community Council to recommend denial to the request. They also were concerned about considering the south home as a guest house to the north house, since it is larger than what is typically allowed to be approved as a guest house by ordinance. On February 2nd, 2016, when this item was again presented to the Mt. Olympus Community Council, the applicant was present at the meeting, and was able to provide information about the research that has taken place to discover the utility companies that are part of the utility easement running between the two properties. The Mt. Olympus Community Council did not change their original recommendation of denial on allowing the south home to be considered a guest house, larger than 1,200 square feet. In addition, they had a number of concerns with the long term future of this property. They were concerned

that a future property owner might not be able to remove the sky bridge, and subdivide the two homes onto two separate lots, since the current lot sizes for each property are below the .50 acre minimum that is required in the R-1-21 zone.

PLANNING COMMISSIONS' RESPONSE

This item was heard by the Millcreek Township Planning Commission on January 13th, 2016. The Chair of the Mt. Olympus Community Council was present, and requested that this item be continued until the February 10th, 2016 meeting of the Millcreek Township Planning Commission, since the applicant wasn't present at the Mt. Olympus Community Council meeting, and there were some unanswered questions that the council wanted to have addressed, if this item were brought back before them. In addition, there were some unanswered concerns about what utilities may or may not be present in the utility easement that runs between the two properties. The Millcreek Township Planning Commission made a motion to continue this item until February 10th, 2016. When this item was presented at the February 10th, 2016 meeting, the Planning Commission denied the Conditional Use request for the Guest House over 1,200 Square Feet, and continued the remaining items on the application until March 16th, 2016, in order to allow the applicant and Planning Staff to look into alternative solutions for the application. The decision from the Planning Commission on March 16th, 2016, will be updated in a Staff Report before the 608 and Mayor's Meeting on March 25th, 2016.

REVIEWING AGENCIES RESPONSE

AGENCY: County Geology DATE: 12/10/2015
 RECOMMENDATION: Approval – No issues at this time.

AGENCY: County Grading DATE: 11/30/2015
 RECOMMENDATION: Approval

AGENCY: County Hydrology DATE: 12/07/2015
 RECOMMENDATION: Approval

AGENCY: Salt Lake County Health Department DATE: 11/24/2015
 RECOMMENDATION: Approval – Require Water and Sewer Availability Letters.

AGENCY: County Traffic DATE: 12/10/2015
 RECOMMENDATION: Denied – Single family dwellings are allowed only one driveway, per SLCO code of ordinances 14.12.110. Revision of the site plan to eliminate both entrances to the circular drive or the south driveway is required unless an exception to roadway standards is granted by the County Mayor. (The applicant has elected to take this item to the Mayor's Meeting to request an exception to roadway standards).

AGENCY: County Subdivision Engineering DATE: 11/23/15
 RECOMMENDATION: Approval – 1. Record of Survey must be received by County Surveyor's office before plat can leave Planning and Development and the following statement "A Record of Survey has been filed as #XXXXXXXXXXXX in the S. L. County Surveyor's Office" MUST be included in the Surveyor's Certificate on the final mylar, the x's being the RSC No. received from the County Surveyor's office. 2. Final Plat must be on regular County Titleblock. 3. The drive approach on the southerly lot must be removed as there is already a circular driveway on the northerly lot and another drive approach is not allowed. Will bond for curb and gutter where drive approach to be removed is. This is per County Ordinance 14.12.110. Per the Traffic Engineer an Exception to Roadway Standards can be applied for. 4. Show Fire Hydrants on Final Plat. 5. All Streets within 200 ft. of the proposed subdivision must be shown on plat (Adonis Circle). 6. A preliminary report of title will be required at the final stage of the project. They are only good for 60 days so don't get it until we are at the final plat stage. 7.

Subdivision must be named and the name of the original subdivision noted in title as being amended including the lots to be amended.

AGENCY: United Fire Authority
RECOMMENDATION: Approval

DATE: 12/01/2015

AGENCY: Building

DATE: 11/24/2015

RECOMMENDATION: Conditionally Approved – Items to note: 1. This could not be approved by building until the two pieces of property become one piece of property. With the current property lines in place, the IRC would require either (2) 1 hour fire walls or a common two hour fire wall to be constructed at the property line without any openings in the wall. The way to get around this is to combine the lots to one property and connect the buildings with the sky bridge to make one structure. If this is the proposal, then this would be conditionally approved by building based on having the lots combined together into one lot. 2. A building permit is required for the construction of the new sky bridge as well as any remodeling to be done to the buildings. At time of building permit application, provide complete building plans showing compliance with current building code.

AGENCY: Public Works Operations
RECOMMENDATION: Approval

DATE: 11/24/2015

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

PLANNING STAFF ANALYSIS

Planning Staff has analyzed the requested amended subdivision and has found that it meets the minimum subdivision requirements necessary in order to combine both lots into one lot.

In regards to the requested Exception to Roadway Standards for the existing drive located at 4302 South, the Mayor may approve exceptions that are not detrimental to the public safety or welfare, after receiving a recommendation from the planning commission and public works engineer.

The applicant has done some extensive research to locate any public utilities that may or may not be present in the utility easement between the two properties, and will be able to provide a summary of what they have been able to find out. If no public utilities are present in the utility easement, the applicant will pursue vacating the utility easement. Additionally, before a building permit for the construction of a sky bridge between both structures is granted, the applicant would either have to successfully vacate the utility easement or provide written approvals from the public utilities that are present in the utility easement.

Since the planning commission meeting on February 10th, Planning Staff has analyzed a couple of alternative solutions for the amended subdivision request from the applicant. The first alternative solution which Planning Staff discussed was not viable according to the building code. While exploring alternative solutions, and discussing whether or not they were viable solutions according to the building code, our Chief Building Official, Mike Durfee came up with an alternative solution that appears to be viable. Mike Durfee told Planning Staff that he was willing to work with the applicant during the Technical Review stage to approve the Building Permit for the sky bridge on the same day that the final plat of the amended subdivision is recorded. The previously requested Conditional Use approval for the Guest House over 1,200 square feet was necessary, in order to legally define one of the homes as a Guest House for the gap between the recordation of the amended subdivision, and the granting of the building permit for the sky bridge. With this alternative solution, there would not be a gap in time between the recording of the final plat, and the granting of the building permit. As

such, Conditional Use approval for the Guest House is no longer needed. Planning Staff will work with the applicant, the Chief Building Official and all other reviewing agencies to ensure that the final plat of the amended subdivision is recorded on the same day, and same time that the building permit for the sky bridge is granted.

Planning Staff believes that this updated proposal from the applicant and Planning Staff meets all of the standards of approval as outlined in 19.84.060, which states the following:

- A.** The proposed site development plan shall comply with all applicable provisions of the zoning ordinance, including parking, building setbacks, and building height.
- B.** The proposed use and site development plan shall comply with all other applicable laws and ordinances.
- C.** The proposed use and site development plan shall not present a serious traffic hazard due to poor site design or to anticipated traffic increases on the nearby road system which exceed the amounts called for under the county transportation master plan.
- D.** The proposed use and site development plan shall not pose a serious threat to the safety of persons who will work on, reside on, or visit the property nor pose a serious threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.
- E.** The proposed use and site development plan shall not adversely impact properties in the vicinity of the

PLANNING STAFF RECOMMENDATION

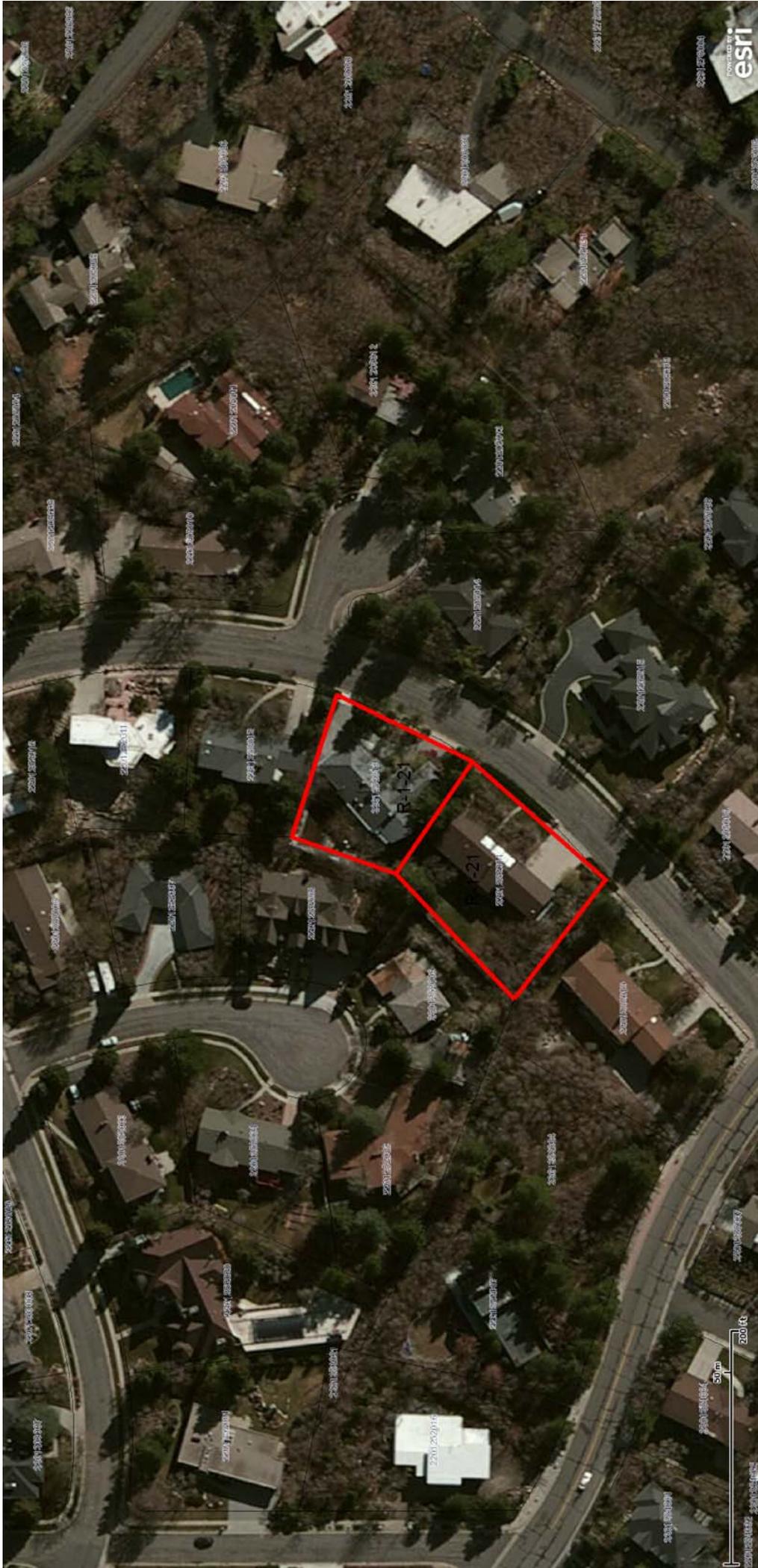
Planning Staff supports a favorable recommendation on the amended subdivision for the 608 Meeting.

Planning Staff supports a favorable recommendation on the Exception to Roadways Standards for the existing access drive located at 4302 South for the Mayor's Meeting.

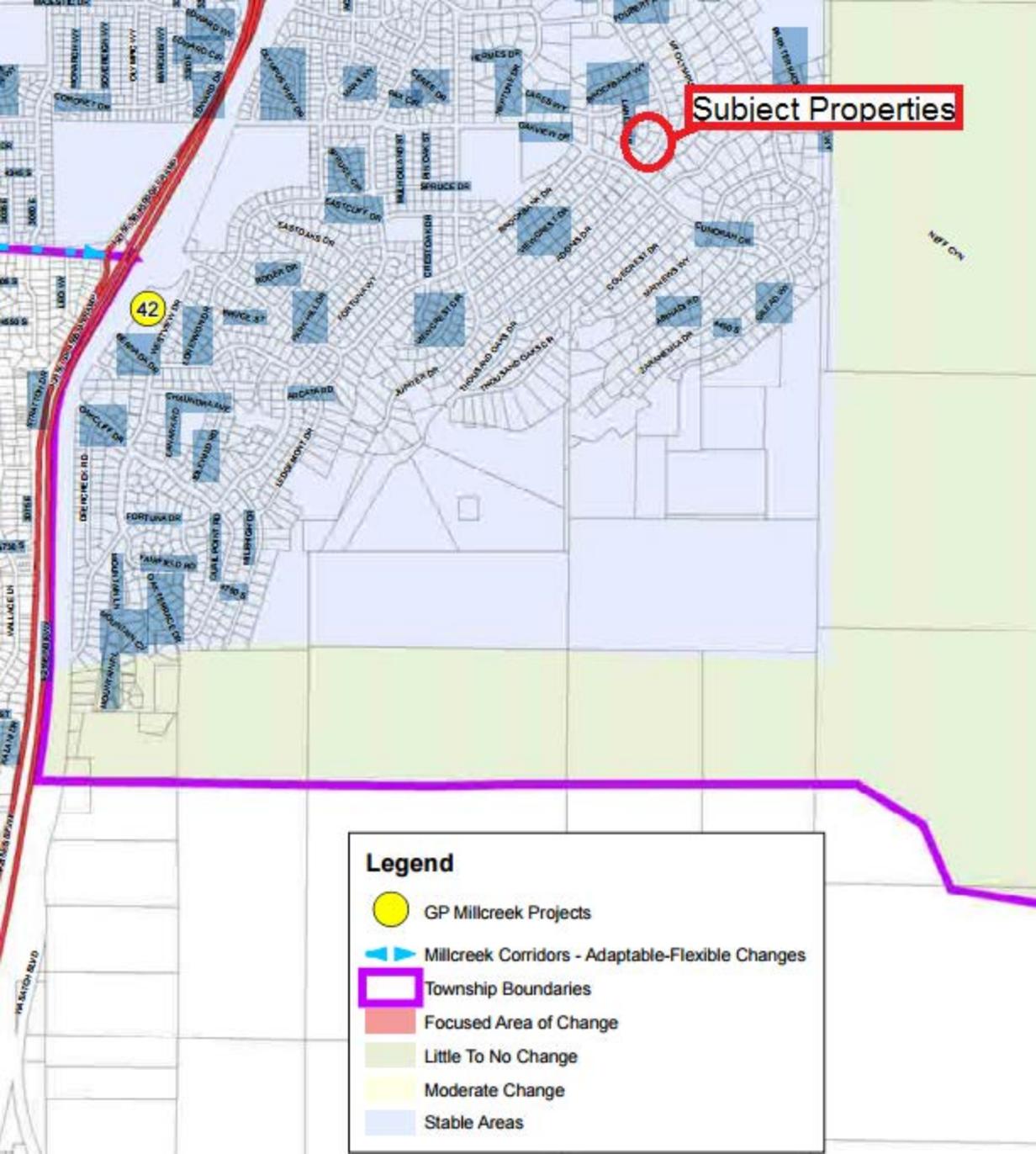
These recommendations are subject to the following conditions:

1. The approved floor plans must show free and clear access on either ends of the sky bridge and adjoining rooms to prevent the separation of the combined homes, and the potential use of a two-family dwelling, or short term rentals, which are both prohibited by ordinance in the R-1-21 zone.
2. A document is recorded on the deed for the combined lots, which prohibits two-family dwellings and short-term rentals on the combined properties.
3. A Technical Review is completed to ensure that the utility easement running between the two properties is either vacated, or written approvals are received by the public utilities that have an interest in the existing utility easement.
4. The Final Plat of the amended subdivision must be recorded on the same day and same time that the applicable building permit for the proposed sky bridge is granted, in order to eliminate the need to define one of the homes as a Guest House over 1,200 square feet.





Subject Properties



Legend

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

SURVEYOR'S CERTIFICATE

I, GALE E. DAY, do hereby certify that I am a Registered Professional Engineer and/or Land Surveyor, and that I hold certificate No. 2432, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as MOUNT OLYMPUS COVE NO. 3 SUBDIVISION and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION
BEGINNING of the southwest corner of lot 349, Mount Olympus Park N°3 Subdivision, said point being 3° 07' 00" N 485.38 feet from the North 1/4 corner of Section 17, Township 2° South, Range 1° East, 35th Lake Basin, Mountain and running thence East 229.83 feet, thence South 811 feet, thence East 100.00 feet, thence N 67° 50' E 175.00 feet, thence S 29° 50' E 47.49 feet, thence N 67° 50' E 175.32 feet to the West line of Mount Olympus Park, thence S 29° 50' E 300.50 feet, thence S 37° 27' E 245.00 feet, thence S 20° 17' E 40.50 feet, thence S 29° 50' E 194.00 feet, thence S 47° 23' E 118.00 feet, thence S 40° 29' W 245.00 feet, thence S 65° 57' 30" W 116.19 feet, thence S 38° 28' W 214.21 feet, thence N 46° 40' W 183.66 feet, thence N 42° 00' W 215.24 feet, thence N 48° 40' W 105.62 feet, thence N 79° 10' W 323.71 feet, thence N 0° 07' E 935.22 feet to the point of beginning.

DATE March 23, 1966
DAVID E. RICHARDS, Assistant Surveyor

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 MOUNT OLYMPUS COVE NO. 3 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 whereof, I have hereunto set this day of May, 1966, at MOUNT OLYMPUS PARK, INCORPORATED (A Utah Corporation)

DAVID E. RICHARDS, Assistant Surveyor

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }
On the 23rd day of May, A.D., 1966, 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 I had signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES June 3, 1967

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY
MOUNT OLYMPUS COVE NO. 3

RECORDED # 2154899
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
Mt. Olympus Park, Inc.
DATE 5/19/66 TIME 3:29 P.M. BOOK E.E. PAGE 2
32.80
Mary Daggar, Clerk
SALT LAKE COUNTY RECORDER

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }
On this 20th day of May, 1966, personally appeared before me, the undersigned Notary Public, residing in Salt Lake City, Utah, DAVID E. RICHARDS, Assistant Surveyor, Secretary of MOUNT OLYMPUS PARK INCORPORATED, a Utah Corporation, who being by me duly sworn, did say that they were the duly authorized signers of the above instrument and that the accompanying instrument was signed in behalf of said corporation by authority of its Board of Directors and David E. Richards and Carolyn Strong acknowledged to me that said Corporation executed the same.

My commission expires April 20, 1967
Notary Public, Residing in Salt Lake County, Utah

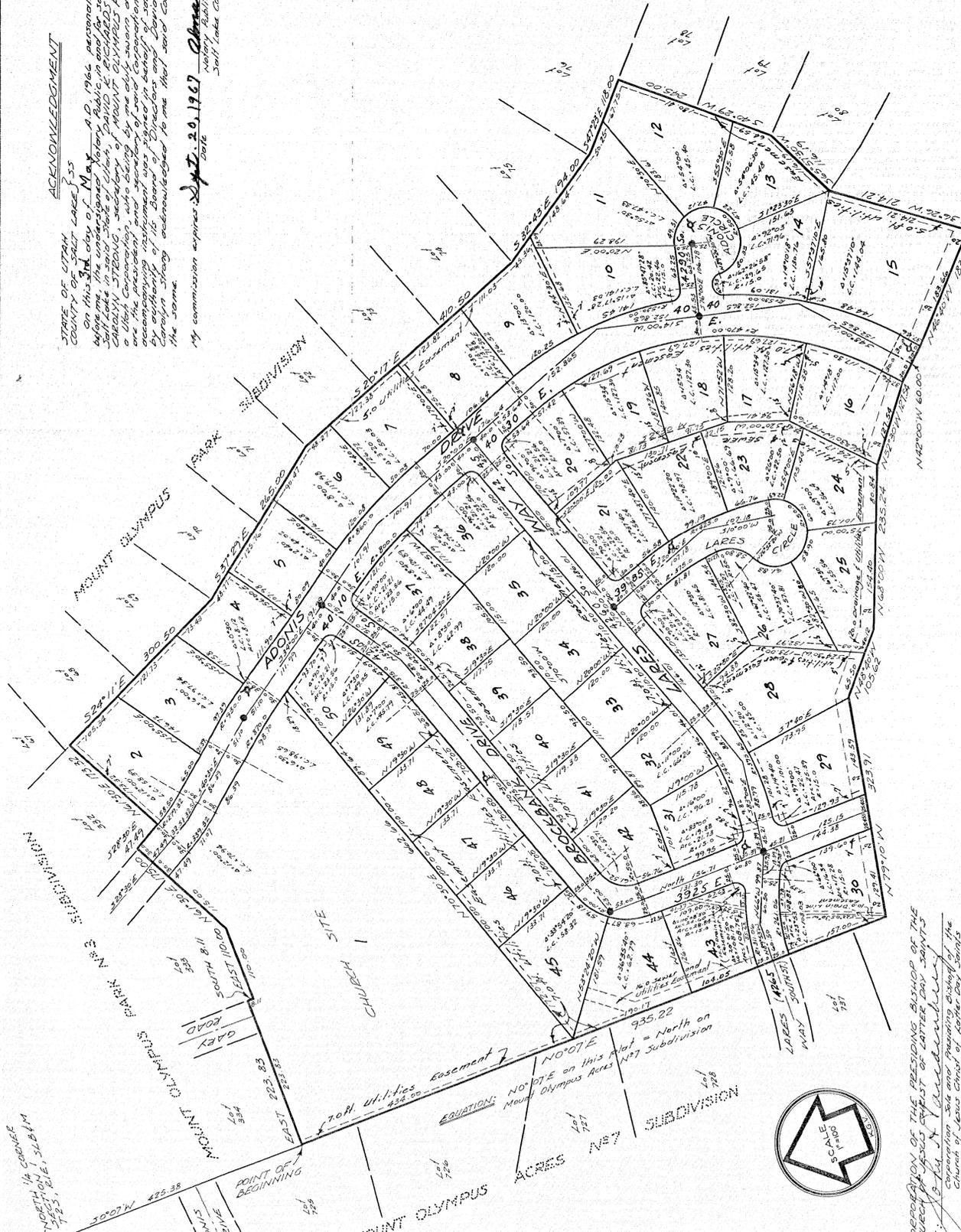


Table with 2 columns: Date, Name, Title. Includes entries for BUSH & GUDGELL, INC. ENGINEERS and J.C. Frost.

COUNTY SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT, AND SAID TRACT, AS STAKED, EXAMINED BY THIS OFFICE, AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
Max A. 1966
DATE

COUNTY PLANNING COMMISSION APPROVAL
APPROVED THIS 25th DAY OF March, A.D., 1966, BY THE SALT LAKE COUNTY PLANNING COMMISSION.
Chairman, Salt Lake Co. Planning Comm.

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 5th DAY OF May, A.D., 1966.
Chairman, Bd. of Salt Lake Co. Comm.

COUNTY COMMISSION APPROVAL & ACCEPTANCE
PRESENTED TO THE BOARD OF SALT LAKE COUNTY COMMISSIONERS THIS 5th DAY OF May, A.D., 1966, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Chairman, Bd. of Salt Lake Co. Comm.

Mon. To be set.
Fire Hydrants to be installed.

COPIES OF THIS DEED TO BE FILED IN THE OFFICE OF THE COUNTY CLERK, SALT LAKE COUNTY, UTAH, FOR RECORDING AND ALSO BEING PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 2° SOUTH, RANGE 1° EAST, 35th LAKE BASIN, MOUNTAIN AND.
RECORDED # 2154899

OLYMPUS COVE BRIDGE ADDITION

4294 ADONIS DR. SLC, UT

PERMIT SET

7/29/2015



PROJECT CONTACT INFORMATION

OWNER	ARCHITECT	CONTRACTOR
WOW atelier, LLC. 248 South Edison St Salt Lake City, Utah 84111 telephone: 801.712.4078 facsimile: 801.618.3849 Contact: Chimsu Onwuegbu, AIA, LEEDap email: chimsu@be-wow.com	Wright Engineers 9160 S 300 W Suite 2 Sandy, Utah 84070 telephone: 801.352.2001 facsimile: Contact: David Winn email: DWinn@wrightengineers.com	Alcorn Construction 4761 South 3200 West Salt Lake City, Utah 84118 telephone: 801.381.6726 Contact: Wendell Alcorn email: wcalcorn41@msn.com
CIVIL ENGINEER	STRUCTURAL ENGINEER	PLUMBING ENGINEER
		MECHANICAL ENGINEER
ELECTRICAL ENGINEER	INTERIOR DESIGN	LANDSCAPE ARCHITECT

GENERAL PROJECT NOTES

- THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
- THESE SHEETS, LISTED BY DRAWING INDEX, ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE OCCUPANCY AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.
- ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING. FAILURE TO DO SO WAIVES THE DESIGN INTENT.
- ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING. ANY DEVIATION FROM THE CONTRACT DOCUMENTS, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT/ENGINEER, WAIVES DESIGN INTENT.
- IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY, BEFORE PROCEEDING WITH WORK NOTIFY ARCHITECT/ENGINEER OF ANY CONFLICT.
- ANY INSTALLATION OR WORK NECESSARY TO THE FUNCTIONING, SAFETY AND/OR PHYSICAL SECURITY OF DESIGN THAT IS TO BE ENCAPSULATED OR OTHERWISE PERMANENTLY OBSCURED FROM INSPECTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER A MINIMUM OF TWO (2) WORKING DAYS BEFORE ENCLOSURE.
- ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.
- BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE CURRENT EDITION OF THE IBC AND/OR AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.
- ANY DAMAGE, DISRUPTION OR COMPROMISE OF AMBIENT RIGHTS-OF-WAY, UTILITIES, OR ENVIRONMENTAL QUALITY SHALL BE IMMEDIATELY RECTIFIED BY THE CONTRACTOR TO THE SATISFACTION OF THE ARCHITECT/ENGINEER AT NO COST TO THE OWNER.
- ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
- ALL PENETRATIONS OF FIRE-RESISTIVE FLOORS OR SHAFT WALLS SHALL BE PROTECTED BY MATERIALS AND CONSTRUCTION THAT CONFORMS TO UNDERWRITERS LABORATORIES LISTINGS FOR THROUGH-PENETRATION FIRE STOP SYSTEMS. THE CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILS PROVIDED BY THE SUPPLIER OF THE FIRE STOP MATERIAL, THAT INDICATE COMPLETE CONFORMANCE WITH THE UL LISTING. DRAWINGS SHALL REMAIN AVAILABLE AT THE WORK SITE TO ARCHITECT/ENGINEER, OWNER, AND INSPECTORS. DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION, WITH APPROPRIATE UL # AND ALL VARIATIONS CLEARLY DEFINED.
- THIS DESIGN PURPORTS TO PERMIT FULL ACCOMMODATION ACCESS, AND/OR ADAPTABILITY FOR HANDICAPPED PERSONS AS PROVIDED FOR BY PROVISIONS OF FEDERAL LAW AND LOCAL STIPULATION. ANY DEVIATION OR COMPROMISE SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH WORK.
- ALL GLASS IN HAZARDOUS LOCATIONS AND ALL GLASS WITHIN 18" OF FLOOR SHALL BE SAFETY GLASS PER SECTION 2406 OF THE IBC.
- SMOKE DETECTORS SHALL BE PROVIDED AS SPECIFIED IN IBC 907. SEE ELECTRICAL DRAWINGS, FIRE AND EGRESS PLANS AND SPECIFICATIONS FOR LOCATIONS.
- ALL WALLS SURROUNDING TOILETS IN PRIVATE OFFICE SHALL BE FULLY BLOCKED FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON UNIT PLANS AND ADA REQUIREMENTS SHEET.
- FOR TYPICAL ACCESSORY/EQUIPMENT MOUNTING LOCATIONS SEE ADA REQUIREMENTS SHEET.
- DIMENSIONS (ON ARCHITECTURAL DRAWINGS) ARE TAKEN TO:
 - COORDINATE GRID LINES
 - FACE OF CONCRETE OR CONCRETE MASONRY UNITS (CMU) - F.O.C.
 - FACE OR CENTERLINE OF VERTICAL STUD OR COLUMN - F.O.S.
 - TOP SURFACE OF FLOOR (WITHOUT FINISH) WALL, TRIM, C.A.P. RAILING, ETC. ABOVE NEAREST REFERENCE LEVEL - A.F.F.
 - UNLESS NOTED OTHERWISE DOOR AND WINDOW LOCATIONS ARE DIMENSIONED TO THE CENTER OF THEIR HORIZONTAL OPENING.

STANDARD/ GENERAL ABBREVIATIONS

@	AT	INSUL
&	AND	INT
.	INCH	JAN
'	FOOT	LAM
#	NUMBER	LAV
AC	CENTER LINE	L.F.
A.C.	AIR CONDITIONING	LIR
A.D.A.	AMERICANS WITH DISABILITIES ACT OF 1992	MACH
A.F.F.	ABOVE FINISH FLOOR	MAS
A.I.A.	AMERICAN INSTITUTE OF ARCHITECTS	MAX
AL	ALIGN	MECH
ALUM	ALUMINUM	MFR
ALUM	ALUMINUM	MIN
APPROX	APPROXIMATE	MISC
ARCH	ARCHITECT, ARCHITECTURAL	MISCELLANEOUS
ASPH	ASPHALT	MOUNTED
AUTO	AUTOMATIC	MTL
BDRM	BEDROOM	N.I.C.
BLDG	BUILDING	N.A.
BLKG	BLOCKING	O.C.
BSMT	BASEMENT	PERP
C.C.	CENTER TO CENTER	PERPENDICULAR
CAD	COMPUTERAIDED DRAFTING	PERIMETER
CLG	CEILING	PKG
CML	CONCRETE MASONRY UNIT	PLAS
CNTR	CENTER	P
C.O.	CASED OPENING	PLWD
COMB	COMBINED	PLBG
CONC	CONCRETE	PORT
CONC	CONCRETE	PREFAB
CONT	CONTINUOUS	PSI
CONST	CONSTRUCTION	PWR
C.T.	CERAMIC TILE	QTY
DBL	DOUBLE	RAD
DEMO	DEMOLISH	REFG
DEPT	DEPARTMENT	REFRIGERATOR
DET	DETAIL	REGULAR
D.F.	DRINKING FOUNTAIN	REQ
DIA	DIAMETER	RES
DIM	DIMENSION	R.B.
DIV	DIVISION	REVERSE
DN	DOWN	RM
DR	DRAWING	SMOKE DETECTOR
DWGS	DRAWINGS	SECT
EA	EACH	SFT
EFS	EXTERIOR INSULATION AND FINISH SYSTEM	SHT
ELEC	ELECTRIC	SHWR
ELEV	ELEVATION	SIM
EMER	EMERGENCY	SPEC
ENGR	ENGINEER, ENGINEERING	SPECS
EQ	EQUAL	SPKR
EQUIP	EQUIPMENT	SQ
EXIST	EXISTING	STD
EXT	EXTERIOR	STL
FAB	FABRICATE	TV
FDN	FOUNDATION	UTILITY
F.E.C.	FIRE EXTINGUISHER AND CABINET	UT
FIN	FINISH	UT
F.O.C.	FACE OF CONCRETE	SHT
F.O.S.	FACE OF STUD	SINGL
F.R.	FIRE RESISTIVE	STORAGE
FURN	FURNISH, FURNITURE	STRUCT
GALV	GALVANIZED	STRUC
ENL	GENERAL	SYMMETRICAL
GOVT	GOVERNMENT	TEMPORARY
GYP	GYPSUM	T.O.W/S/
G.W.B	GYPSUM WALL BOARD	TOP OF WALL/SLAB/ETC
HORZ	HORIZONTAL	TOP OF CONCRETE SLAB
HR	HEATING, VENTILATION & AIR CONDITIONING	V.C.T.
HVAC	HEATING, VENTILATION & AIR CONDITIONING	VERT
I.E.	ID EST (THAT IS)	VERTICAL
INFO	INFORMATION	WITH
		WITHOUT
		WATER CLOSET
		WOOD, (HDMW, HARDWOOD)
		WINDOW
		WOOD VENEER

INSULATION	INTERIOR
JANITOR	LANDSCAPE:
LAMINATE	ELECTRICAL:
LAVATORY	MECHANICAL:
LINEAR FEET	STRUCTURAL:
LETTER	CIVIL:
MACHINE	
MASONRY	
MECHANICAL	
MECHANICAL MANUFACTURER	
MINIMUM	
MISCELLANEOUS	
MOUNTED	
METAL	
NOT IN CONTRACT	
NOT APPLICABLE	
ON CENTER	
PERPENDICULAR	
PERIMETER	
PARKING	
PLASTER	
PLATE	
PLYWOOD	
PLUMBING	
PORTABLE	
PREFABRICATED	
FOUNDS PER SQUARE INCH	
POWER	
QUANTITY	
RADIUS	
REFRIGERATOR	
REGULAR	
REQUIRED	
RESILIENT	
RESILIENT BASE	
REVERSE	
ROOM	
SECTION	
SQUARE FEET	
SHEET	
SHOWER	
SIMILAR	
SPECIFICATION	
SPECS	
SPEAKER	
SQUARE	
STANDARD	
STEEL	
TELEVISION	
UTILITY	
SINGLE	
STORAGE	
STRUCTURAL	
SYMMETRICAL	
TEMPORARY	
TOP OF WALL/SLAB/ETC	
TOP OF CONCRETE SLAB	
V.C.T.	
VERTICAL	
WITH	
WITHOUT	
WATER CLOSET	
WOOD, (HDMW, HARDWOOD)	
WINDOW	
WOOD VENEER	

OLYMPUS COVE BRIDGE ADDITION

4294 ADONIS DR. SLC, UT

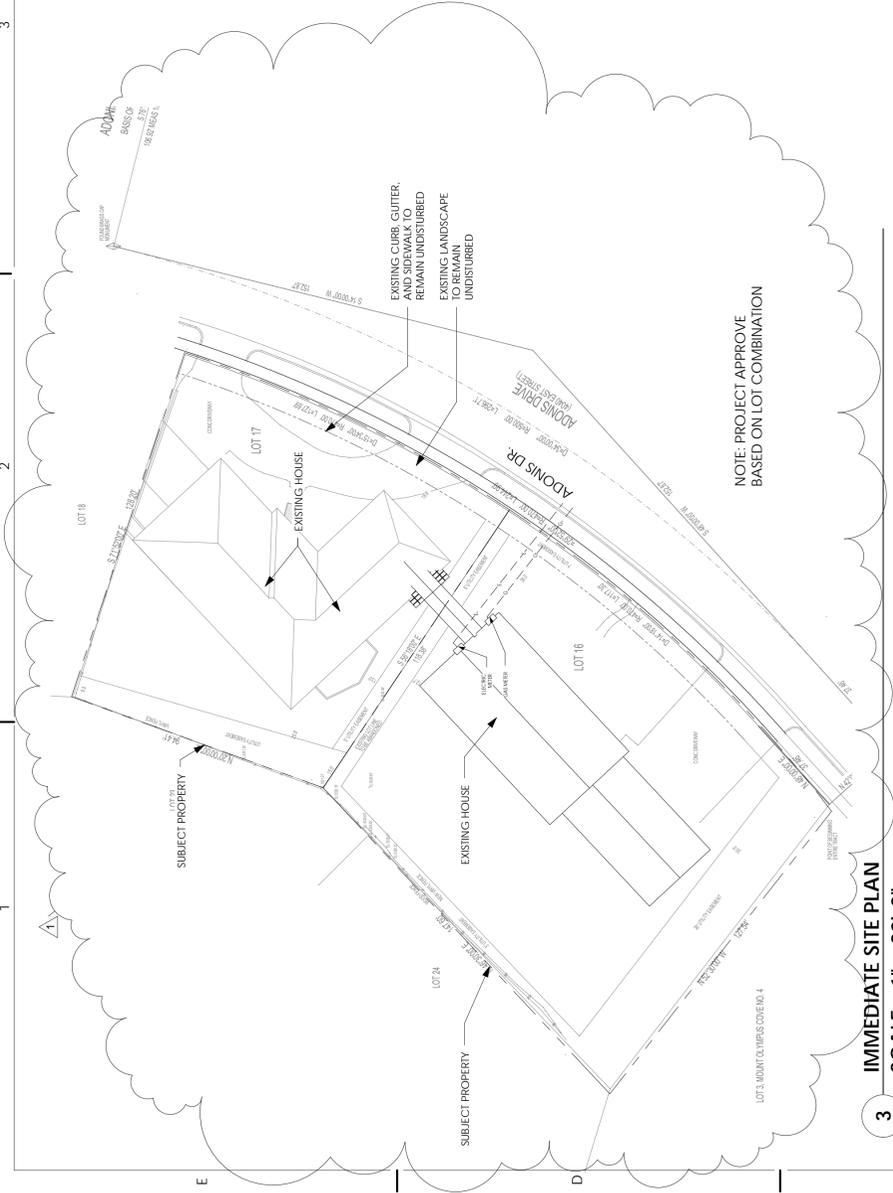
PROJECT #:
140013
ISSUE DATE:
7/29/2015
ISSUE:
REVISIONS

COVER SHEET
GI-001
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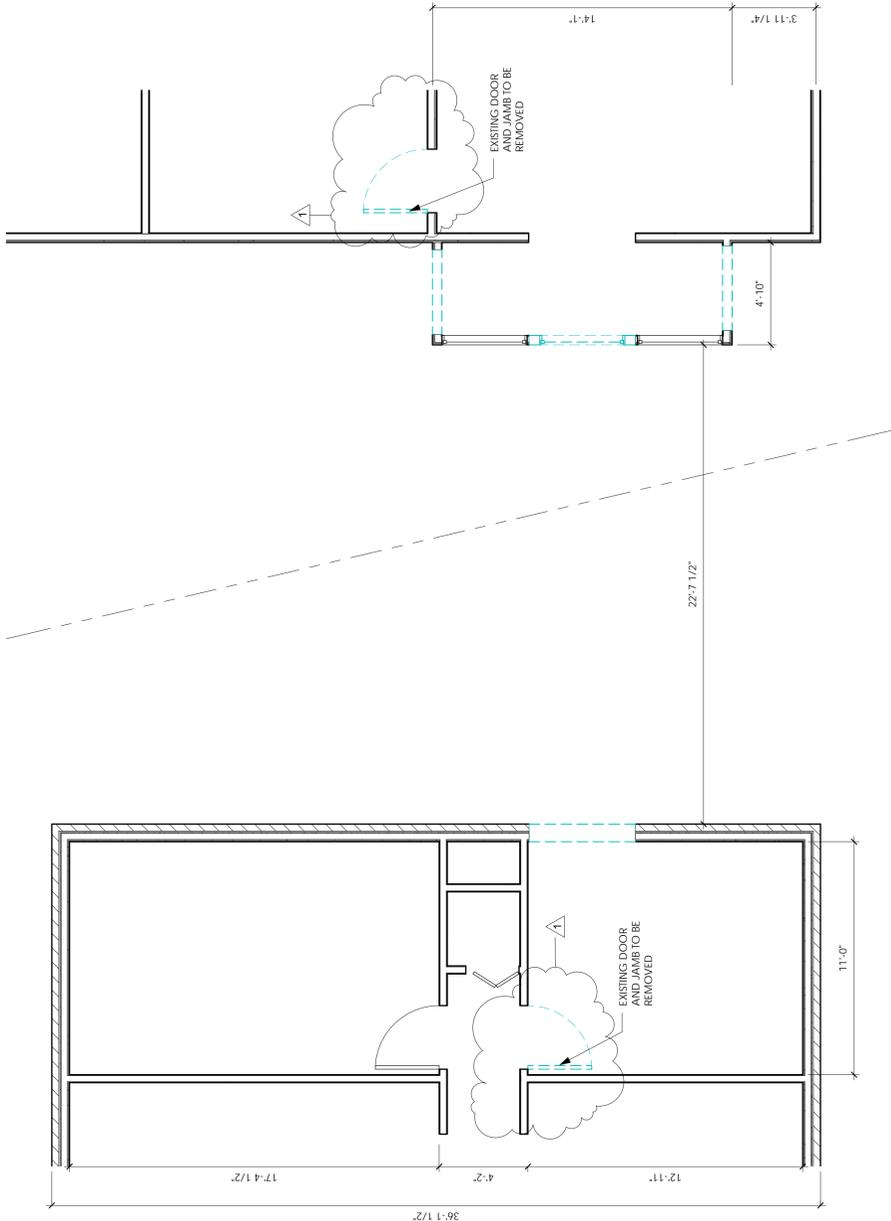
SYMBOL INDEX DRAWING CONVENTIONS	
N 90 00' 00" E Distance	PROPERTY LINE TAG - SEE SITE PLAN
0	GRID MARKER
12 6	SLOPE (RIN) SLOPE (RISE)
Name Elevation	VERTICAL COORDINATE REFERENCE
10	DOOR TAG - REFER TO SCHEDULE FOR DETAILS
11	WALL TAG - SEE WALL TYPES
11	WINDOW TYPE - SEE SCHEDULE
Room name 101 150.5'	ROOM NAME ROOM # SQUARE FOOTAGE (WHERE SHOWN)
SECTION MARKER	SECTION MARKER
REVISION TAG	REVISION TAG
CENTERLINE MARKER	CENTERLINE MARKER
KEYNOTE - SEE REFERRING SHEET	KEYNOTE - SEE REFERRING SHEET
SPOT ELEVATION	SPOT ELEVATION
DETAIL MARKER DETAIL SHEET	DETAIL MARKER DETAIL SHEET
CASEWORK TAG	CASEWORK TAG

DRAWING INDEX

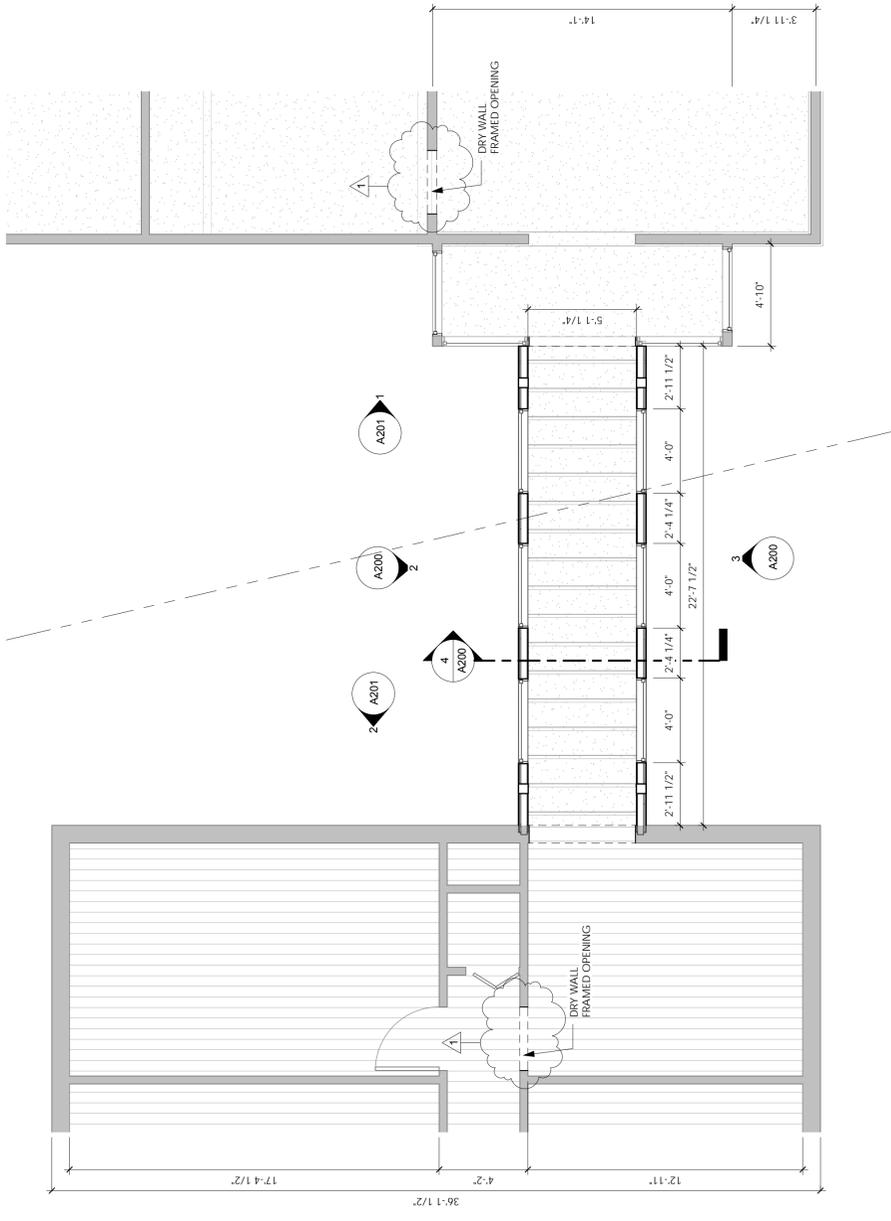
- GENERAL DRAWINGS
- GI-001 COVER SHEET
 - ARCHITECTURAL DRAWINGS
 - A001 SITE PLAN
 - A100 FLOOR PLAN
 - A200 ELEVATIONS AND ROOF PLAN
 - A201 ELEVATIONS
 - A300 DETAILS
 - STRUCTURAL
 - S0.1 GENERAL STRUCTURAL NOTES
 - S1.1 FOUNDATION AND FRAMING PLAN
 - S2.1 FOUNDATION AND FRAMING DETAILS



3 IMMEDIATE SITE PLAN
SCALE: 1" = 30'-0"



2 BRIDGE - LEVEL 1 DEMO
SCALE: 1/4" = 1'-0"

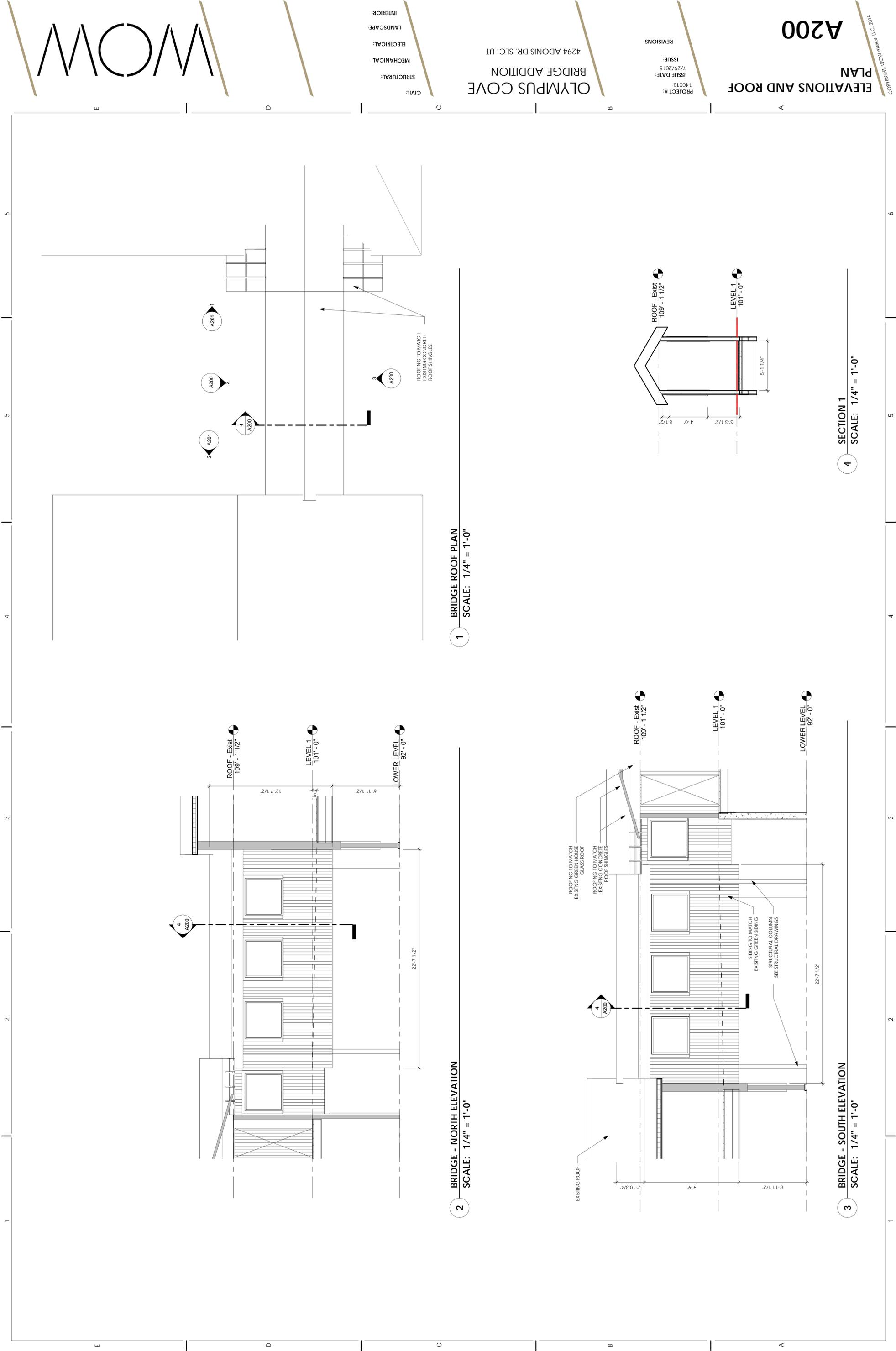


1 BRIDGE - LEVEL 1
SCALE: 1/4" = 1'-0"

PLAN NOTES	
1. STAIRS, ELEVATORS, RESTROOMS AND OTHER ROOMS DENOTED WITH AN ALPHABETIC PREFIX, ARE COMPLETE AND WERE CONSTRUCTED DURING SHELL PHASE	
2. COORDINATE ALL EQUIPMENT REQUIREMENTS WITH MECHANICAL, PLUMBING AND ELECTRICAL PLANS	
4. FURNITURE AND CURBICLE LAYOUT SHOWN FOR SCHEMATIC PURPOSES. COORDINATE FINAL FURNITURE PACKAGE W/ SUPPLIER	
5. WHERE CONCRETE PADS ARE CALLED OUT TO BE CONSTRUCTED UNDER EQUIPMENT SEE DETAIL XX/AXXX. COORDINATE DIMENSIONS OF PAD WITH ACTUAL EQUIPMENT	
6. SEE DETAIL XX AND XX ON AXXX FOR TYPICAL FIRE EXTINGUISHER CABINET INSTALLATION DETAILS	
7. SEE SHEET AXXX FOR TYPICAL INTERIOR WALL, FRAMING, AND FLOOR PENETRATION DETAILS	

LEGEND	
Room name	ROOM NAME
101	ROOM NUMBER
150 SF	AREA (WHERE SHOWN)
11	PLUMBING FIXTURE TAG. SEE SCHEDULE
▲	REVISION TAG
▲	ELEVATION TAG
—	SECTION/ ELEVATION MARKER





2 BRIDGE - NORTH ELEVATION
SCALE: 1/4" = 1'-0"

3 BRIDGE - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

1 BRIDGE ROOF PLAN
SCALE: 1/4" = 1'-0"

4 SECTION 1
SCALE: 1/4" = 1'-0"

A200

ELEVATIONS AND ROOF PLAN

OLYMPUS COVE
BRIDGE ADDITION
4294 ADONIS DR. SLC, UT

PROJECT #: 140013
ISSUE DATE: 7/29/2015
ISSUE: REVISIONS

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

WOW

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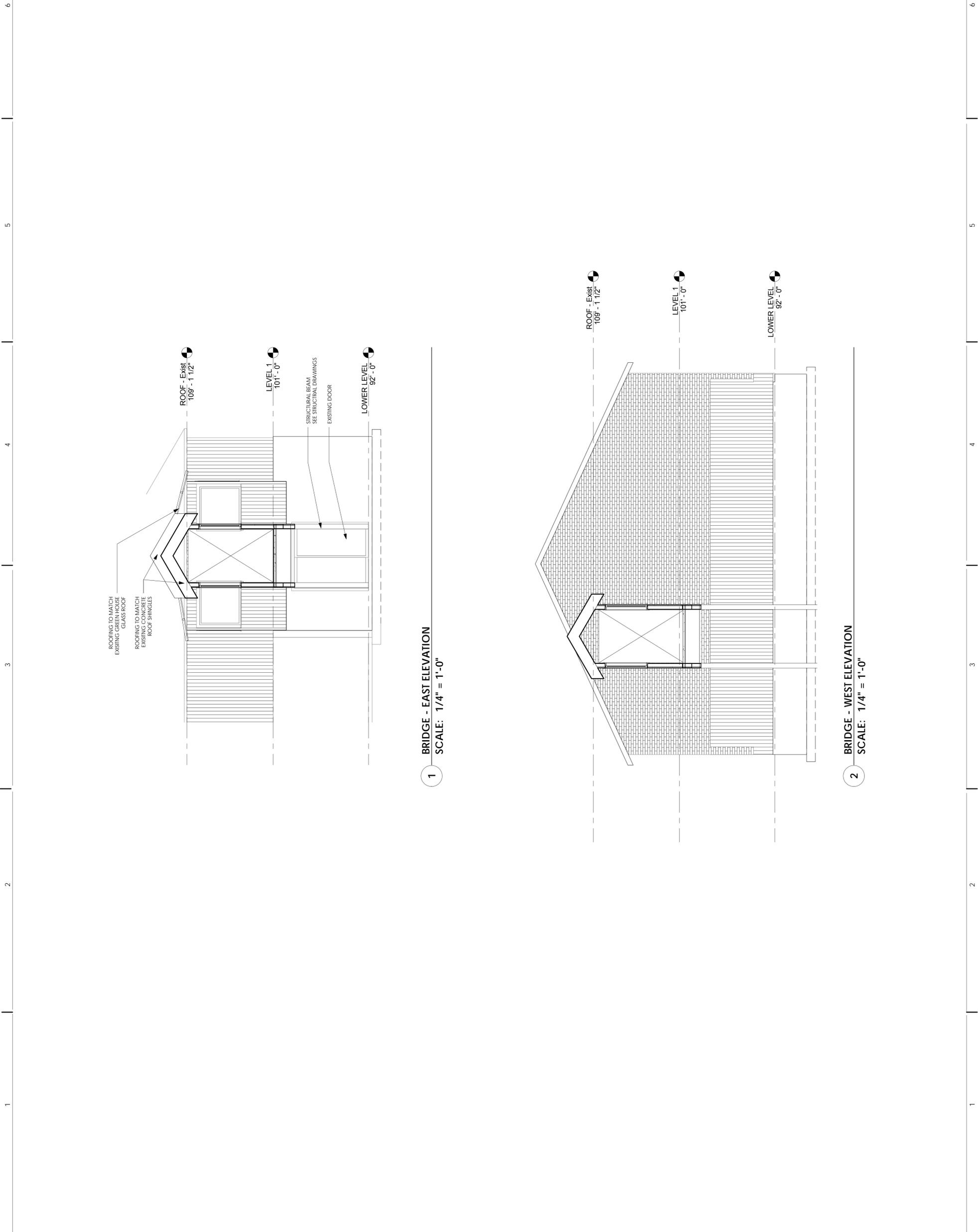
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ISSUE DATE: 1/29/2015
ISSUE: REVISIONS

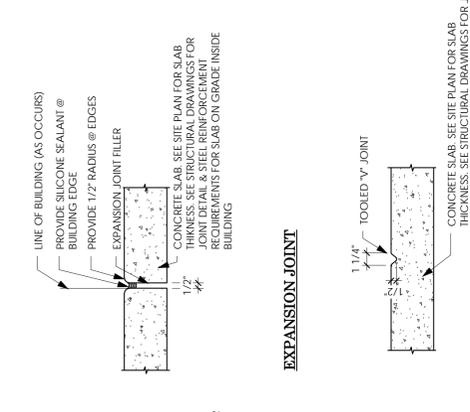
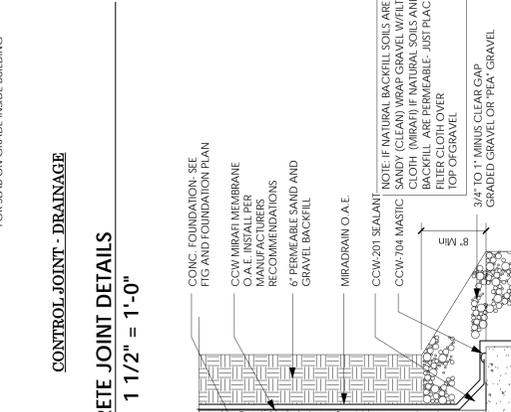
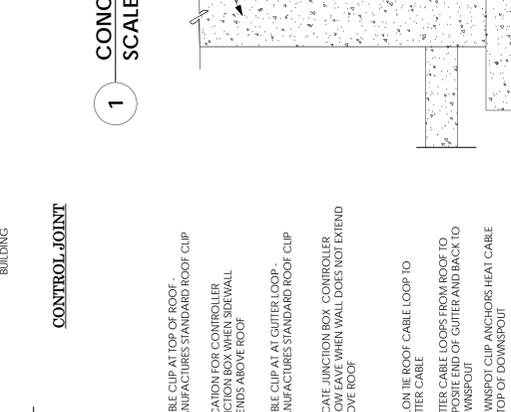
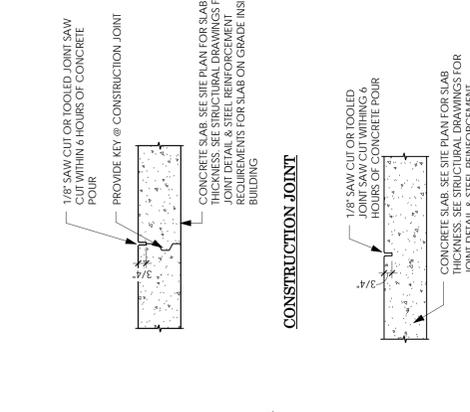
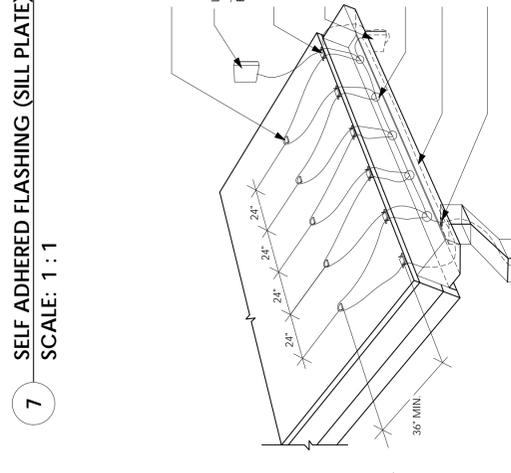
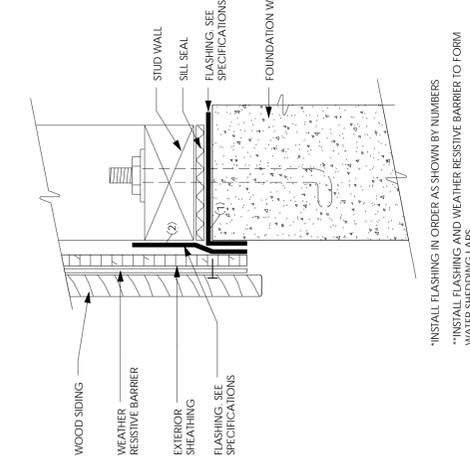
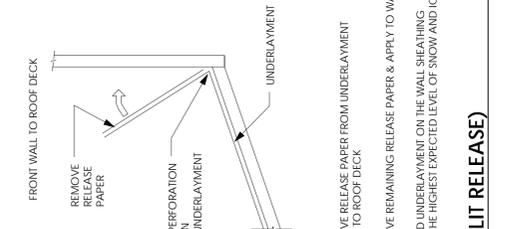
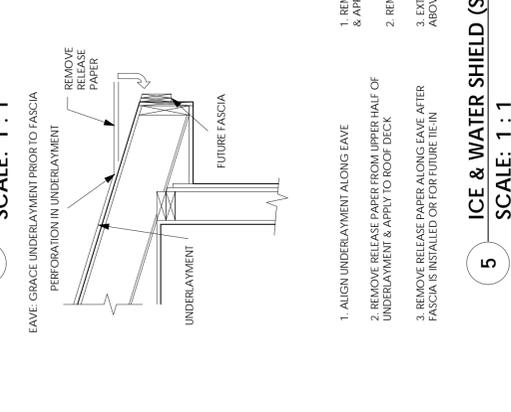
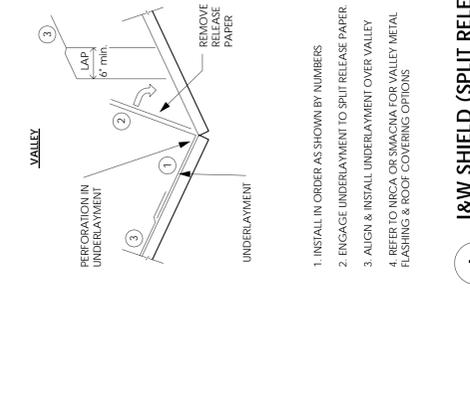
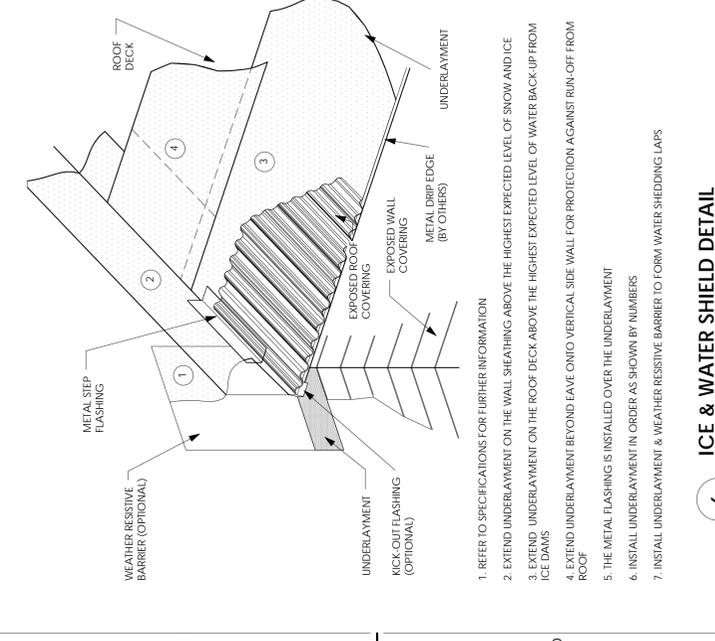
OLYMPUS COVE
BRIDGE ADDITION
4294 ADONIS DR. SLC, UT

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

WDW

A B C D E











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 #29453

Rezone Summary and Recommendation

Public Body: Millcreek Planning Commission
Parcel ID: 2205127080
Property Address: 4318 South 900 East
Request: R-1-8 to R-2-8 Rezone

Meeting Date: March 16, 2016
Current Zone: R-1-8 **Proposed Zone:** R-2-8

Community Council: Millcreek
Planner: Thomas C. Zumbado
Community Council Recommendation: Approval
Planning Staff Recommendation: Approval
Applicant Name: Dianne McDonald & Spence McDonald

Township/Unincorporated: Millcreek Township

PROJECT DESCRIPTION

Dianne McDonald is requesting approval for an R-1-8 to R-2-8 rezoning of her property for the purpose of building a duplex in the future.

SITE & VICINITY DESCRIPTION (see attached map)

The proposed rezone property is located at 4318 South and 900 East. It is located across the street (to the east) from the Garden Place Condominiums and a large R-2-10 zone. To the west is the Windsor subdivision, which is zoned R-1-5. Across Rowley Dr. to the south is a combined R-M and C-2 zone.



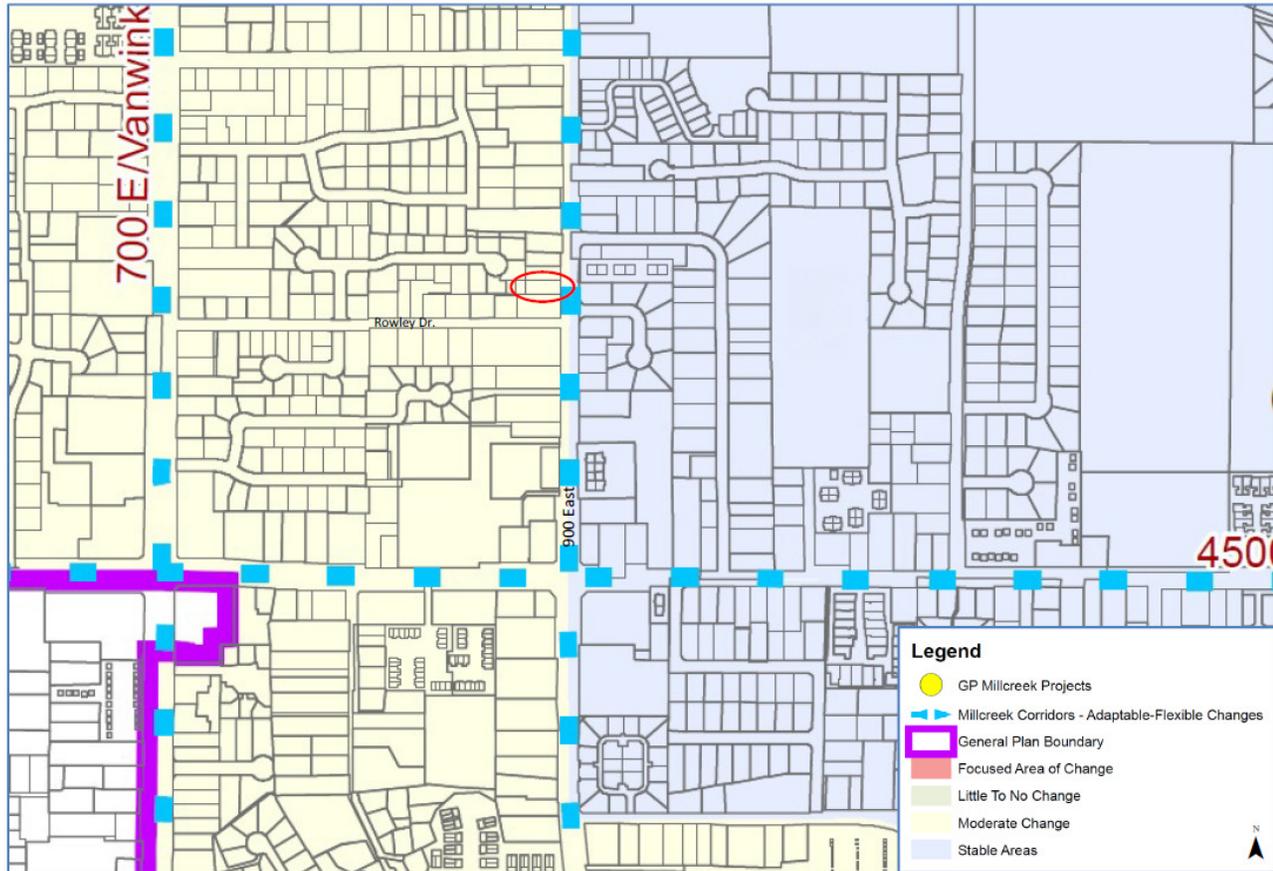
GENERAL PLAN CONSIDERATIONS

According to the Millcreek General Plan map, this property is located in an area of moderate change. In addition, the Millcreek General Plan expects that the aging housing infrastructure along corridors like 900 East will need to be renovated for higher density use. This rezone proposal is in line with this trend.

General Plan Map Detail

File # 29493 : R-1-8 to R-2-8 Rezone

4318 South 900 East



ZONE CONSIDERATIONS

Requirement	Existing Zone	Proposed Zone
Height	30 Feet	30 Feet
Front Yard Setback	25 Feet	30 Feet
Side Yard Setback	20 Feet	20 Feet
Rear Yard (w/ Garage) Setback	15 Feet	15 Feet
Lot Width	65 Feet	65 Feet
Lot Area	8000 Square Feet	8000 Square Feet
Parking	Residential Driveway	Residential Driveway

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

NEIGHBORHOOD RESPONSE

On February 10th 2016, Mr. Shosted returned to the planning commission to state his opposition to File #29453, saying that Ms. McDonald's proposed duplex is not congruent to the size of the parcel and would be too much use for too little property.

On January 13th 2016, Mr. Kenneth Shosted stood before the planning commission during the public comment section of File #29453's first hearing to ask the applicant questions about the project. Unfortunately, the applicant was not available for response due to work responsibilities. Both the applicant and their neighbor have since met (off campus) to discuss the scope of the project.

PLANNING COMMISSION RESPONSE

At their scheduled meeting on February 10th 2016, the Millcreek Planning Commission selected to continue File #29453 to their March 13th meeting to allow the applicant to acquire a professional survey of the property.

At their scheduled meeting on January 13th 2016, the Millcreek Planning Commission selected to continue File #29453 to their February 10th meeting, after the width of the property had been measured and verified by Planning Staff.

COMMUNITY COUNCIL RESPONSE

On January 5th 2016, the Millcreek Community Council unanimously voted on a positive recommendation for the planning commission.

PLANNING STAFF ANALYSIS

Upon instruction of the planning commission at their January 13th 2016 meeting, Staff conducted an on-site measurement of the property width along 900 South (15JAN16). The measurement came out to sixty (60) feet in length.

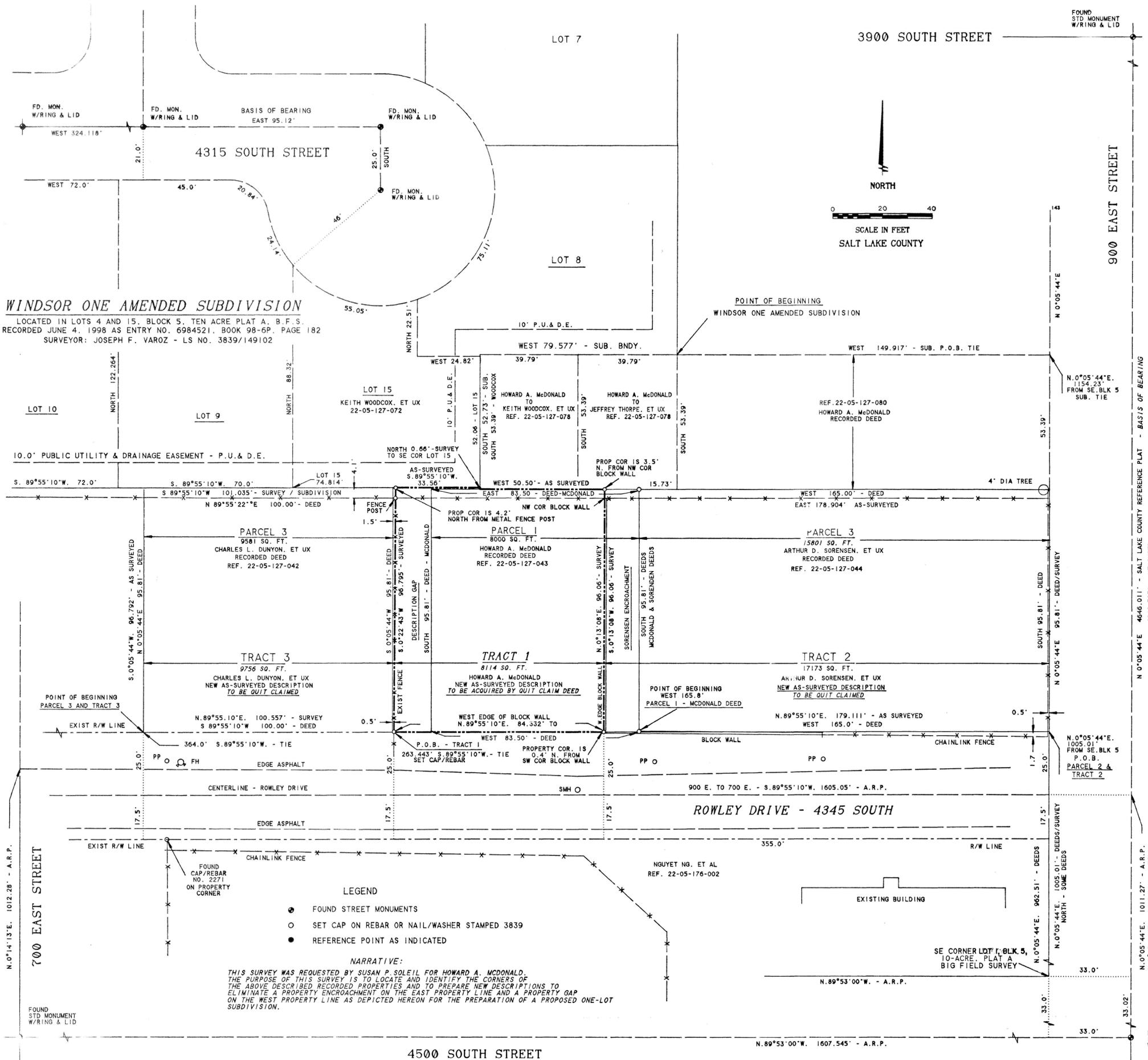
Planning Staff has examined all angles of approach regarding this rezone and have found no issues of concern. The rezoning request is in accordance with the Millcreek General Plan, current zoning ordinances and the surrounding land use zoning patterns.

Referenced Land Use & Zoning Documents

- County Ordinance Chapter 19.14 (Zone R-1-8)
- County Ordinance Chapter 19.32 (Zone R-2-8)
- County Ordinance Chapter 19.80 (Off-Street Parking Requirements)
- County Ordinance Chapter 19.90 (Procedures for Rezoning)
- Millcreek General Plan
- Millcreek General Plan Map

PLANNING STAFF RECOMMENDATION

After a close review of all the necessary steps for rezoning, it is the recommendation of Planning Staff that the Millcreek Planning Commission approve File #29453 for the purpose of building a future duplex unit. This approval will act as a recommendation to the Salt Lake County Council, who will act as the final deciding body for this rezone proposal.



WINDSOR ONE AMENDED SUBDIVISION

LOCATED IN LOTS 4 AND 15, BLOCK 5, TEN ACRE PLAT A, B.F.S.
 RECORDED JUNE 4, 1998 AS ENTRY NO. 6984521, BOOK 98-6P, PAGE 182
 SURVEYOR: JOSEPH F. VAROZ - LS NO. 3839/149102

700 EAST STREET
 N.0°14'13"E. 1012.28' - A.R.P.

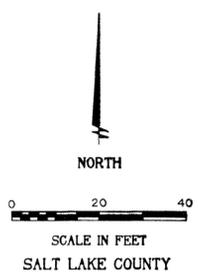
900 EAST STREET
 N.0°05'44"E. 4646.01' - SALT LAKE COUNTY REFERENCE PLAT - BASIS OF BEARING
 4646.585' - MEASURED

FOUND STD MONUMENT W/RING & LID

FOUND STD MONUMENT W/RING & LID

- LEGEND**
- FOUND STREET MONUMENTS
 - SET CAP ON REBAR OR NAIL/WASHER STAMPED 3839
 - REFERENCE POINT AS INDICATED

NARRATIVE:
 THIS SURVEY WAS REQUESTED BY SUSAN P. SOLEIL FOR HOWARD A. MCDONALD. THE PURPOSE OF THIS SURVEY IS TO LOCATE AND IDENTIFY THE CORNERS OF THE ABOVE DESCRIBED RECORDED PROPERTIES AND TO PREPARE NEW DESCRIPTIONS TO ELIMINATE A PROPERTY ENCROACHMENT ON THE EAST PROPERTY LINE AND A PROPERTY GAP ON THE WEST PROPERTY LINE AS DEPICTED HEREON FOR THE PREPARATION OF A PROPOSED ONE-LOT SUBDIVISION.



DESCRIPTIONS OF RECORD

PARCEL 1
 Ref. No. 22-05-127-043
 BEGINNING on the North line of a street 1005.01 feet North along the Block along the West 165.8 feet from the Southeast corner of Block 5, Ten Acre Plat "A", Big Field Survey; and running thence West along the North line of said Street 83.5 feet; thence North 95.81 feet to a point 1100.82 feet North and 250 feet West from the Southeast corner of said Block 5; thence East 83.5 feet; thence South 95.81 feet to the point of BEGINNING.
 Contains 0.18 acre or 8000 sq. ft.

PARCEL 2
 Ref. No. 22-05-127-044
 BEGINNING 1005.01 ft. north from the southeast corner of Block 5, Ten Acre Plat "A", Big Field Survey; thence West 165 ft.; thence North 95.81 ft.; thence East 165 ft.; thence South 95.81 ft. to the point of BEGINNING.
 Contains 0.363 acre or 15801 sq. ft.

PARCEL 3
 Ref. No. 22-05-127-042
 BEGINNING N.0°05'44"E. 1005.01 ft. and S.89°55'10"W. 364 ft. from the southeast corner of Lot 1, Block 5, Ten Acre Plat "A", Big Field Survey; thence N.0°05'44"E. 95.81 ft.; thence East 100.0 ft.; thence S.0°05'44"E. 95.81 ft.; thence West 100.0 ft. to the point of BEGINNING; thence S.89°55'10"W. 100.0 ft. to the point of BEGINNING.
 Contains 0.22 acre or 9581 sq. ft.

AS SURVEYED - NEW DESCRIPTIONS

TRACT 1 New Description - Howard A. McDonald, et ux
 Ref. No. 22-05-127-043

BEGINNING on the north line of Rowley Drive (4345 South) at a point 1005.01 ft. N.0°05'44"E. and 263.443 ft. S.89°55'10"W. from the southeast corner of Lot 1, Block 5, Ten Acre Plat "A", Big Field Survey; thence N.0°05'44"E. 95.81 ft. to a point on an existing north-south fence line; thence N.89°55'10"W. 84.332 ft. along said north line of Rowley Drive to the east edge of an existing cinderblock wall; thence N.0°13'08"E. 96.06 ft. along said east edge to the south boundary line of a tract of land owned by Jeffrey Thorpe, et ux, recorded in Book 8443, Page 1979; thence West 50.50 ft.; thence North 0.66 ft. to the south line of Windsor One Amended Subdivision recorded as Entry No. 6984521, in Book 98-6P, Page 182, Salt Lake Recorder's Office; thence S.89°55'10"W. 33.56 ft. along said south line to a point on an extended north-south line of an existing fence; thence S.0°22'43"W. 96.795 ft. along said extended fence line and fence line to the point of BEGINNING.
 Contains 0.186 acre or 8114 sq. ft.

TRACT 2 New Description - Arthur D. Sorensen, et ux
 Ref. No. 22-05-127-044

BEGINNING on the north line of Rowley Drive (4345 South) and the west line of 900 East Street at a point 1005.01 ft. N.0°05'44"E. from the southeast corner of Lot 1, Block 5, Plat "A", Big Field Survey; thence N.0°05'44"E. 95.81 ft.; thence West 178.904 ft. to a point on an extended east edge of a cinderblock wall; thence S.0°13'08"E. 96.06 ft. along said extended and east edge to the north line of said Rowley Drive; thence N.89°55'10"E. 179.111 ft. along said north line to the point of BEGINNING.
 Contains 0.394 acre or 17173 sq. ft.

TRACT 3 New Description - Charles L. Dunyon, et ux
 Ref. No. 22-05-127-042

BEGINNING on the north line of Rowley Drive (4345 South) at a point 1005.01 ft. N.0°05'44"E. and 364.0 ft. S.89°55'10"W. from the southeast corner of Lot 1, Block 5, Ten Acre Plat "A", Big Field Survey; thence N.89°55'10"E. 100.557 ft. to a point on an existing north-south fence line; thence N.0°22'43"E. 96.795 ft. along said existing fence line to a point on the south line of Windsor One Amended Subdivision; thence S.89°55'10"W. 101.035 ft. along said south line; thence S.0°05'44"E. 96.792 ft. to the point of BEGINNING.
 Contains 0.224 acre or 9756 sq. ft.

SURVEYORS CERTIFICATE:

I, JOSEPH F. VAROZ, A REGISTERED LAND SURVEYOR, NO. 3839/149102, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE DESCRIBED TRACT OF LAND HEREON IN SALT LAKE COUNTY, UTAH, AS SHOWN AND DEPICTED ON THIS PLAT. THIS SURVEY WAS MADE WITH GENERALLY ACCEPTED LOCAL SURVEYING PRACTICES AND REPRESENTS THE RELATIONSHIP BETWEEN TITLE LINES AND ANY EVIDENCE OF USE OR POSSESSION. IT DOES NOT GUARANTEE TITLE TO THE LINES SET NOR PURPORT TO SHOW ALL EASEMENTS OF RECORDS; NOR IS IT PROOF OF OWNERSHIP. SURVEY DECLARATIONS AND CERTIFICATIONS ON THIS SURVEY ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT WRITTEN CONSENT OR RECERTIFICATION BY THE REGISTERED LAND SURVEYOR HEREON. ANY ADDITIONS, DELETIONS OR REVISIONS TO THIS SURVEY MUST BE CERTIFIED BY A REGISTERED LAND SURVEYOR AND OR PROFESSIONAL WHO MAKES THESE CHANGES.



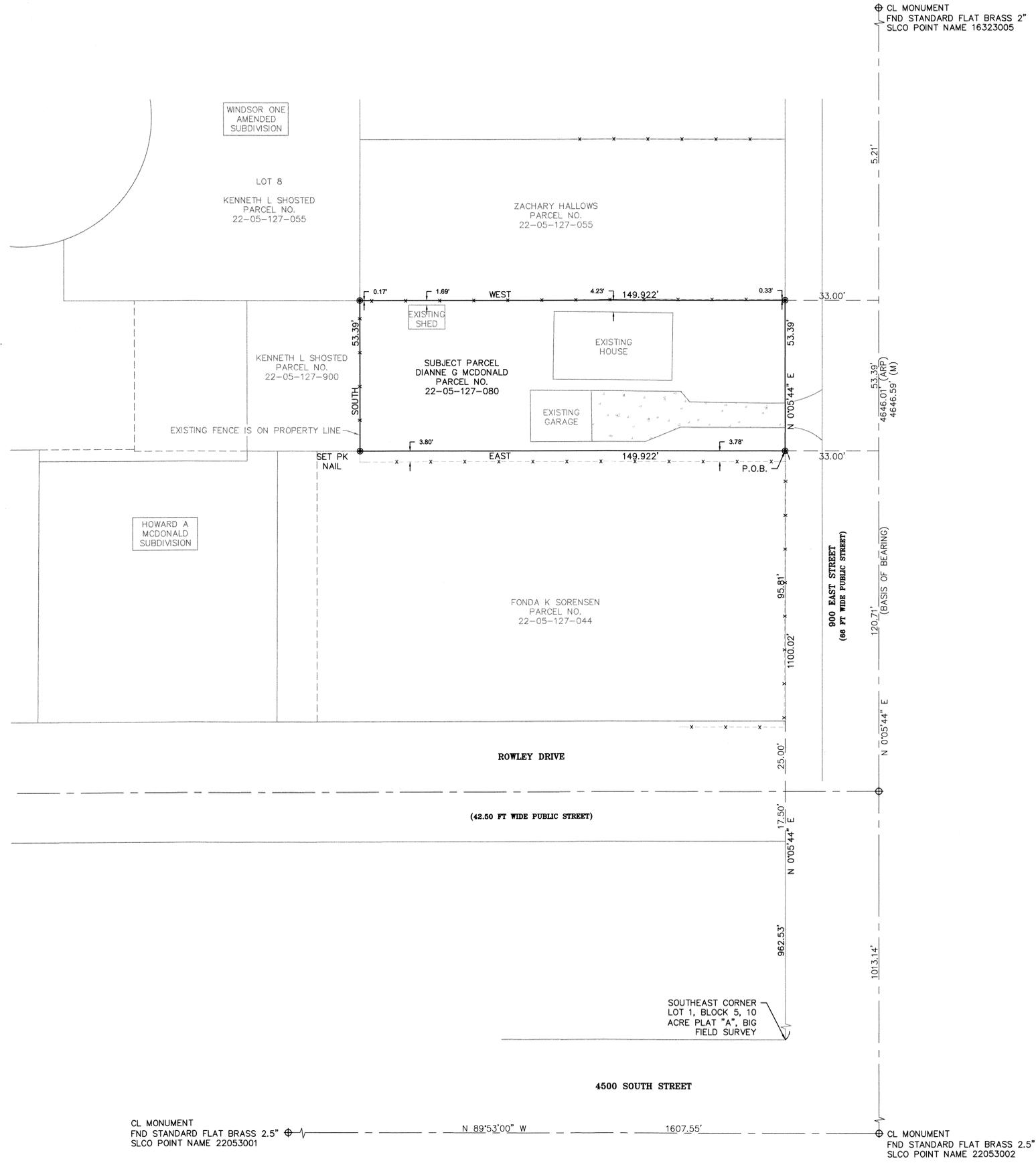
Joseph F. Varoz
 REGISTERED LAND SURVEYOR 3839/149102
 DATE: MAY 19, 2003

PROPERTY BOUNDARY SURVEY		SCALE 1"=20'
HOWARD A. MCDONALD, ET AL		DRWN CADD
880 EAST ROWLEY DRIVE, S.L.C., UTAH 84107		COMP JFV
LOCATED IN THE NW 1/4 OF SECTION 5, T.2 S., R.1 E., SALT LAKE BASE & MERIDIAN		CHECKED LJV
		SURVEY JF VAROZ
		FILED B. ROSS
		FIELD 2-21-2003
		JOB NO. 03102-1
		SHEET 1 OF 1
		FILE MCDON
		NO.

S2004-07-0408
 Vaughn E. Butler, L.S.
 SALT LAKE COUNTY SURVEYOR

RECORD OF SURVEY PLAT

LOCATED IN
 NW 1/4 OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN
 PREPARED FOR:
 STEVE MCDONALD



SURVEYOR'S CERTIFICATE

I, ROBERT R. HERMANDSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 6362432, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER'S I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREAFTER KNOWN AS:



Robert R. Hermandson
 ROBERT R. HERMANDSON
 PROFESSIONAL LAND SURVEYOR
 UTAH LICENSE NUMBER 6362432

2-27-16
 DATE:
 BUSH AND GUGGELL INC.

BOUNDARY DESCRIPTION

BEG N 1100.82 FT FR SE COR LOT 1, BLOCK 5, 10 AC PLAT A, BIG FIELD SUR- N 53.39 FT M OR L; W 149.922 FT M OR L; W 149.922 FT M OR L; S 53.39 FT M OR L; E 149.922 FT M OR L TO BEG. 0.18 AC M OR L.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH THE BOUNDARY CORNERS OF THE ABOVE DESCRIBED PARCEL. THE SURVEY WAS PERFORMED AT THE REQUEST OF OUR CLIENT. THE BASIS OF BEARING FOR THIS SURVEY IS N 0°05'44" E ALONG THE CENTER LINE OF 900 EAST STREET, BETWEEN TWO FOUND MONUMENTS, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO BUSH & GUGGELL, INC. FOR REVIEW AND CONSIDERATION.

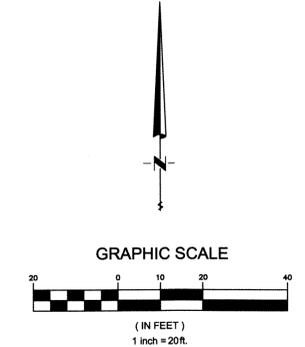
WINDSOR ONE AMENDED SUBDIVISION PLAT, J.F. VAROZ & ASSOCIATES, RECORDED NO. 6984521, BOOK 98-6P, PAGE 132
 RECORD OF SURVEY, PERFORMED BY J.F. VAROZ & ASSOCIATES, DATED 5-19-2003, S2004-07-0408
 HOWARD A MCDONALD SUBDIVISION PLAT, J.F. VAROZ & ASSOCIATES, RECORDED NO. 9088513, BOOK 2004P, PAGE 154

LEGEND

- ⊕ SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUGGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- - - - - EXISTING FENCE
- ▭ EXISTING CONCRETE

NOTES

1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
4. THE FIELD WORK WAS PERFORMED ON FEBRUARY 22, 2016.



PARCEL NO. 22-05-127-080

CL MONUMENT
 FND STANDARD FLAT BRASS 2.5" ⊕
 SLCO POINT NAME 22053001

CL MONUMENT
 FND STANDARD FLAT BRASS 2.5"
 SLCO POINT NAME 22053002

BUSH & GUGGELL, INC.
 Engineers - Planners - Surveyors
 665 East 4000 South Suite #100
 Salt Lake City, Utah 84107
 Phone (801) 964-1212 / Fax (801) 964-1225
 www.bushandguggell.com



Design: P.W./BRS Date: 2-18-2016
 Checked: BRH
 Approved: BRH
 Scale: 1" = 20'
 Job No.: 162015

RECORD OF SURVEY PLAT
 LOCATED IN
 NW 1/4 OF SECTION 5, T-2-S, R-1-E, S1&M
 4318 SOUTH 900 EAST, SALT LAKE CITY, UTAH
 PREPARED FOR: STEVE MCDONALD

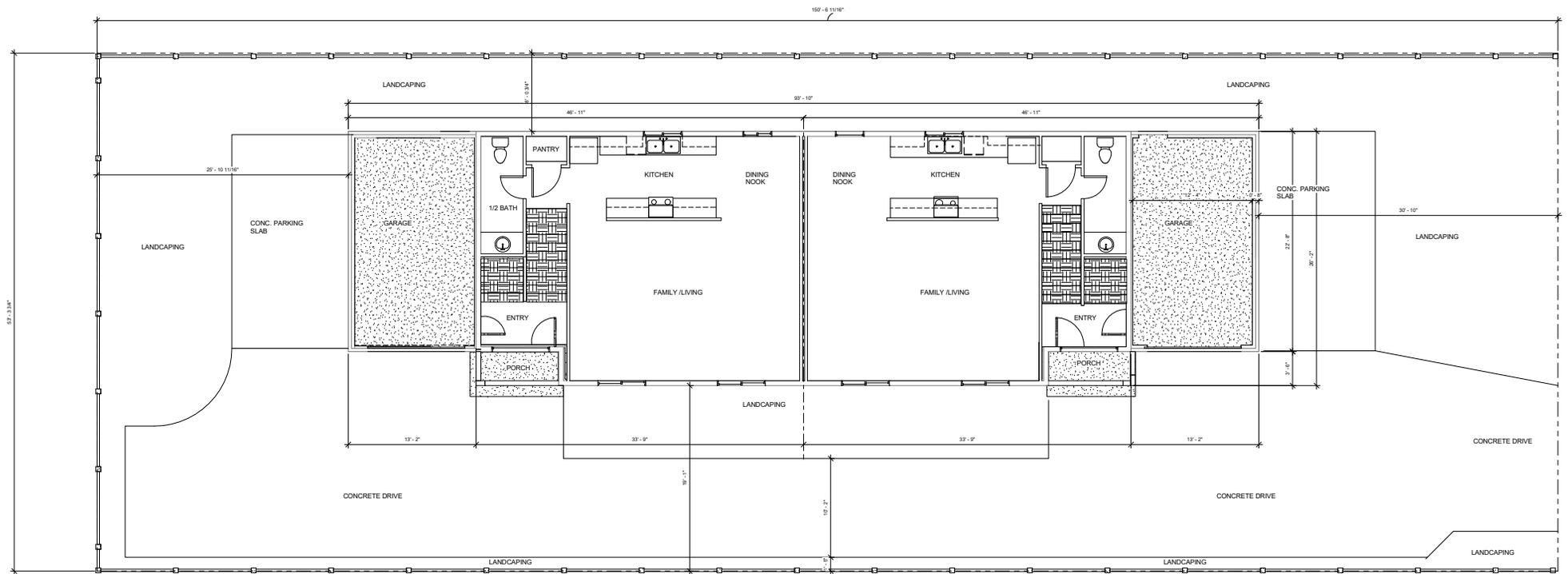
SHEET
1
 SHEETS
1
 FILE: 162015ROS

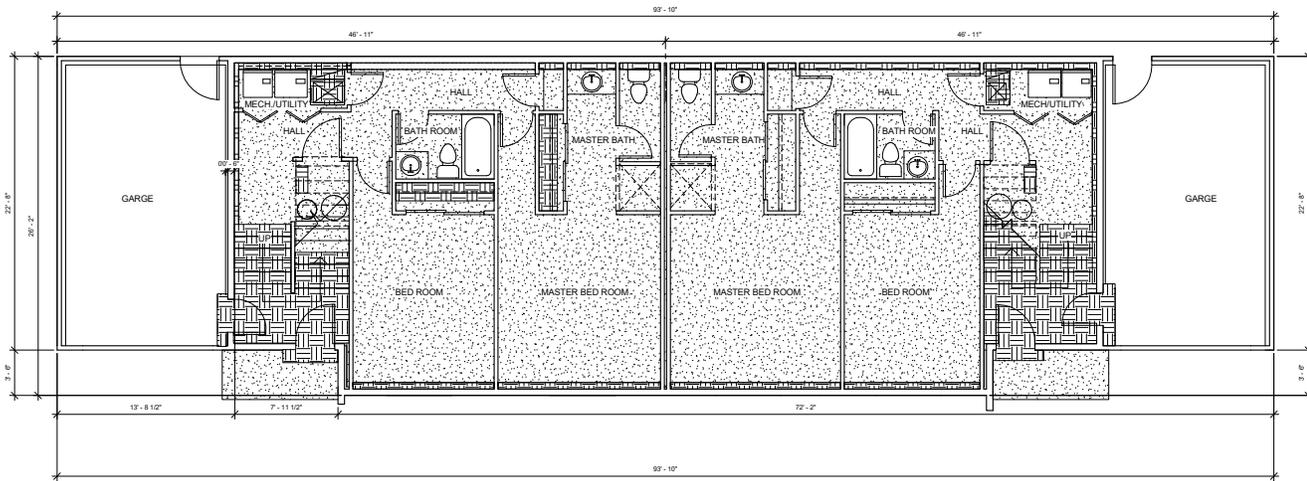
File #29453: Aerial Map

4318 South 900 East

Proposed rezone from R-1-8 to R-2-8







BASEMENT LEVEL FLOOR PLAN **SCALE: 1/4" = 1' 0"**



File # 29476

Subdivision Summary and Recommendation

Public Body: Millcreek Planning Commission

Meeting Date: March 16, 2016

Parcel ID: 22-04-131-007

Current Zone: R-1-8

Property Address: 1644 East 4150 South

Request: 2 lot – Flag Lot Subdivision

Community Council: Millcreek

Township: Millcreek

Planner: Todd A. Draper

Planning Staff Recommendation: Approval with Conditions

Applicant Name: Mark Lambourne

PROJECT DESCRIPTION

The applicant is requesting approval of the 2 lot - Winderway Subdivision.

SITE & VICINITY DESCRIPTION (see attached map)

The property is located on Winder Lane (approximately 4150 South) and near Highland Drive. The property is located at the edge of an established neighborhood that consists primarily of single family homes on 5,000 to 8,000 sq. ft. lots.

GENERAL PLAN CONSIDERATIONS

The General Plan map denotes this area as a stable area with only small changes in land use to accommodate growth being anticipated. Adjacent properties directly to the East of this property do front on the Highland Drive corridor where adaptable and flexible changes to land use are anticipated in those areas. This proposal is consistent with the goals and policies of the General Plan related to housing.

LAND USE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
Height	28 feet	No change from existing	Yes
Front Yard Setback	25 feet	36.8 feet	Yes
Side Yard Setback	8 foot minimum, combined total of 25% of lot width (18.25 feet total) (RCOZ)	Approximately 8.5 feet and 19.5 feet, total of 28 feet.	Yes

Rear Yard Setback	30 feet / 15 feet with garage	15 feet with garage	Yes. There may be some adjustments needed to the existing dwelling or the proposed lot line during the technical review to insure compliance is maintained.
Flag Lot Setbacks	20 feet on all sides	20 Feet on all sides	Yes
Lot Width	65 feet	85 feet	Yes
Lot Area	8,000 sq. ft. for Base lot 12,000 sq. ft. for Flag Lot	8,659 / 13,092 (inclusive of access easement)	Yes
Compatibility with existing buildings in terms of size, scale and height.			Yes
Compliance with Landscaping Requirements Verified.			Yes
Compliance with the General Plan.			Yes

ISSUES OF CONCERN/PROPOSED MITIGATION

This application is requesting approval of some modifications from the flag lot policy based upon the unique shape of the existing lot. While strict compliance with policy could be achieved through demolition and reconfiguration of the attached garage on the existing home, nothing substantial would be gained by either the applicant or the larger community by doing so. A similar visual aesthetic meeting the intent of the flag lot policy can be achieved through the site layout as proposed. The driveway access to the rear lot is proposed to meander within the overall access easement to increase the distance between the existing garage and the new driveway while still maintaining landscape screening out near the public street. Planning staff supports this modification/mitigation measures as meeting the intent of the flag lot policy.

NEIGHBORHOOD RESPONSE

No formal responses received regarding this application.

REVIEWING AGENCIES RESPONSE

AGENCY: Geology Review

DATE: 2/03/2016

RECOMMENDATION: Conceptual Approval - Items for technical review: Geotechnical Report, Fault Rupture Study, and Record Natural Hazards Disclosure on the property.

AGENCY: Grading Review

DATE: 1/21/2016

RECOMMENDATION: Conceptual Approval – Items for technical Review: Erosion Control plans, Fault Rupture Study, Natural Hazards Disclosure, all grading to be completed under grading permit.

AGENCY: Urban Hydrology

DATE: 1/25/2016

RECOMMENDATION: Conceptual Approval – Items for technical review: Drainage calculations, storm water system for lot #2, grad and spot elevation for lot #2, proposed contours for lot #2, changes to irrigation requires ditch masters approval, payment of storm drain impact fees, compliance with GIS requirements.

AGENCY: Health Department

DATE: 2/12/2016

RECOMMENDATION: Conceptual Approval – Items for technical review: Sewer and Water letters required

AGENCY: Traffic Engineer Review

DATE: 1/26/2016

RECOMMENDATION: Conceptual Approval – Item for technical review: Sidewalk on winder lane is required; submit plans showing the sidewalk and County standard drive approach.

AGENCY: Boundary/ Surveyor Review

DATE: 3/07/2016

RECOMMENDATION: Conceptual Approval – Items for technical review: Plat must be on county Titleblock, boundary survey needs to be corrected to meet required accuracy standards, show all roads within 200 feet, and include public utility easements.

AGENCY: Unified Fire Authority

DATE: 1/28/2016

RECOMMENDATION: Conceptual Approval – Any structure built shall install automatic fire sprinklers.

AGENCY: Building

DATE: 1/20/2016

RECOMMENDATION: Conceptual Approval – Building permits are required for new construction. Provide fire flow verification at the time of the building permit.

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

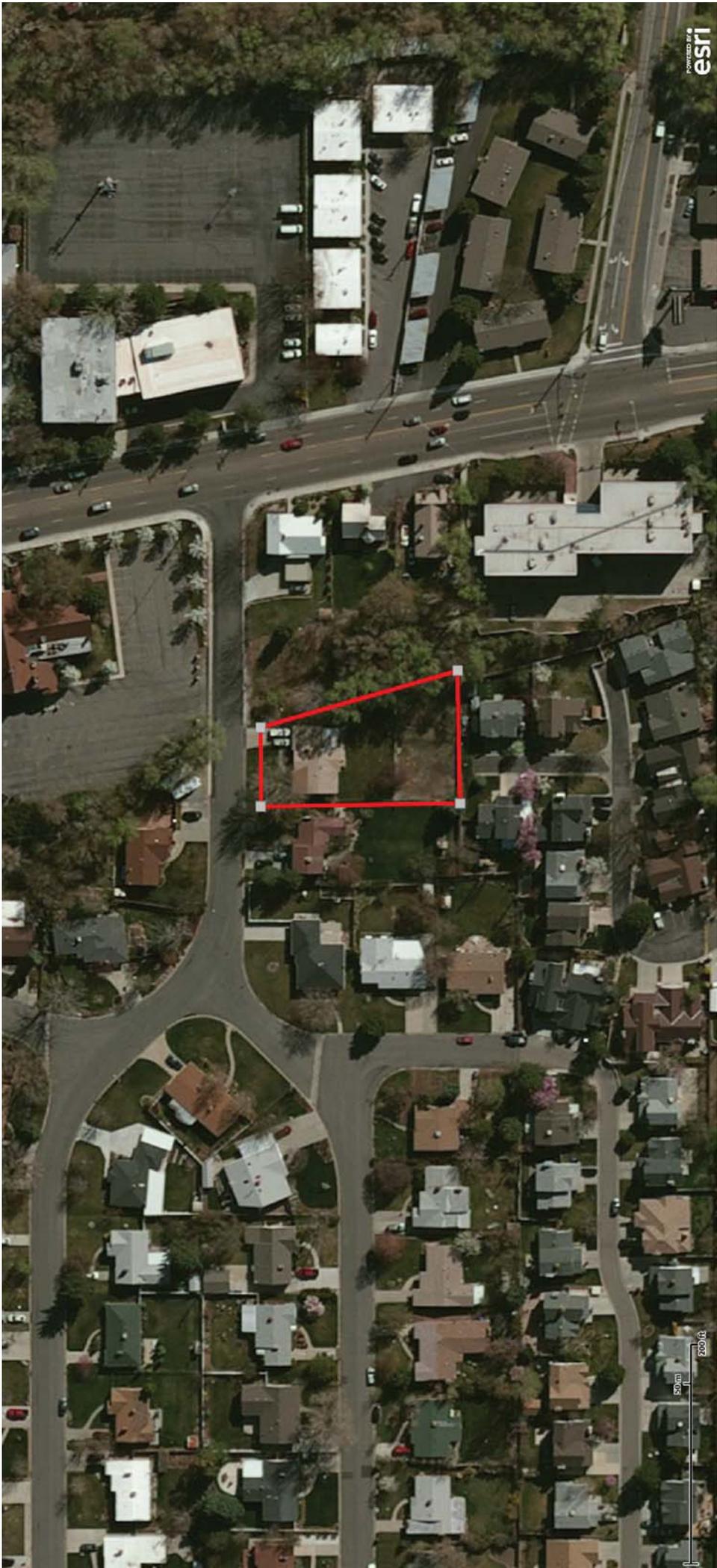
PLANNING STAFF ANALYSIS

The proposal has been reviewed for compliance with ordinances and policies related to the proposed subdivision and planning staff has determined that the proposal complies (or will comply) with all requirements, provided the proposed modifications to the driveway location are approved by the Planning Commission. Compliance will continue to be verified through the subsequent technical review process.

PLANNING STAFF RECOMMENDATION

Staff recommends that the Millcreek Township Planning Commission grant preliminary plat approval to application #29476 subject to the following conditions:

1. Driveway location is approved as proposed on the preliminary plat.
2. Compliance with requirements and requests of the individual reviewer's through the subsequent technical review process.





**WILDING
ENGINEERING**
14791 SOUTH HERVASE CREEK WAY
MILLCREEK, CO 80132
303.440.8113
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:

1. THE AUTHORIZED AGENT FOR THIS PROJECT IS:
WILSON J. WILSON
607-756-8884
www.wilsonjwilson.com
2. THE INTENT OF THIS LANDSCAPING DESIGN IS TO ACCENT THE EXISTING ARCHITECTURE AND TO PROVIDE A LANDSCAPING PLAN THAT WILL BE EASY TO MAINTAIN. PLANTS AND MATERIALS TO BE USED SHALL BE SPECIFIED IN THE ACCESSIBLE DESIGN AND MAINTENANCE TO BE PROVIDED BY THE OWNER OF EACH LOT.
3. THE PLANTING AND MAINTENANCE TO BE PROVIDED BY THE OWNER OF EACH LOT.
4. TREES SHALL BE 2" MIN CALIPER.
5. SHRUB BEDS SHALL CONSIST OF (1) GOLDEN VIOLETTA AND (2) MALLOW-LEAVED INDIANBANK PLANTS.

LOT DATE: 1/12/16
PROJECT: 16009
SHEET: C202

AREA TABULATION TABLE

TOTAL PROJECT	21,751 SF
ACCESS EXISTENT AREA IMPERVIOUS	8,669 SF TOTAL
LOT 1 EX IMPERVIOUS	7,114 SF TOTAL
LOT 2 EX IMPERVIOUS	1,555 SF TOTAL
LOT 1 EX LANDSCAPE	2,287 SF TOTAL
LOT 2 EX LANDSCAPE	1,306 SF TOTAL
NOTES: DOES NOT INCLUDE ACCESS EXISTENT AREA	

- ASPHALT DRIVEWAY: 1,114 SF
 - GRASS AREA: 703 SF
 - SHRUB BED: 4 TOTAL BEDS
 - MALLOW-LEAVED INDIANBANK: 8 TOTAL
 - JAPANESE MAPLE TREES: 3 TOTAL
- EXISTING TREE (SIZE IS RELATIVE TO EACH TREE)

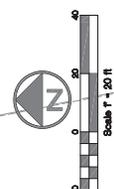
NO.	REVISION	DATE

PROJECT INFORMATION

**WINDERWAY
SUBDIVISION
LANDSCAPING PLAN**

MILLCREEK TOWNSHIP

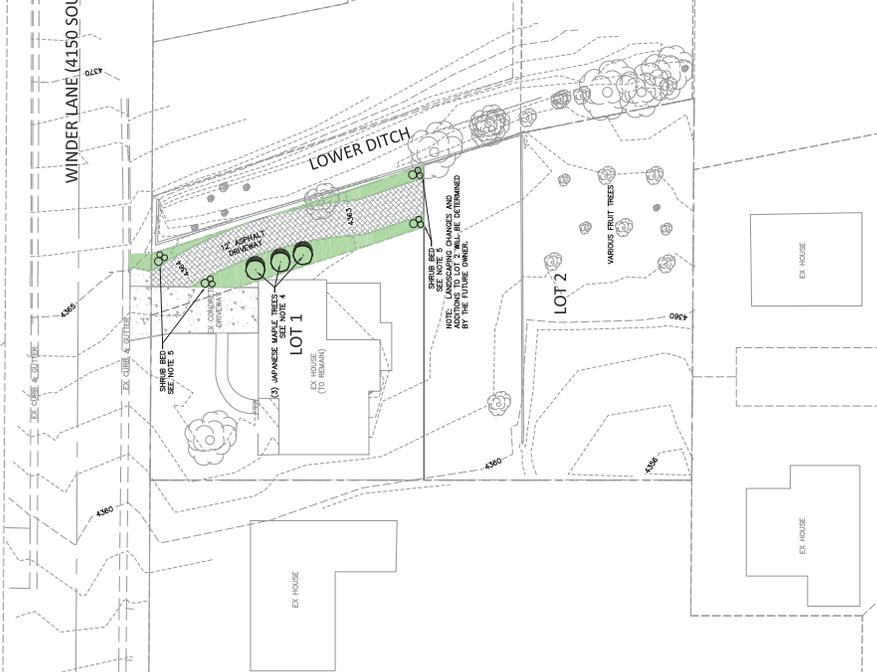
DESIGNED BY: MEC
CHECKED BY: MEC
PROJECT NO.: 16009
DATE: 1/12/16
SCALE: 1" = 20'
SHEET: C202
ENGINEER'S STAMP



HIGHLAND DRIVE

WINDER LANE (4150 SOUTH)

LOWER DITCH



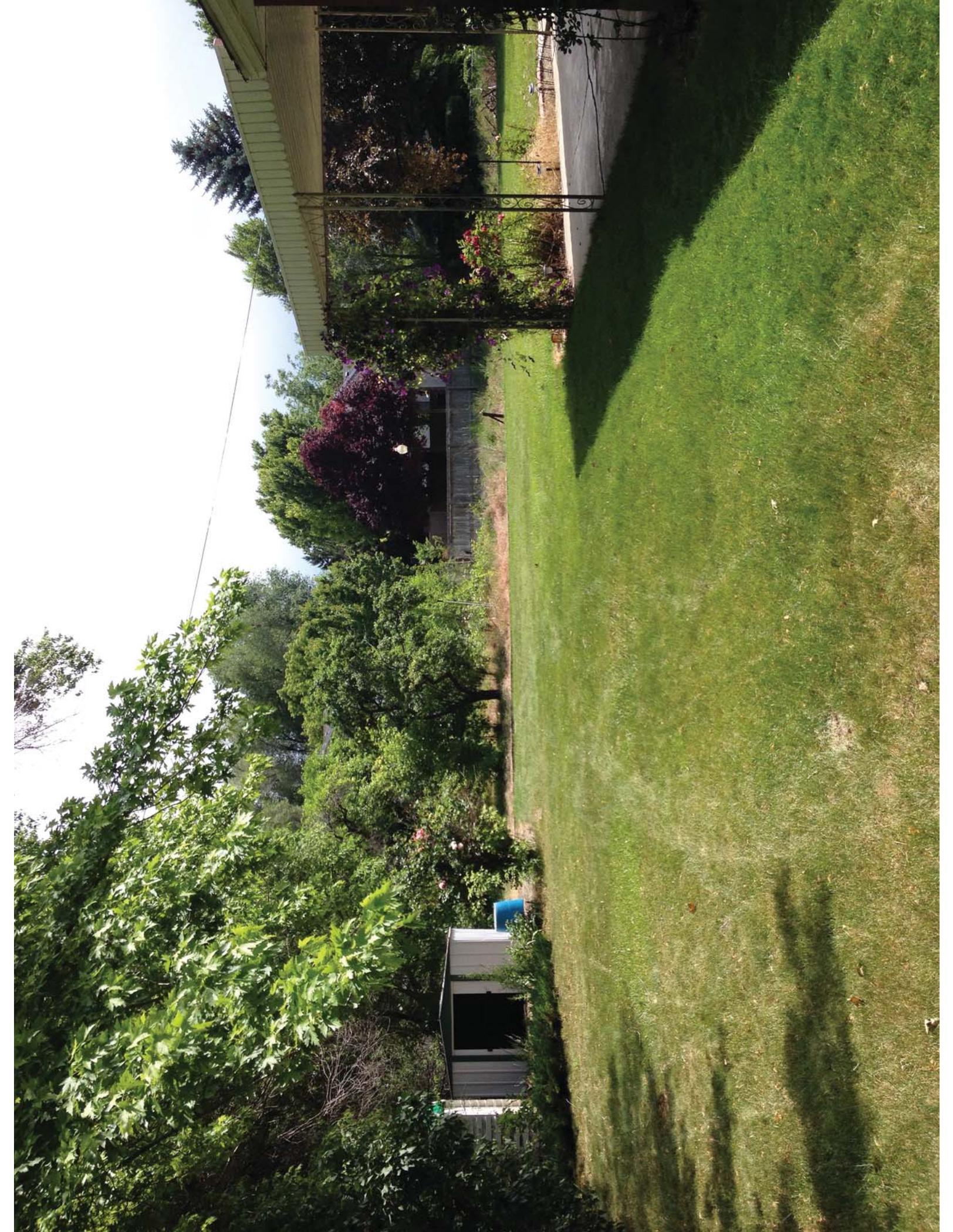


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48





File # 29663

Rezoning Summary and Recommendation

Public Body: Millcreek Planning Commission

Meeting Date: March 16, 2016

Parcel IDs: 1632207005 & 1632207053

Current Zone: R-1-8 **Proposed Zone:** R-1-3

Property Address: 3511 South 1100 East, SLC UT 84106

Request: Rezone

Community Council: Millcreek

Township/Unincorporated: Millcreek Township

Planner: Tom C. Zumbado

Community Council Recommendation: Denial

Planning Staff Recommendation:

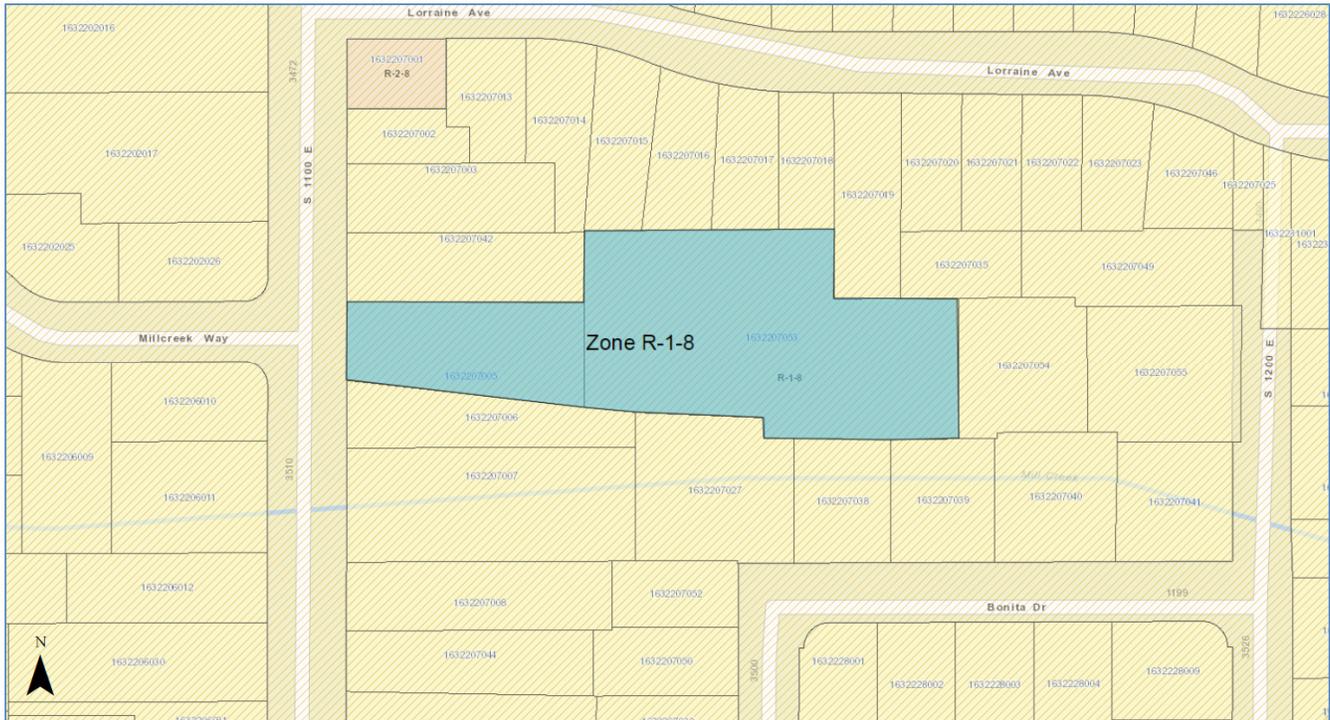
Applicant Name: Jacob Ballstaedt & Phil Winston

PROJECT DESCRIPTION

Working on behalf of his client, Mr. Phil Winston, Mr. Jacob Ballstaedt is requesting a recommendation for approval to rezone from an R-1-8 to R-1-3 for the purpose of developing a 14 unit PUD.

SITE & VICINITY DESCRIPTION (see attached map)

Located directly at the "T" intersection of 1100 East and Millcreek Way, the proposed rezone consists of two parcels. The western-most parcel off of 1100 East is the sole access to the larger, central parcel. It is surrounded on all sides by a large area of R-1-8 zoning with the exception of the corner of Lorraine and 1100 East, which is zoned R-2-8. As to the current layout, the western-most property has a duplex, a single family residence and a small access road leading to the larger parcel, which is undeveloped.



ISSUES OF CONCERN AND PROPOSED MITIGATION

File #29663 is the result of a previously made decision by the Millcreek Planning Commission on the same property. The previous file, #29164, requested a rezone from the original R-1-8 into an R-M. A staff report was prepared by planning staff offering no recommendation, but a significant number of options as to why the planning commission could vote for or against the R-M rezone. (File #29164 Staff Summary and Recommendation, pg. 9) The outcome of this file was that the rezone was recommended for denial due to its negative impact on neighbors, incompatibility with the General Plan and that there are "*many other zoning options available.*" (MTPC Meeting Minute Summary from 11MAR15, approved 15APR15, pg. 7)

Consulting with the applicants, staff was informed that recommendations were made by members of the planning commission, stating that returning with an alternative request stood a better chance of being approved as opposed to their original request for an R-M.

Concern: The applicants are returning to the Planning Commission with the impression that they have complied to a previous recommendation. As such, they believe that File #29663 is correcting the earlier obstacles incurred by File #29164 and expect a favorable recommendation.

Proposed Mitigation: Commissioners should closely examine the details of this request not only as a stand-alone rezone, but in the context of connection to File #29164. This, coupled with any information provided by commissioner recollections, the applicants and neighborhood response may grant the planning commission enough material to make an informed and balanced decision.

GENERAL PLAN CONSIDERATIONS

As it stands, the Millcreek General Plan Map identifies this area as “stable.” 1100 East is not a major corridor through the township. However, the approval of this project may contribute to goals in the general plan, including:

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

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

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

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

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

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

ZONE CONSIDERATIONS

Requirement	Existing R-1-8 Zone	Proposed R-1-3 Zone
Height	35 Feet	35 Feet
Front Yard Setback	25 Feet	20 Feet
Side Yard Setback	5 feet on one side and 11 feet on the garage/driveway side OR 8 feet on each side.	5 feet unless attached to a dwelling on an adjacent lot.
Rear Yard Setback	30 feet without garage OR 15 feet with garage.	20 feet without garage OR 15 feet with garage.
Lot Width	65 Feet	25 Feet
Lot Area	8000 Square Feet	3000 Square Feet
Parking	2 spaces per dwelling unit	2 spaces per dwelling unit

NEIGHBORHOOD RESPONSE

At the Millcreek Community Council meeting on March 1st 2016, five citizens attended the session in opposition to the project. In addition, staff has received several phone calls and office visits from concerned citizens wanting to voice their opposition to this rezone request.

Primary complaints are concerned with:

- Traffic generation
- Too much density
- Noise

COMMUNITY COUNCIL RESPONSE

At the Millcreek Community Council meeting on March 1st 2016, File #29663 did not receive a favorable recommendation from councilmembers by a vote of 3 (in favor) to 5 (in opposition).

PLANNING STAFF ANALYSIS

Referenced Land Use & Zoning Documents:

County Ordinance Chapter 19.14.055 (Density)

The allowable density for planned unit developments shall be determined by the planning commission on a case by case basis, taking into account the following factors: recommendations of county and non-county agencies; site constraints; compatibility with nearby land uses; and the provisions of the applicable general plan.

Notwithstanding the above, the planning commission shall not approve a planned unit development with density higher than the following:

4.5 Units Per Acre (Zone R-1-8)

11 Units Per Acre (Zone R-1-3)

Millcreek General Plan

The overall intent of this general plan is to make the planning process simple, fair, efficient, and predictable. For each area of the County it spells out what kind of development is considered desirable and appropriate.

Goal 5 of the general plan states to provide diverse housing choices for a variety of needs and income levels to create places where all citizens are welcome to live. However, objective 5.7 of the same goal states that we must preserve and protect the quality and character of existing neighborhoods, including sensitivity of compatible infill development.

Millcreek General Plan Map

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

c. Determine if the proposed change would result in a level of change that is consistent with the Official Map.

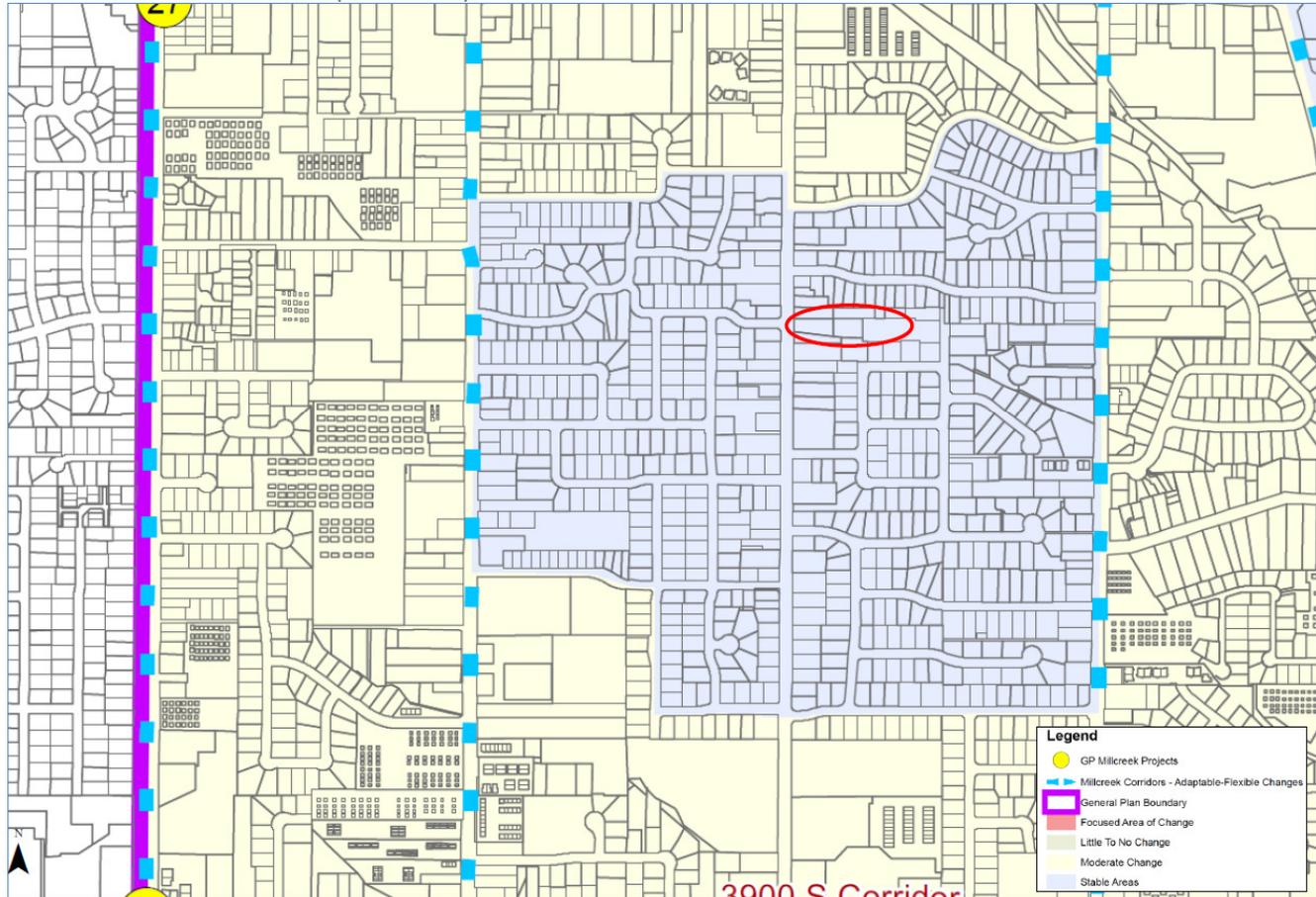
d. Determine if the proposed change is consistent with the relevant Best Practice(s) Core Concepts and Key Questions. e. Determine whether or not to recommend or approve the proposed change.

File #29663

General Plan Map Detail

3511 South 1100 East

2 Parcel Rezone: from R-1-8 to R-1-3 (Circled in Red)



PLANNING STAFF RECOMMENDATION

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

Staff has reviewed this request for compliance with the standards set forth in Section 19.84.060 of the Zoning Ordinance and recommends the following considerations to the Planning Commission:

Considerations for recommending approval to the Council:

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

4. The zone change is consistent with the Goals and Objectives of the Millcreek Township General Plan.
5. The proposed zone change is compatible with the surrounding neighborhood.

Consideration for recommending denial to the Council:

1. The proposed zone change is not appropriate for the location.
2. The proposed zone change is not compatible with the surrounding neighborhood.
3. The zone change is not consistent with the Goals and Objectives of the Millcreek Township General Plan.
4. The area is identified as "stable" and it is not along a corridor in the General Plan Map.
5. There may be a more suitable zoning designation than an R-1-3.

Other Considerations

19.90.060 Conditions to zoning map amendment.

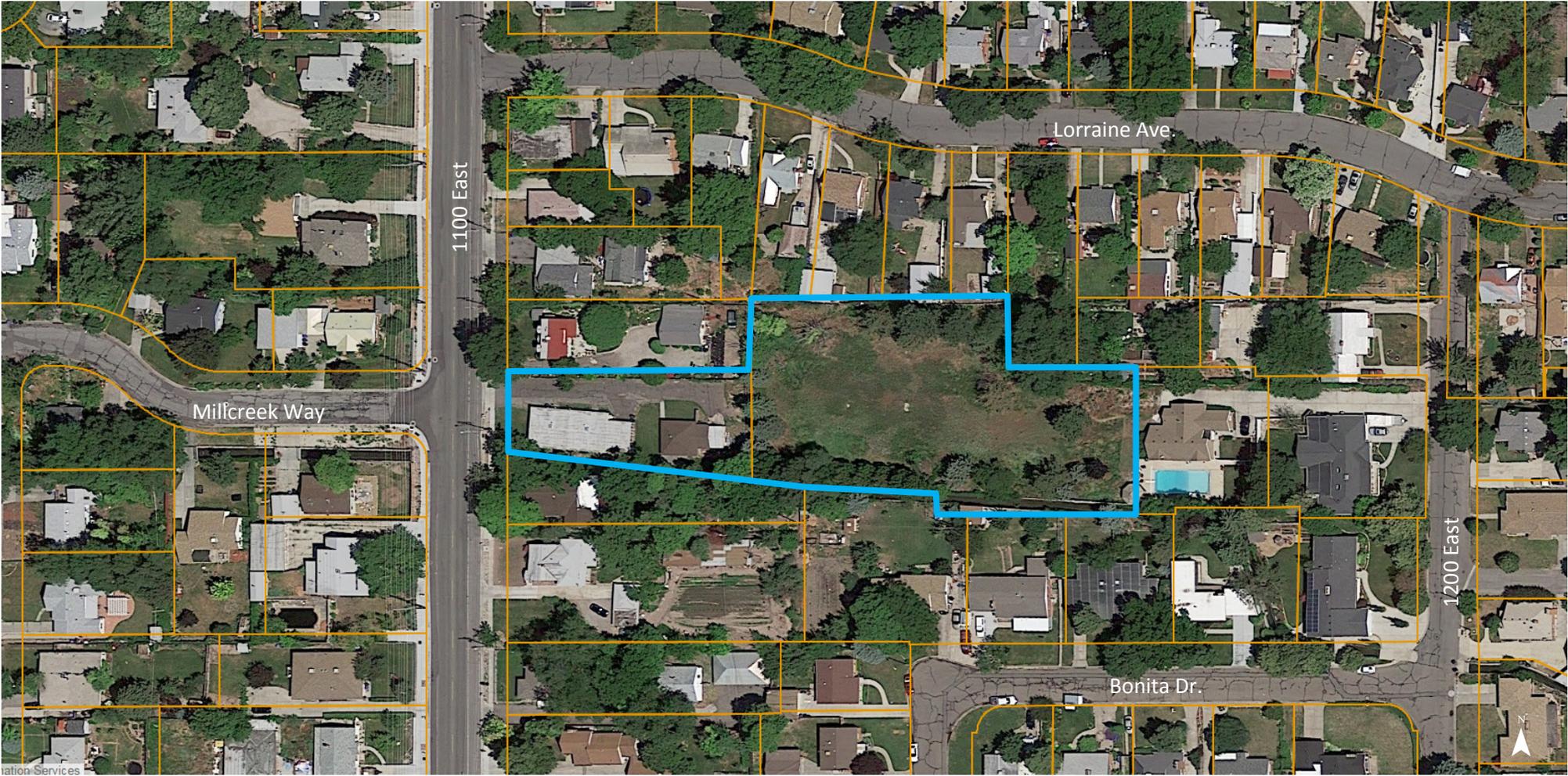
A. In order to provide more specific land use designations and land development suitability; to insure that proposed development is compatible with surrounding neighborhoods; and to provide notice to property owners of limitations and requirements for development of property, conditions may be attached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

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

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

File #29663 : Aerial Map

Rezone R-1-8 to R-1-3









File # 29545

Conditional Use Summary and Recommendation

Public Body: Millcreek Planning Commission

Parcel ID: 22-08-128-008

Property Address: 965-971 E Murray Holladay Road

Request: Dwelling Group (48 units)

Meeting Date: March 16, 2016

Current Zone: R-M

Community Council: Millcreek

Planner: Spencer Hymas

Community Council Recommendation: Approval

Planning Staff Recommendation: Approval

Applicant Name: Adam Paul

PROJECT DESCRIPTION

This project proposal is to redevelop the Spring Run Office complex with 8 new buildings. Each building will contain 6 units for a total of 48 units. The project meets the definition of a dwelling group which is a conditional use in the RM zone. The total acreage is 2.41 which is a density of 20 units per acre. Each unit will have a private garage which meets ordinance for 2 parking stalls. The proposal also includes 18 guest stalls for 114 total on-site parking stalls. Out of the 2.41 acres, approximately 33% will be landscaped, 36% building footprint and 32% hardscape. The proposal meets ordinance for setbacks and building height.

SITE & VICINITY DESCRIPTION (see attached map)

The proposal is adjacent to an office development to the east, a vacant parcel to the west and multifamily to the north. Big Cottonwood Creek runs along the northern border of the proposal. The proposal would have easy access to Van Winkle Expressway.



GENERAL PLAN CONSIDERATIONS

The Millcreek General Plan Map identifies this parcel as an area for moderate change and it is along a corridor.

1.3 Land Use & Mobility

Redevelopment

As Millcreek Township continues to evolve, implementation of new ideas and the need for revitalization must not be overlooked. Consequently, future land use decisions should maximize limited development opportunities and allow for suitable adaptive reuse projects appropriate for higher traffic volume roadways.

Density and Compatible Housing Infill

Historically, low-density residential development is the dominant land use pattern and, according to the community survey, is preferred by many residents. However, with the region's growth projections there will be increased pressure from the development industry and new residents for increased density, including infill and reuse. There is a need to preserve, protect and enhance established residential neighborhoods. Equally important is the need to allow for responsible new residential construction in these neighborhoods that will also increase the opportunities for enhanced transit services, retail centers and beneficial recreation areas.

Best Practices

Land Use & Mobility

- Promote efficient and sustainable development patterns by encouraging infill and redevelopment of corridor-adjacent properties.
- Cluster the most intense land uses in activity center nodes and in close proximity to public transit facilities.
- Encourage the mixing of uses along a corridor, including jobs and housing in close proximity to one another.
- Encourage parking policies that will reduce the overall amount of paved areas in activity centers as well as in residential neighborhoods.

LAND USE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
Height	6 Stories/75 Feet	3 Stories/40 Feet	Yes
Front Yard Setback	25 Feet	25 Feet with optional provision to reduce to 15 feet per 19.77.050 A.1.b (see staff analysis)	Yes
Side Yard Setback	20 Feet	20 & 60 Feet	Yes
Rear Yard Setback	30 Feet	32 Feet	Yes
Parking	2 Stalls Per Unit	2.38 Stalls Per Unit – 2 Stalls per unit are covered, 18 stalls available as guest parking.	Yes
Lot Coverage	<60%	36%	Yes

Compatibility with existing buildings in terms of size, scale and height.	Yes
Compliance with Landscaping Requirements Verified.	Yes – Some adjustments will be required in the technical review, but the framework established complies.
Compliance with the General Plan.	Yes

ISSUES OF CONCERN/PROPOSED MITIGATION

Staff has not identified any specific issues of concern that requires mitigation with the development proposal.

NEIGHBORHOOD RESPONSE

No neighborhood response has been received at the time of this report, March 7, 2016.

COMMUNITY COUNCIL RESPONSE

The Millcreek Community Council gave a favorable recommendation for this proposal at their meeting held on February 2nd 2016.

REVIEWING AGENCIES RESPONSE

AGENCY: Geology

DATE: 2/18/16

RECOMMENDATION: Approval with Conditions

- 1- Need to submit a copy of the Geotechnical Engineering report with a Liquefaction analysis in accordance with section 19.75.050
- 2- The density of the development is what is triggering the Liquefaction analysis.
- 3- Minimum boring depth for liquefaction is 45' below grade.
- 4- Ground water in the area is known to be near surface, due to springs and water wells in the area.
- 5- Liquefaction is mapped as High and disclosure will be required to be recorded on the property prior to approvals.

6- Conditions from review by David Simon P.G also applicable to this application

AGENCY: Grading

DATE: 2/18/16

RECOMMENDATION: Approval with Conditions

1-Need to submit a Geotechnical engineering report with full liquefaction analysis in accordance with the Natural Hazards Ordinance section B (45' minimum boring depth.)

At the time of building permit

1- A completed elevation certificate will need to be provided for pre-construction certification and return to this office. (Certification will also be required as part of the construction process in the field on the lowest habitable slab.)

2- Need to complete a Storm water maintenance agreement and management plan and record against the property for the planned Retention pond and orifice

3- All site grading and development will need to be completed under a grading permit process administered through Townships Planning and Development Services

4- At the time of the Permit a N.O.I. (Notice of Intent) from the State of Utah DEQ (Department of Environmental Quality) is required to be submitted as the site is in excess of one acre.

5- Prior to the issuance of the permit (2) copies of the SWPPP (STORM WATER POLUTION PREVENTION PLAN) will be required to be submitted for review and comment.

6- Prior to the issuance of the permit. A Pre-construction meeting will need to be held on site with all BMP's (Best Management Practices) in place for verification.

AGENCY: Hydrology

DATE: 2/18/16

RECOMMENDATION: Approval with Conditions

1- Flood Control Permit coordination required with discharge into SLCO facility - Big Cottonwood Creek. Contact Tim Beavers for permit requirements (385-468-6636) tbeavers@slco.org.

2- Provide plan and profile of pipe that releases into Big Cottonwood Creek.

3- Label street names.

4- How is storm water quality being addressed before storm water enters detention basin?

5- Suggest using Low Impact Development BMPs to manage storm water

6- Show spot elevations at appropriate locations.

7- Ensure developer is containing all generated storm water on his property or routed to an approved system.

8- If there is an irrigation component, ditch master's approval is required.

9- GIS requirements due as part of record drawings.

10- Impact fee \$6202/acre of development, storm drain components will be bonded for at final approval.

AGENCY: Health Dept

DATE: 2/18/16

RECOMMENDATION: Approval with Conditions

1- Provide a water and sewer availability letter.

AGENCY: Traffic

DATE: 2/18/16

RECOMMENDATION: Approval with Conditions

1- Plan and profiles for private roads/driveways are required.

AGENCY: Boundary

DATE: 2/18/16

RECOMMENDATION: Approval with conditions

1- Technical review required.

AGENCY: Fire

DATE: 2/18/16

RECOMMENDATION: Approval with Conditions

1- Minimum of one fire hydrant shall be installed in the area as indicated on the site plan. Fire flow verification is required with minimum flow of 1,500 g.p.m. if properly separated per code.

AGENCY: Building

DATE: 2/18/16

RECOMMENDATION: Approval with Conditions

1- Demolition permits are required for the removal of the existing buildings and structures.

2- Building permits are required for the construction of the new homes as well as the construction of the pavilion and the installation of the playground. At the time of building permit application, provide complete building plans showing compliance with current building code. At time of building permit application, show how compliance is going to be made with any Unified Fire District Guidelines.

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

PLANNING STAFF ANALYSIS

ORDINANCE CONSIDERATIONS

19.04.190 - Dwelling group.

"Dwelling group" means a group of two or more dwellings located on a parcel of land in one ownership and having any yard or court in common.

19.04.195 - Dwelling, multiple-family.

"Multiple-family dwelling" means a building arranged or designed to be occupied by more than four families.

The proposal complies with these definitions.

19.44.030 R-M Residential Zone Conditional Uses

— Dwelling group.

A. The development shall comply with the maximum allowable density for the R-M zone.

The proposal is for 20 units per acre which is less than the 25 units per acre maximum in the R-M zone and complies.

*B. The distance between the principal buildings shall be equal to the total side yards required in the zone; provided, however, that at the option of the developer the distance between the principal structures **may be reduced to ten feet**, provided that the difference between ten feet and the required side yards is maintained as permanently landscaped open space elsewhere on the site. The distance between principal buildings and the nearest perimeter lot line shall not be less than fifteen feet unless demonstrated by the development plan that the yard required for a principal building in the district in which it is located is more appropriate. The distance between the building and a public street shall be not less than the front yard required in the zoning district, except for corner lots the side yard which faces on a public street shall be not less than twenty feet.*

The proposal shows 21 feet. The total side yard required is 18 feet and complies.

- C. Access shall be provided by a private street or right-of-way from a public street; such private street or right-of-way shall not be less than twenty feet wide for one or two rear dwelling units, and not less than thirty feet wide for three or more dwelling units.

The proposal shows 34 feet and complies.

- D. A minimum of two parking spaces shall be provided for each dwelling unit. Parking spaces and vehicular maneuvering areas shall be designed to comply with county standards.

The proposal has 2 compliant (22'x20') garage spaces per unit shows 114 total spaces/2.375 stalls per unit and complies.

- E. Every dwelling in the dwelling group shall be within sixty feet of an access roadway or drive.

The proposal shows every dwelling group within 60 feet and complies.

- F. The development plan shall provide landscaping as specified in [Chapter 19.77](#) of this title. Solid visual barrier fences shall be provided along all property lines **unless** the planning commission approves otherwise by deleting or modifying the fence requirement.

The proposal shows a solid visual barrier fence along all property lines and complies.

- G. The development shall be approved by the development services director and the county fire chief before final approval is given by the planning commission.

The proposal has received conceptual approval from the director and fire chief and complies.

19.84.060 - Standards for approval (for a Conditional Use).

Prior to approval, all conditional uses and accompanying site development plans must be found to conform to the following standards:

- A. The proposed site development plan shall comply with all applicable provisions of the zoning ordinance, including parking, building setbacks, and building height.
- B. The proposed use and site development plan shall comply with all other applicable laws and ordinances.
- C. The proposed use and site development plan shall not present a serious traffic hazard due to poor site design or to anticipated traffic increases on the nearby road system which exceed the amounts called for under the county transportation master plan.
- D. The proposed use and site development plan shall not pose a serious threat to the safety of persons who will work on, reside on, or visit the property nor pose a serious threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.
- E. The proposed use and site development plan shall not adversely impact properties in the vicinity of the site through lack of compatibility with nearby buildings in terms of size, scale, height, or noncompliance with community general plan standards

The proposal complies with the above ordinance for a Conditional Use.

19.77.050 – Landscape Yards or Setbacks and Buffer Areas

Landscaping Required.

1. *Improvement Requirements in Relation to Yard Depth. In all zones where a front yard is required the entire frontage and depth of that yard area and any side yard area abutting a street shall be landscaped. Visibility at intersecting streets shall be maintained as set forth in [Section 19.76.160](#) of this title. Parking areas shall not encroach on these minimum required setbacks except as herein authorized. The perimeter boundaries of all off-street parking areas that abut streets accessible to the public shall be landscaped and screened from public view. Specified yard area depth measurements are from the public right-of-way or private street easement boundary.*

The proposal complies with the above ordinance.

- a. *Front and street side areas where a yard or setback depth of no less than twenty feet is maintained.*
 - i. *An area of land graded and re-contoured at a maximum slope ratio of 3:1 (three feet horizontal to one foot vertical) so as to provide a meandering earthen berm traversing the entire width of the area and having a maximum height of three feet and an average height of thirty-two inches, as measured from the grade of the closest abutting sidewalk or top of curb.*
 - ii. *Landscaping within yards located between a street and a parking area shall include street trees as specified in this chapter. In addition, not less than fifty percent of these landscaped yards shall include a mix of evergreen and deciduous shrubs, herbaceous perennials, and nonturf groundcover. The balance of this area may be planted in turf and utilized for the placement of large boulders or similar visual accents so long as the combination of berms, plantings and visual accents effectively screen from public view any parked vehicles in contiguous off-street parking areas on the property.*

The proposal complies with the above ordinance.

- b. *Provisions for Yard Reductions to No Less Than Fifteen Feet. Front and street side yards or setback areas with no abutting off-street parking may be reduced to a depth of not less than fifteen feet with provision of the following:*
 - i. *An open decorative fence (picket, split rail, etc.) on the interior side of the landscaped area. Alternatively, a continuous hedge no less than three feet in height at planting, as measured from the grade of the abutting sidewalk or street, may be provided.*
 - ii. *An area of land graded and re-contoured at a maximum slope ratio of 3:1 (three feet horizontal to one foot vertical) so as to provide a meandering earthen berm traversing the entire width of the area and having a maximum height of thirty-two inches and an average height of two feet, as measured from the grade of the closest abutting sidewalk or top of curb.*

iii. *No less than seventy-five percent coverage of the landscaped area with street trees (includes canopy at maturity) as specified in this chapter together with a mix of sub-canopy evergreen and deciduous shrubs, herbaceous perennials, and nonturf groundcover. The balance of this area may be planted in turf and utilized for the placement of large boulders or similar visual accents*

The proposal does include additional plans that comply with the above standards to take advantage of the reduction to 15' for the front yard setback.

2. *Plant Quantities. Regardless of depth, all landscape areas adjacent to a street (including required park strips) shall be planted and maintained with the following:*
 - a. *One and one-fourth trees per one thousand sq. ft. of the ground or main floor level of nonresidential buildings in commercial zones.*
 - b. *Two trees per one thousand sq. ft. of the ground or main floor level of buildings in manufacturing zones.*
 - c. *One tree per twenty-five lineal feet of street frontage (not applicable to manufacturing and warehouse uses).*
 - d. *One shrub per four lineal feet of building foundation (may be grouped).*
 - e. *Any combination of other live plant materials and decorative features consistent with the requirements of this chapter.*

The proposal complies with the above standards.

- B. *Interior Side and Rear Yards. The side and rear yard areas required by this title shall be landscaped and maintained as set forth in this chapter. Overhanging or cantilevered structures may not encroach upon such areas.*

The proposal complies with the above standards.

- C. *Buffer Areas Between Nonresidential and Residential Land Uses. A landscaped buffer area not less than twenty feet wide shall be required between nonresidential and residential uses. A minimum of one tree for every twenty-five linear feet of landscape buffer is required. Either a linear or cluster arrangement of trees is allowed so long as the spacing of provided trees adequately screens the nonresidential use from the adjacent residential area. If a linear arrangement of trees is provided, tree spacing shall not exceed twenty-five feet on center.*

The proposal shows 20 feet wide buffer areas on both the east and west side yards of the property.

19.80.040 - Number of spaces required.

Dwellings, multiple, two spaces for each dwelling unit. In multi-family developments and dwelling groups where private covered parking is utilized, additional parking for guests shall be required. The planning commission shall determine the amount of guest parking required to meet the parking needs of each development;

The proposal shows .375 stalls. The developer has included a parking study to complement the proposed visitor parking.

- . *Bicycle Parking. To encourage the use of bicycles for personal transportation as an alternative to motor vehicles, requirements are established herein to provide bicycle parking at regional, community, neighborhood, and other transportation and travel destinations.*
- 1. *a. The number of bicycle parking spaces required shall be equal to five percent of the vehicular parking spaces required for such use, with a minimum requirement of two spaces, and a maximum requirement of twelve.*
- b. Bicycle parking spaces shall be:*
 - i. Located on the same lot as the principal use;*
 - ii. Located and designed to prevent damage to bicycles by cars;*
 - iii. Located so as not to interfere with pedestrian movements;*
 - iv. Located in a highly visible, well-lighted area that is located near entrance(s) to the building;*
 - v. Located to provide safe access from the spaces to the public right-of-way or bicycle lane;*
 - vi. Designed to accommodate a range of bicycle shapes and sizes, and to allow the frame and wheel(s) of each bicycle to be supported and secured against theft without interfering with adjacent bicycles;*
 - vii. Anchored to resist removal by vandalism and resistant to rust or corrosion.*

The proposal shows 7 bike stalls. The proposal complies with the amount of bike parking, but staff believes that efforts could be made to locate the stalls in an area more suitable with provisions 1.b. i-vii. This could be handled in the technical review.

POLICY CONSIDERATIONS

Recreational facilities and open space development standard

The policy states that a development of this magnitude should have a 1,000 square foot playground area, and two recreational facilities that meet the standards from the approved list based upon the proposed 128 bedrooms. The policy does provide the planning commission the ability to approve alternative facilities that either are not listed or that do not meet the standards within the list.

The proposal includes a playground and three facilities that do not meet the standards of the approved list. The three facilities are: 1. Dog run; 2. Lawn games area; 3. A 168 sq. ft. pavilion/picnic area.

The policy states that multifamily developments are to have 50% open space. The policy provides opportunity to reduce this amount of open space down to no lower than 42% with the addition of approved amenities at the rate of 1 added amenity for every 2% reduction.

The proposal shows 32.6% Open Space and does not comply with the policy.

PLANNING STAFF RECOMMENDATION

Staff recommends approval of the conditional use for a dwelling group with the following conditions:

1. Applicant completes a technical review with staff and demonstrates compliance with all County standards.
 2. Applicant is not required to install a visual barrier fence along the west side of the property with Planning
 3. Commission approval. Applicant works with staff to gain approval on bicycle parking.
-

SPRING RUN TOWN HOMES

LINETYPES:

NEW	EXISTING	DESCRIPTION
		SECTION LINE
		PROPERTY LINE
		ADJACENT PL. or LOT LINES
		RIGHT-OF-WAY LINE
		CENTERLINE OF ROAD
		EASEMENT LINE
		CURB & GUTTER
		EDGE OF ASPHALT
		FENCE / WALL, STONE
		FENCE, BLOCK
		FENCE, BRICK
		FENCE, CHAIN
		FENCE, IRON
		FENCE, VINYL
		FENCE, WIRE
		FENCE, WOOD
		INDEX CONTOUR LINE
		INTERMEDIATE CONTOUR LINE
		SPOT ELEVATION
		SANITARY SEWER LINE
		STORM DRAIN LINE
		WATER LINE
		IRRIGATION LINE
		OVERHEAD POWER LINE
		UNDERGROUND POWER LINE
		GAS LINE
		TELEPHONE LINE
		CABLE TELEVISION LINE
		DRAINAGE / DITCH CENTERLINE
		TREE LINE EDGE
		PROPOSED ASPHALT
		PROPOSED CONCRETE

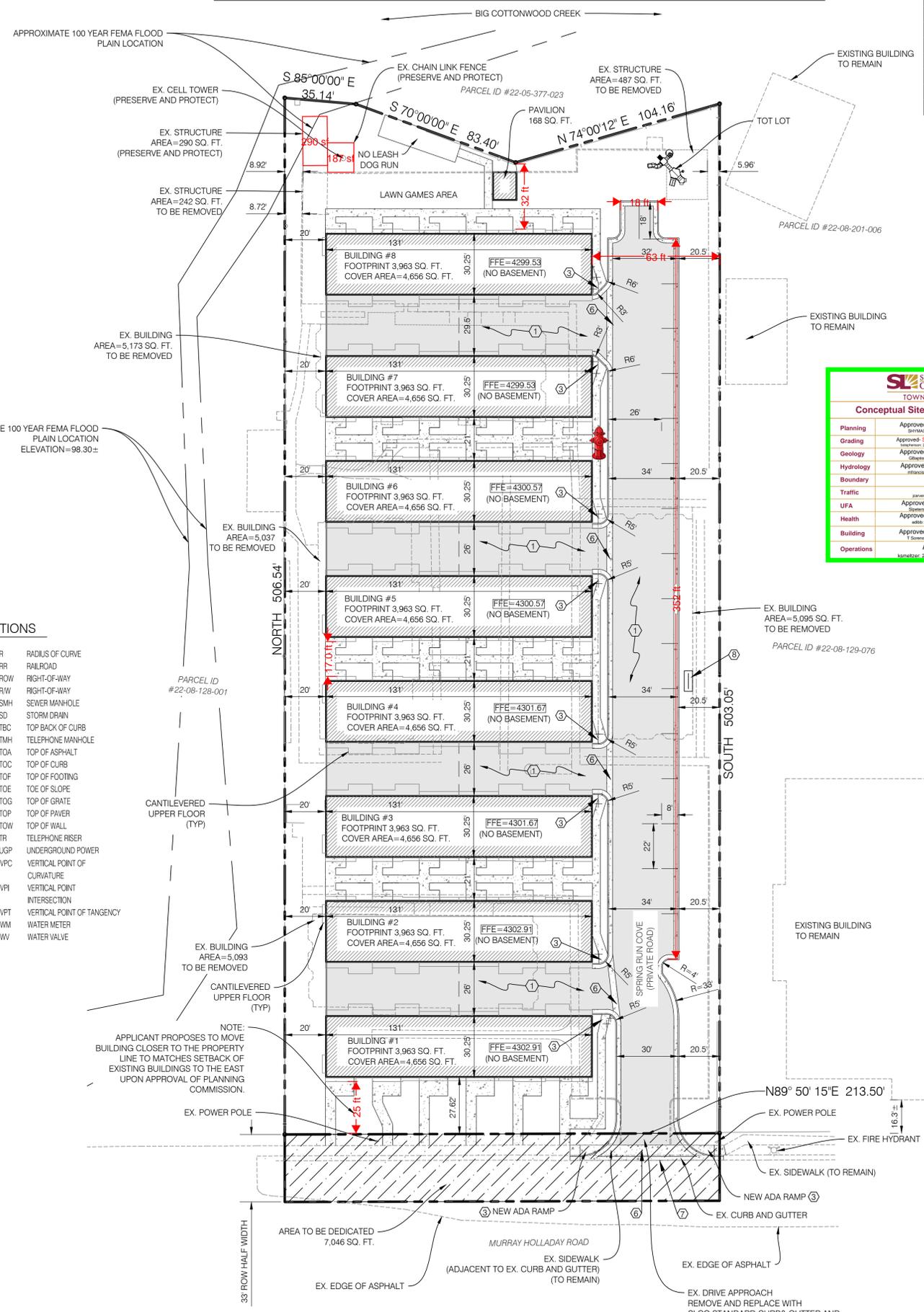
SYMBOLS:

NEW	EXISTING	DESCRIPTION
		SECTION CORNER (FOUND)
		SECTION CORNER (NOT FOUND)
		STREET MONUMENT (FOUND)
		STREET MONUMENT (NOT FOUND)
		BRASS CAP MONUMENT
		POWER POLE & OVERHEAD POWER
		LIGHT POLE
		GLY WIRE
		LOW POINT
		TELEPHONE MANHOLE
		MONUMENT TO MONUMENT
		MANHOLE
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		PC POINT OF CURVATURE
		PI POINT OF INTERSECTION
		PP POWER POLE
		PT POINT OF TANGENCY
		WATER MANHOLE
		WATER VALVE
		WATER METER
		FIRE HYDRANT
		IRRIGATION VALVE
		GAS MANHOLE
		TREE

ABBREVIATIONS

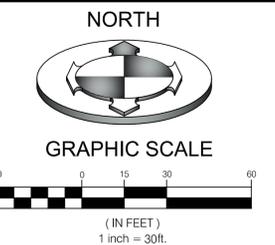
BC	BAR & CAP	R	RADIUS OF CURVE
COR.	SECTION CORNER	RR	RAILROAD
CB	CATCH BASIN	ROW	RIGHT-OF-WAY
D	DELTA ANGLE	R/W	RIGHT-OF-WAY
EOA	EDGE OF ASPHALT	SMH	SEWER MANHOLE
EOC	EDGE OF CONCRETE	SD	STORM DRAIN
FFE	FINISH FLOOR ELEVATION	TBC	TOP BACK OF CURB
FH	FIRE HYDRANT	TMH	TELEPHONE MANHOLE
FL	FLOW LINE	TOA	TOP OF ASPHALT
GB	GRADE BREAK	TOC	TOP OF CURB
GW	GLY WIRE	TOF	TOP OF FOOTING
HW	HEAD WALL	TOE	TOE OF SLOPE
I.E.	INVERT ELEVATION	TOG	TOP OF GRATE
LIP	LENGTH OF CURVE	TOP	TOP OF PAVEMENT
L	LIP OF CURB	TOW	TOP OF WALL
LP	LOW POINT	TR	TELEPHONE RISER
M-M	MONUMENT TO MONUMENT	UGP	UNDERGROUND POWER
MH	MANHOLE	VPC	VERTICAL POINT OF CURVATURE
MON.	SURVEY MONUMENT	VPI	VERTICAL POINT OF INTERSECTION
OHP	OVERHEAD POWER	VPT	VERTICAL POINT OF TANGENCY
PC	POINT OF CURVATURE	WM	WATER METER
PI	POINT OF INTERSECTION	WV	WATER VALVE
PP	POWER POLE		
PT	POINT OF TANGENCY		
PUE	PUBLIC UTILITY EASEMENT		

NOTE: APPLICANT PROPOSES TO MOVE BUILDING CLOSER TO THE PROPERTY LINE TO MATCHES SETBACK OF EXISTING BUILDINGS TO THE EAST UPON APPROVAL OF PLANNING COMMISSION.



CONSTRUCTION KEY NOTES REFERENCE

NO	DESCRIPTION	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE	
2	CONCRETE PAVEMENT	
3	ADA RAMP PER APWA PLAN #235	
4	2.5" STD. CURB & GUTTER	
5	2.5" RELEASE CURB & GUTTER	
6	WATERWAY PER SALT LAKE COUNTY STANDARDS	
7	SAWCUT	
8	BIKE RACK (MINIMUM 7 STALLS TO BE PROVIDED)	1/CSP.01



AREA TABLE (AFTER ROAD DEDICATION)

PARTICULARS	S.F.	%
BUILDING*	37,706	35.9
HARDSCAPE	33,007	31.5
LANDSCAPE**	34,232	32.6
TOTAL	104,945	100

PARKING COUNT

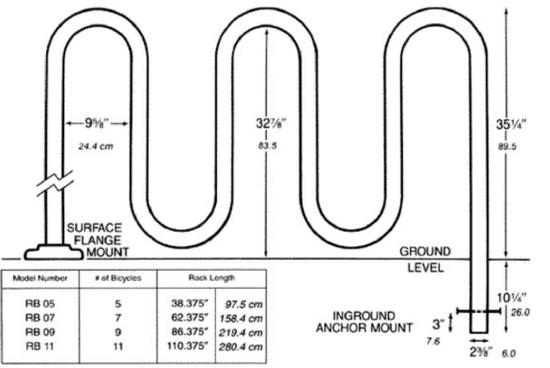
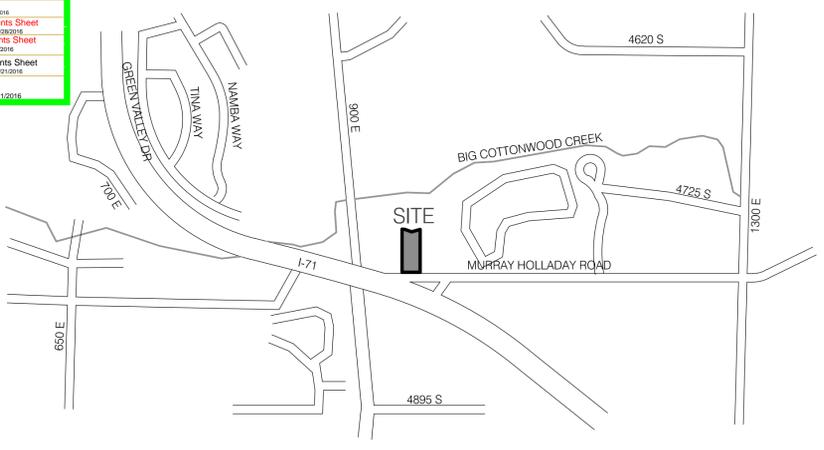
PARTICULARS	PROVIDED
GARAGE PARKING	
VISITOR	
PARKING STALLS	96
TOTAL	142

*BUILDING AREA INCLUDES EX. CELL TOWER BUILDING AND PAVILION
 **LANDSCAPE AREA SHOWN IN AREA TABLE ABOVE INCLUDES ALL LANDSCAPING, LANDSCAPING PERCENTAGE, NOT INCLUDING THE CELL TOWER AREA, LAWN GAMES, PLAYGROUND AND PAVILION=31.3%

Conceptual Site Plan Approval

Planning	Approved - See Comments Sheet
Grading	Approved - See Comments Sheet
Geology	Approved - See Comments Sheet
Hydrology	Approved - See Comments Sheet
Boundary	Approved
Traffic	Approved
UFA	Approved - See Comments Sheet
Health	Approved - See Comments Sheet
Building	Approved - See Comments Sheet
Operations	Approved

NOTES:
 *THE ALLOWABLE DENSITY FOR PLANNED UNIT DEVELOPMENTS, MULTIPLE DWELLINGS AND DWELLING GROUPS SHALL BE DETERMINED BY THE PLANNING COMMISSION ON A CASE BY CASE BASIS, TAKING INTO ACCOUNT THE FOLLOWING FACTORS: RECOMMENDATIONS OF COUNTY AND NON-COUNTY AGENCIES; SITE CONSTRAINTS; COMPATIBILITY WITH NEARBY LAND USES; AND THE PROVISIONS OF THE APPLICABLE GENERAL PLAN. NOTWITHSTANDING THE ABOVE, THE PLANNING COMMISSION SHALL NOT APPROVE A PLANNED UNIT DEVELOPMENT WITH DENSITY HIGHER THAN THE FOLLOWING:
 MULTI FAMILY DWELLINGS = 25.0 UNITS PER ACRE
 WHERE SUPPORTED BY THE COMMUNITY GENERAL PLAN, AND FOUND BY THE PLANNING COMMISSION TO BE COMPATIBLE WITH LAND USES IN THE VICINITY, MULTI-FAMILY RESIDENTIAL DEVELOPMENT WHICH INCORPORATES INNOVATIONS OF DESIGN, AMENITIES, AND FEATURES, MAY BE APPROVED BY THE PLANNING COMMISSION FOR HIGHER DENSITIES THAN SHOWN ABOVE, BUT SHALL IN NO CASE BE HIGHER THAN 32.0 UNITS PER ACRE.



DEVELOPER/OWNER: STRATEGIC BUILDERS
 CONTACT: CHRISTIAN TRADEN
 TELEPHONE: 801-335-8500
 EMAIL: CHRISTIAN@STRATEGICBUILDERS.COM

CALL BEFORE YOU DIG.
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 UTILITY NOTIFICATION CENTER

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

ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH SALT LAKE COUNTY/UDOT STANDARDS AND SPECIFICATIONS

NOTES:
 OUTDOOR REFUSE AND GARBAGE COLLECTION CONTAINERS SHALL BE FULLY SCREENED FROM VIEW USING THE SAME MATERIALS AS THE BUILDING OR APPROVED MASONRY FENCING. ENCLOSURES SHALL ALSO BE SURROUNDED BY LANDSCAPING TO FURTHER SOFTEN THEIR VISUAL IMPACT. THE GENERAL PUBLIC SHALL BE RESTRICTED FROM ACCESSING SUCH AREAS.

NO.	DATE	DESCRIPTION
1	10/30/15	COUNTY REVISIONS - SITE LAYOUT CHANGE
2	11/25/15	SITE LAYOUT CHANGE
3	12/15/15	SITE LAYOUT CHANGE
4	01/14/16	SITE LAYOUT CHANGE/COUNTY REVISIONS

SCALE MEASURES: LENGTH ON FULL SIZE SHEETS. ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS.

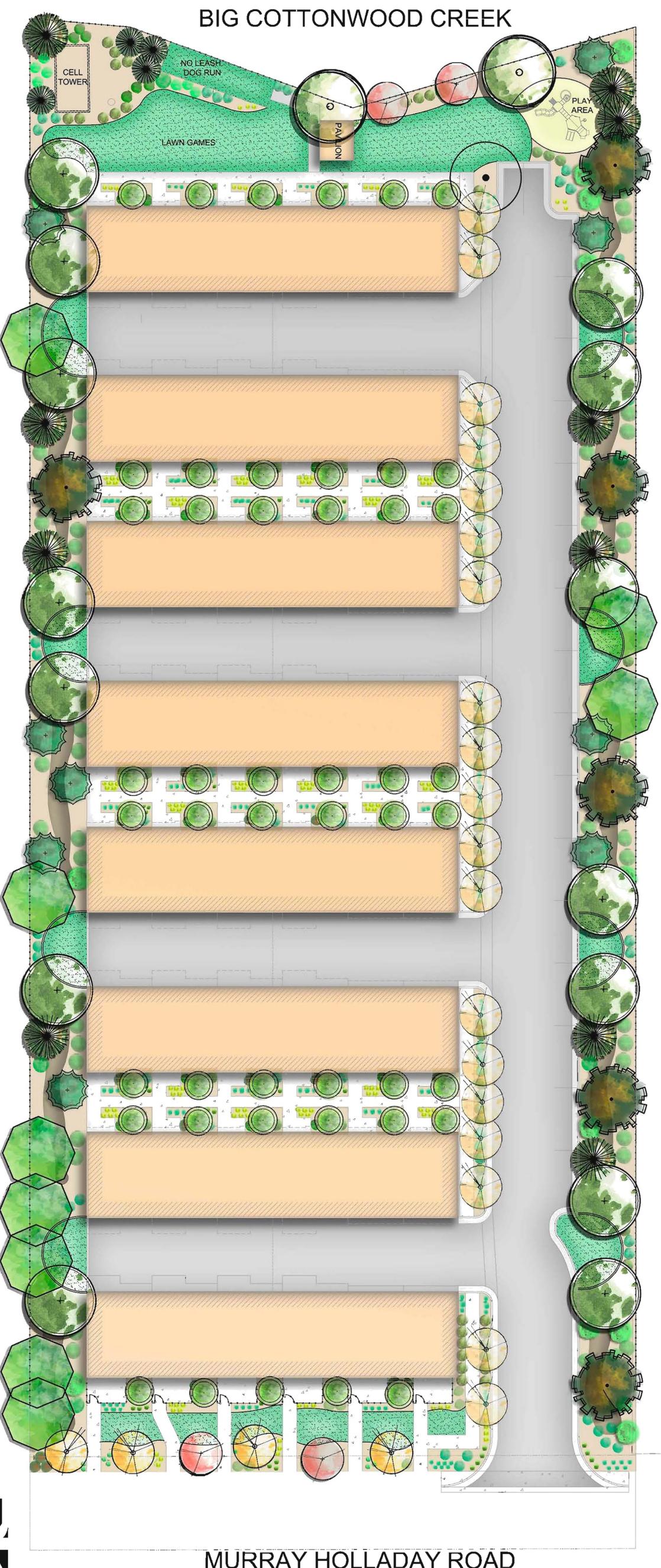
PROFESSIONAL ENGINEER
 No. 9249189
 BROCK D. LOOMIS
 1-14-16
 STATE OF UTAH

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

SPRING RUN TOWNHOMES
 965 E. MURRAY HOLLADAY RD.
 MILCREEK, UTAH

PROJECT NO. 1507115
 SITE PLAN
 CSP.01
 1 OF 2

SPRING RUN TOWN HOMES
965 E MURRAY HOLLADAY
MURRAY, UTAH 84107



JF CAPITAL™

JF CAPITAL

CHRISTIAN TRAEEDEN

1148 W. LEGACY CROSSING BLVD, SUITE 400

CENTERVILLE, UT 84014

801-335-8500

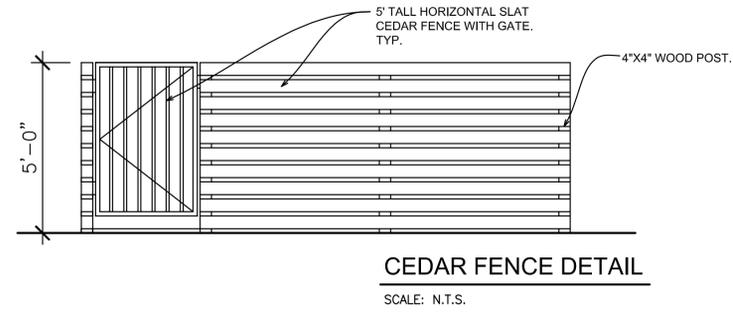
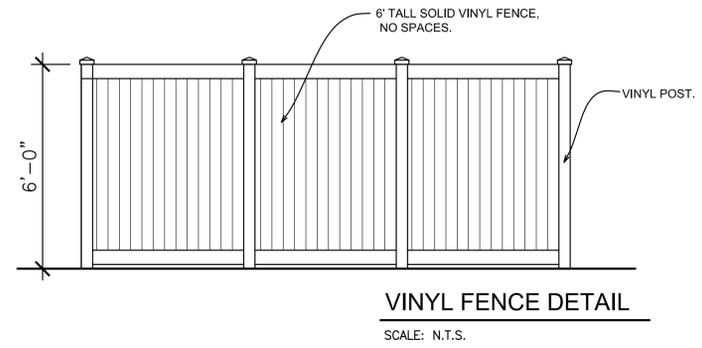


DESIGN GROUP
PKJ DESIGN GROUP LLC
3830 N. TRULIP BLVD, SUITE 102
LEHI, UTAH 84043 (801) 560-2888
www.pkjdesigngroup.com

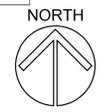
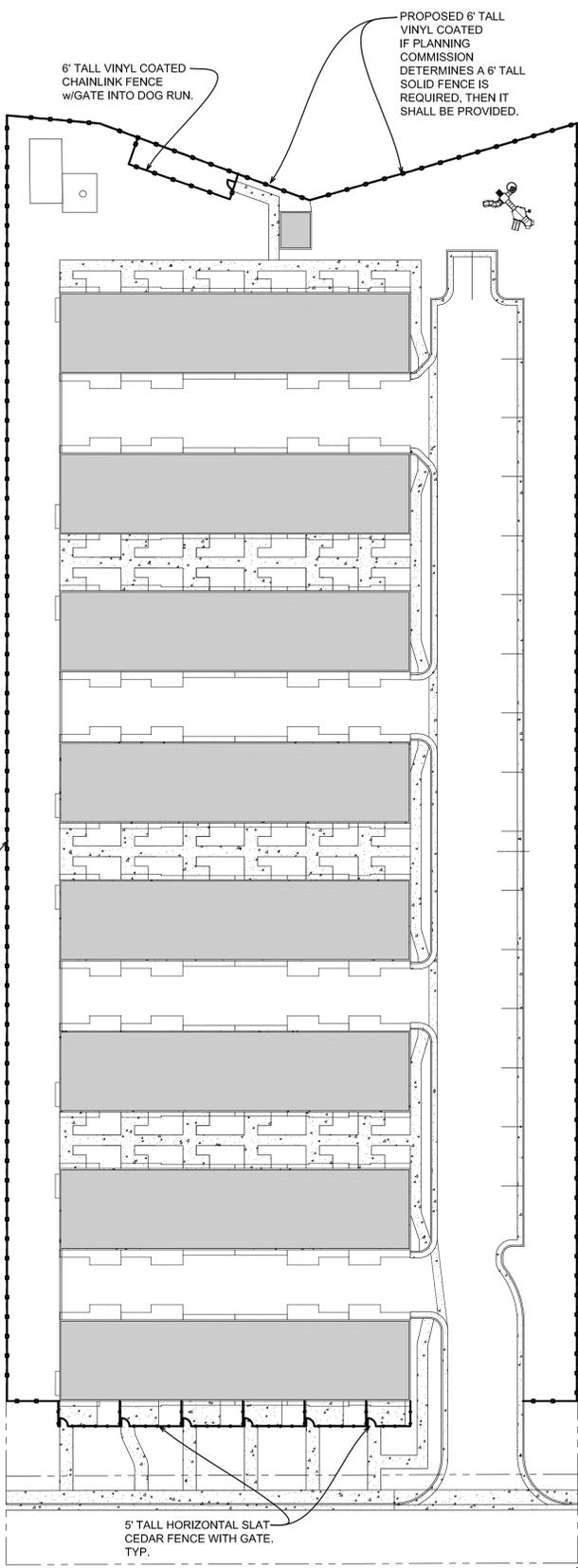


FENCING PLAN

DATE	Dec. 21, 2015
REVISION	
DESIGNED BY	
DRAWN BY	
CHECKED BY	
SCALE	
AS1	



PROPOSED TWO RAIL HORIZONTAL VINYL FENCE. IF PLANNING COMMISSION DETERMINES A 6' TALL SOLID FENCE IS REQUIRED, THEN IT SHALL BE PROVIDED.



FENCING PLAN
 SCALE: 1" = 30'

POLE LIGHT

100 Watt LED Area Light 8" Pole Architectural Bronze 4 Watt LED
 Dark Bronze 7 2



Energy cost savings
 100-hour lifespan
 Type distribution
 Ear warrant

LED info

atts: 4
 Color Temp: Cool
 Color Accuracy: C
 Lifespan: 100,000
 Dimensions: 4x4
 Efficiency: 2

Driver info

Type: Constant Current
 2: 1
 2: 1
 24: 1
 2: 1
 Input atts: 4
 Efficiency: 1

UL Listing: Suitable for wet locations.

Weight: 2 lbs.

Operating Temperature: Suitable for use in 4°C to 4°C ambient temperatures.

Cold Weather Starting: The minimum starting temperature is 4°C.

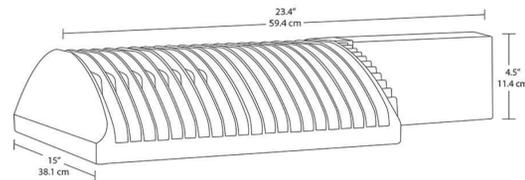
Thermal Management: Superior thermal management with external airflow fins.

Construction: Die-cast aluminum housing, lens frame and mounting arm.

Reflector: Spectacular vacuum metallized polycarbonate.

Material: High temperature silicone glass lens.

California Title 24: Complies with California Title 24 building and electrical codes.



EnergyLight Inc. Northwest Highway California 4

PORCH LIGHT

KICHLER

Style to live by



Outdoor Flush Mt 1Lt
 7002AZ (Architectural Bronze)

Product Description:

The Lantana™ collection of outdoor lighting is handcrafted with solidly defined lines and done in architectural bronze finish and light amber glass. This Light Flush mount uses a 75-W (M) lamp and is 9" in diameter, 5 1/2" high, U.L. listed for damp location.

Available Finishes:
 Architectural Bronze
 Textured Granite

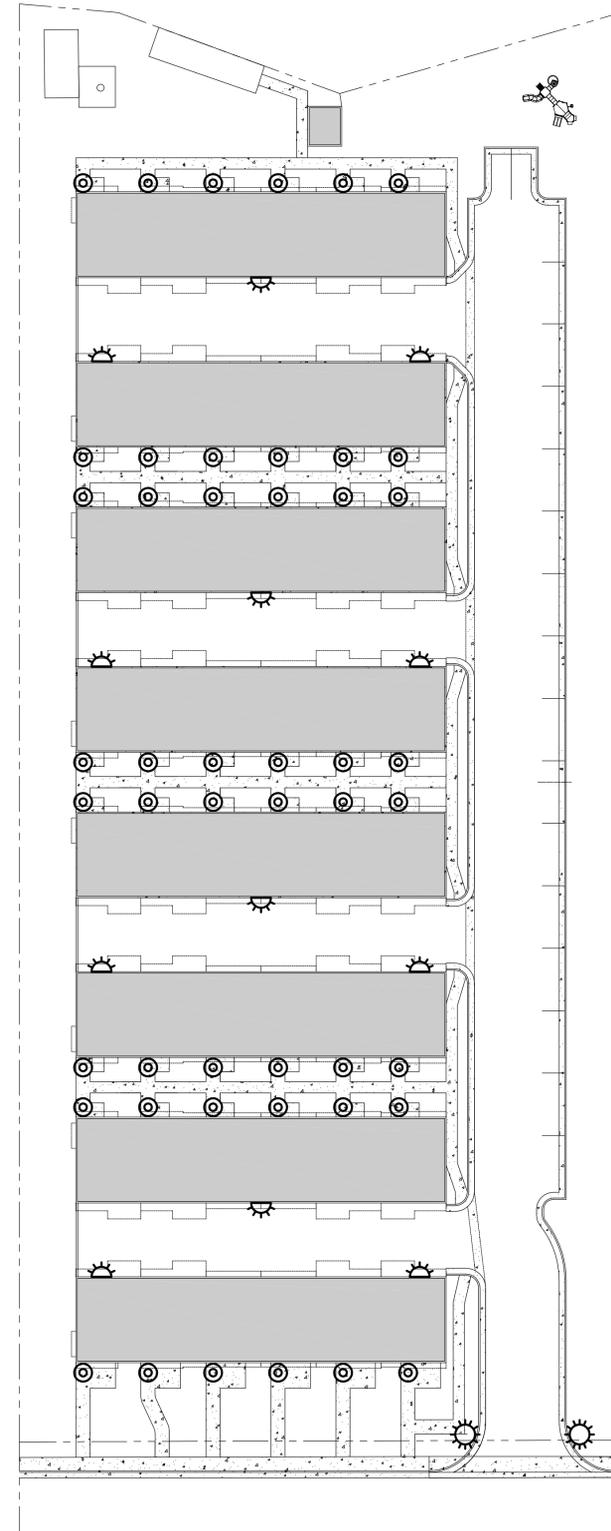
Technical Information

Lamp Included: Not Included
 Weight: 2.35LBS
 Glass Description: LIGHT AMBER GLASS
 Safety Rating: Damp
 Base Backplate: 9" DIA.
 CFL Bulb Type: HYBRID (18-25W)
 Dual Mount: No
 Light Source: Incandescent
 Socket Base: Medium
 Number of Bulbs: 1
 Lamp Type: A19
 Max Watt: 75W
 Width: 9"
 Height: 5.5"
 Finish: Architectural Bronze

Project: _____
 Type: _____
 Ordering #: _____
 Comments: _____

LIGHTING LEGEND

- ☼ WALL PACK LIGHT
- ☼ POLE LIGHT (12' POLE)
- ⊙ POLE LIGHT (12' POLE)



SITE LIGHTING PLAN

SCALE: 1" = 30'

WALL PACK LIGHT
AccessFixtures
 Commercial and Sports Lighting for Less



Maxlite 22W Small Led Full Cutoff Wall Pack 120V-277V

In Stock

SKU: MLSWP20LED50DS

Additional Information

Weight	10 lbs
Dimensions	14.25 x 11.53 x 9.05 in
Availability	Ships in 1-3 days.
Available Finishes	Bronze, White
Ballast	Electronic
Color Rendering (CRI)	
Color Temperature (K)	5000
Components	Major USA Brand
Features	Dimmable
Lamp Included	Lamp is included.
Led Type	LED Array
Lens	Boron Glass
Light Source	LED
Listings	DLC, ETL Listed, UL Listed
Mounting	Mounts on an electrical box or directly to surface
Rated Life	50,000
Total Lamp Watts	22
Voltage	120v-277v, 347v-480v
Style	LED Wallpacks

Telephone: 800-468-9925 Email: sales@accessfixtures.com

Tuttle and Associates, Inc.
 ARCHITECTS
 1648 E. 300 S.
 Salt Lake City, UT 84119
 PH: (801) 485-5464
 FAX: (801) 485-6969

Spring Run Townhomes

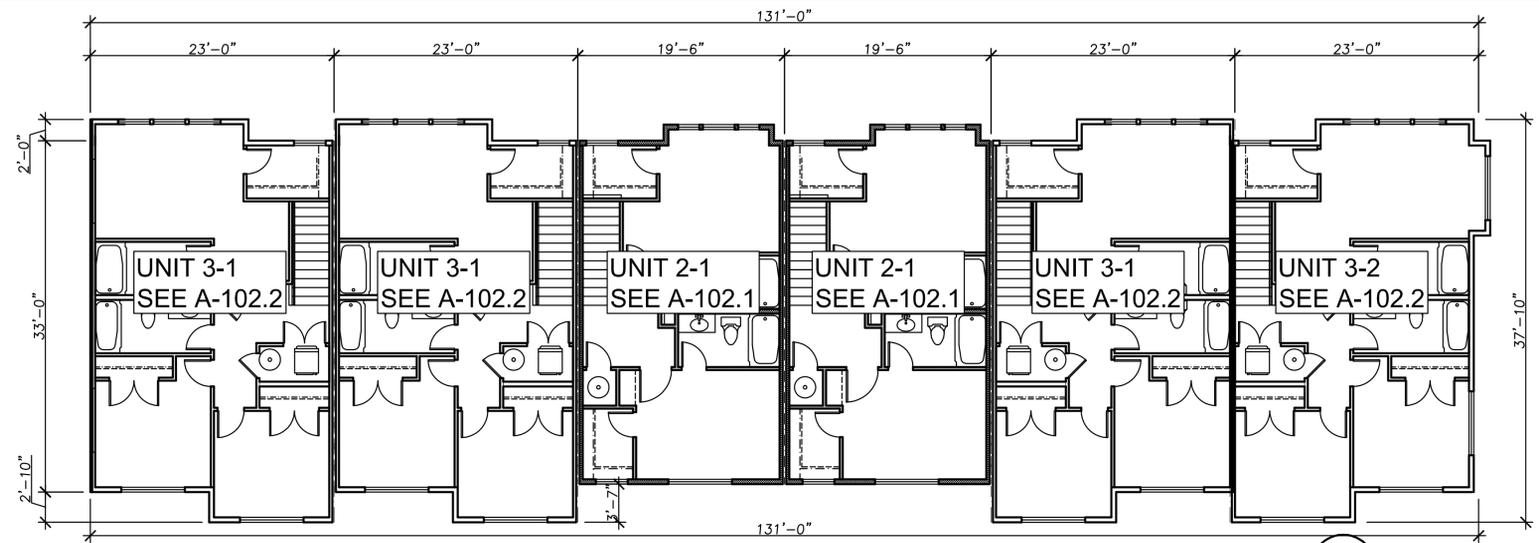
965 East Murray Holladay Road
 Salt Lake City, UT 84117

SITE LIGHTING PLAN

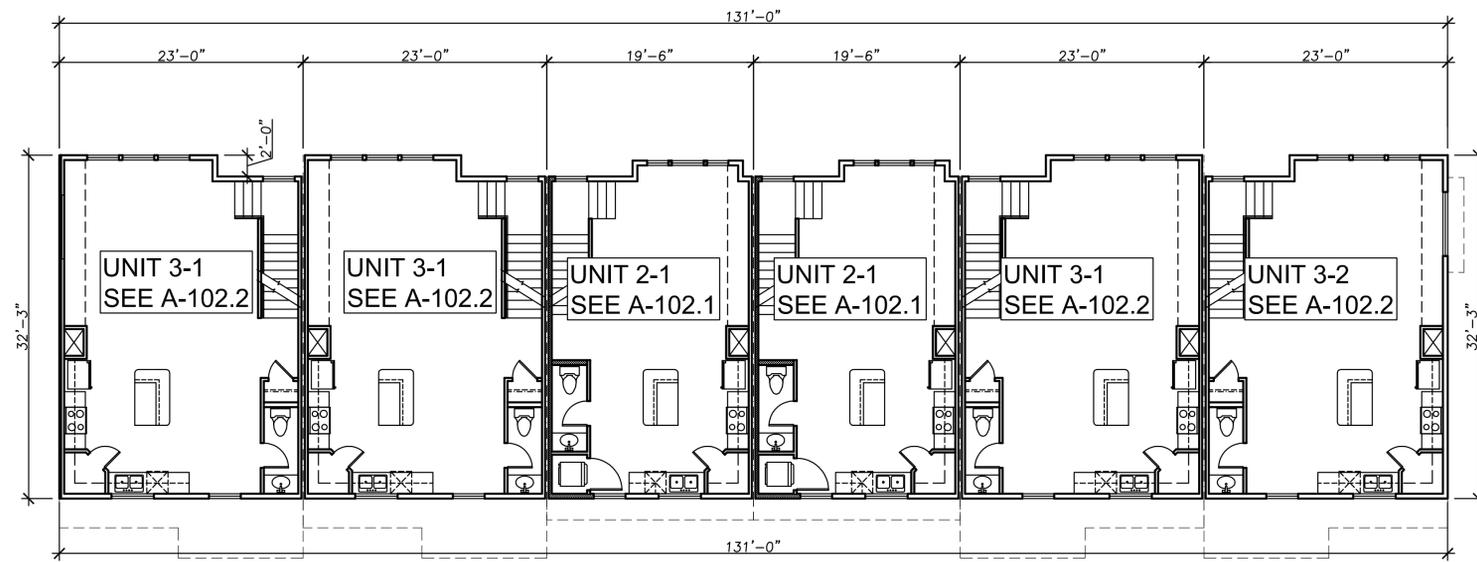
DATE: Dec. 21, 2015
 REVISION:
 DRAWING NO:
AS2



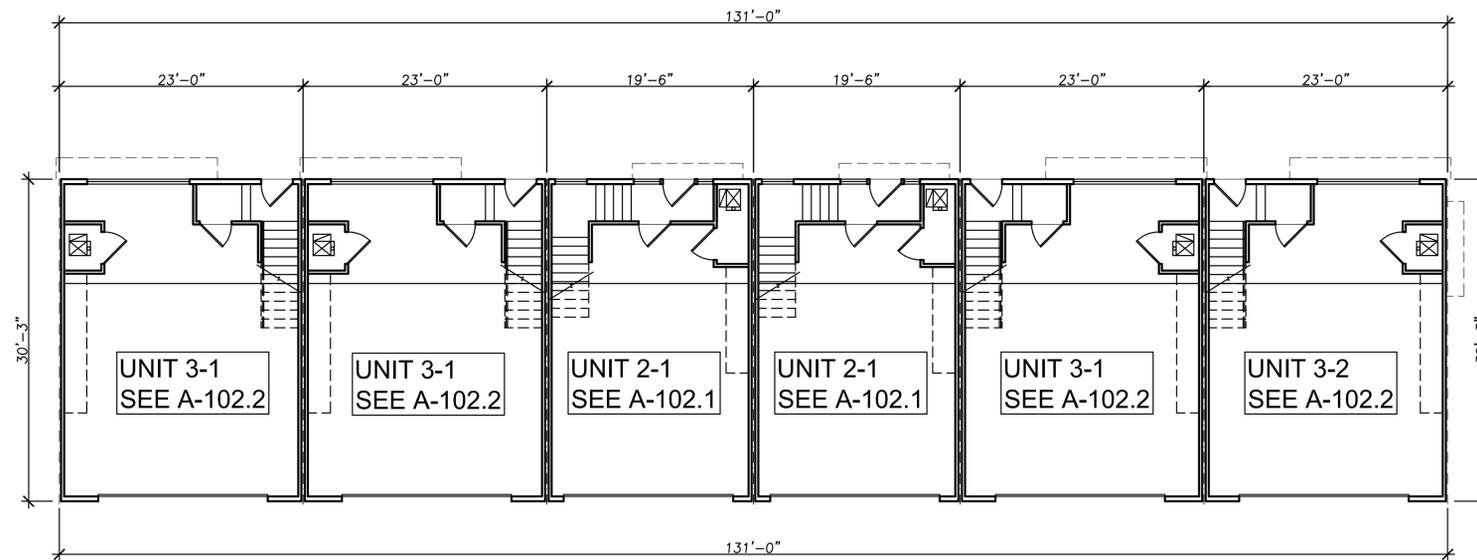




C BEDROOM LEVEL
A-101.1 SCALE: 1/8" = 1'-0"



B LIVING LEVEL
A-101.1 SCALE: 1/8" = 1'-0"



A GARAGE LEVEL
A-101.1 SCALE: 1/8" = 1'-0"

Tuttle and Associates, Inc.
ARCHITECTS
1648 E. 3300 S.
SALT LAKE CITY, UT 84106
PH: (801) 485-4464
FAX: (801) 485-6989

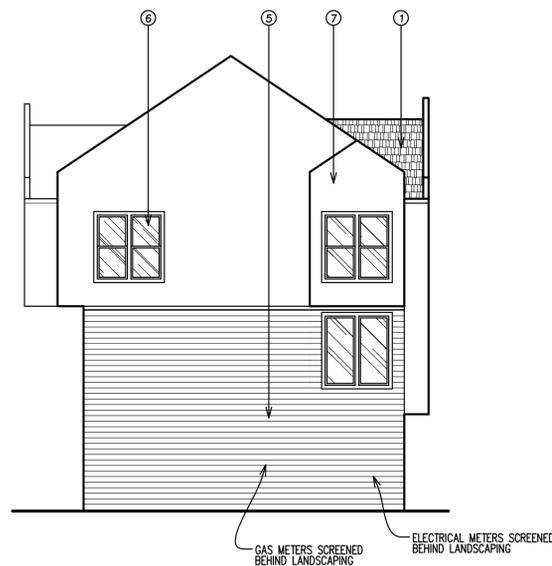
Spring Run Townhomes
965 East Murray Holladay Road
Salt Lake City, UT 84117

OVERALL BUILDING PLAN

DATE	Dec. 16, 2015
REVISION	
DRAWN BY	
DRAWING NO.	A-101.1

LEGEND

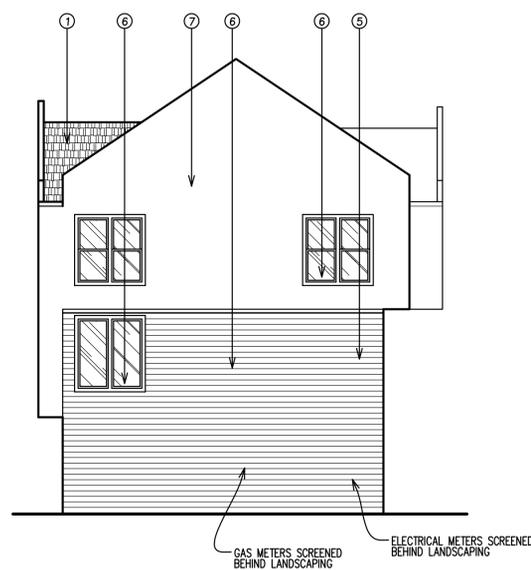
1. 30 YR. ARCH'L GRADE ASPHALT/FIBERGLASS COMP. SHINGLES OVER 15 LB. FELT. COLOR = CHARCOAL GRAY.
2. METAL STANDING SEAM ROOFING. COLOR = METAL GRAY.
3. NOT USED.
4. METAL ARCH. DECORATIVE CANOPY. COLOR = METAL GRAY.
5. HORIZONTAL CEDAR SIDING, INSTALL PER MANUFACTURER'S RECOMMENDATIONS. COLOR = NATURAL.
6. DBL. GLAZED VINYL SLIDING WINDOWS & PATIO DOORS, SEE DETAIL C/A-303. CAULK ALL AROUND. FRAME COLOR = LIGHT TAN, TO MATCH CEDAR SIDING.
7. STUCCO, COLOR = WHITE.
8. NOT USED.
9. FINISH GRADE PER CIVIL DRAWINGS.
10. GALVANIZED FLASHING W/ DRIP EDGE. COLOR = METAL GRAY.



D LEFT ELEVATION
A-201.1 SCALE: 1/8" = 1'-0"



A FRONT ELEVATION
A-201.1 SCALE: 1/8" = 1'-0"



C RIGHT ELEVATION
A-201.1 SCALE: 1/8" = 1'-0"



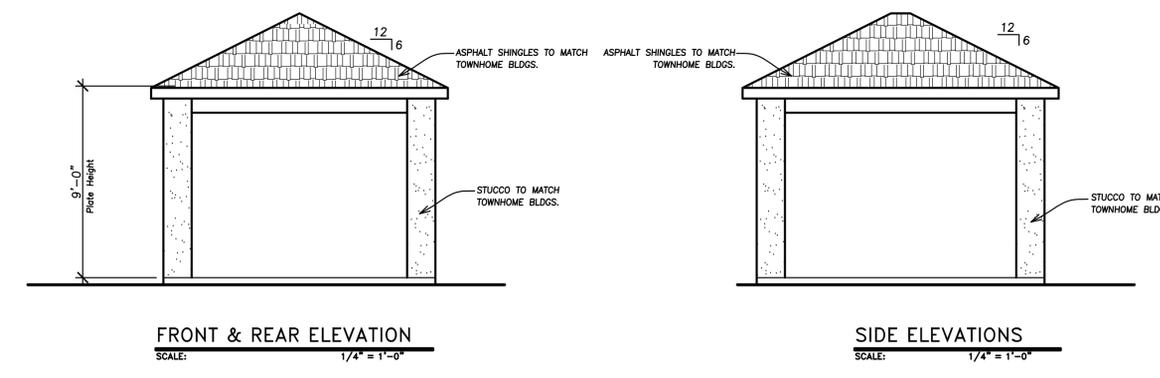
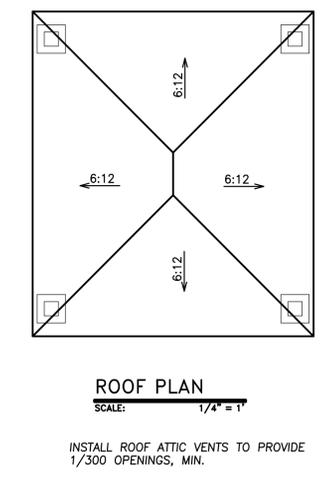
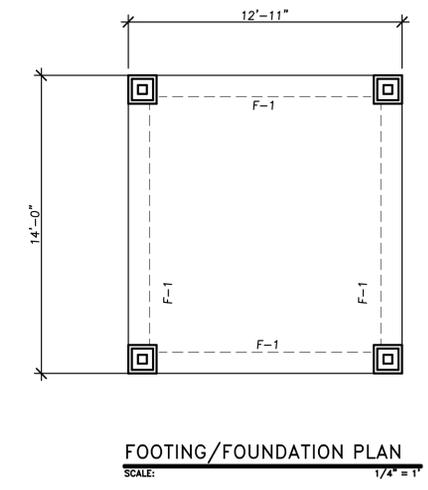
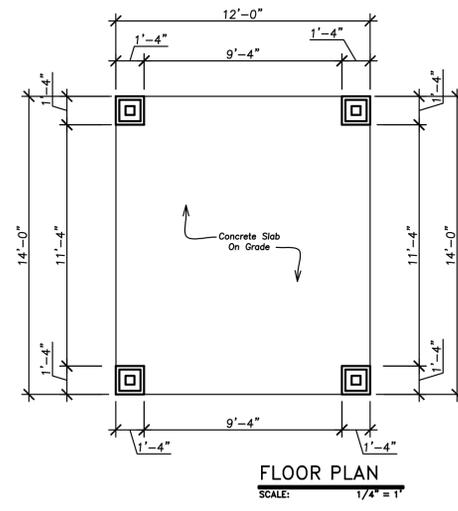
B REAR ELEVATION
A-201.1 SCALE: 1/8" = 1'-0"

Tuttle and Associates, Inc.
ARCHITECTS
1648 E. 3300 S.
SALT LAKE CITY, UT 84106
PH: (801) 485-4464
FX: (801) 485-6969

Spring Run Townhomes
965 East Murray Holladay Road
Salt Lake City, UT 84117

EXTERIOR ELEVATIONS

DATE: Dec. 16, 2015
REVISIONS:
DRAWN BY:
DRAWING NO:
A-201.1



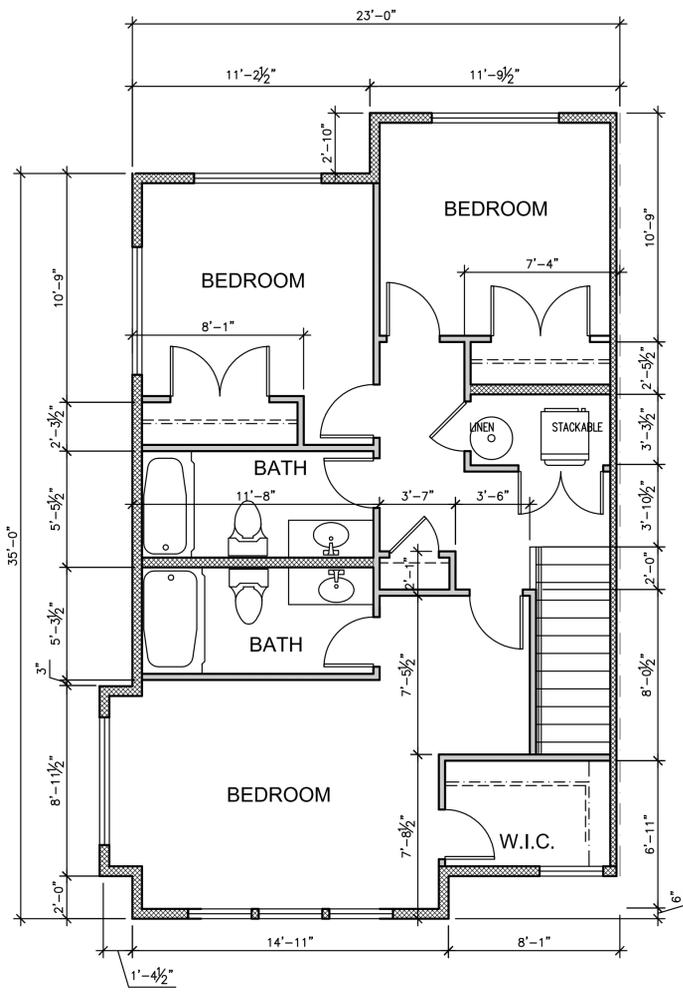
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11485 3300 S
SALT LAKE CITY, UT 84106
PH: (801) 485-4464
FAX: (801) 485-6969



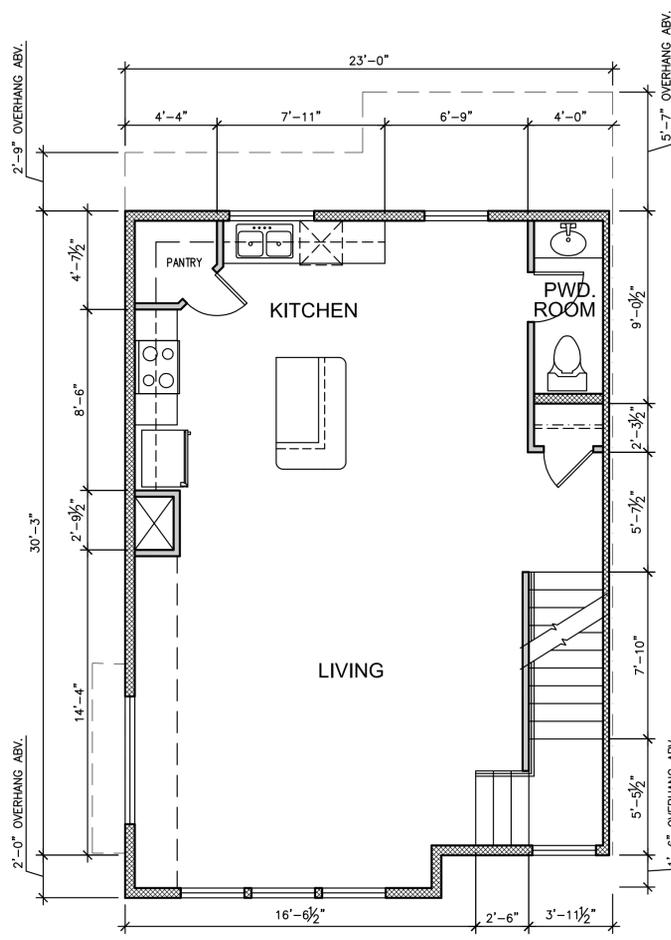
Spring Run Townhomes
965 East Murray Holladay Road
Salt Lake City, UT 84117

PAVILION PLAN

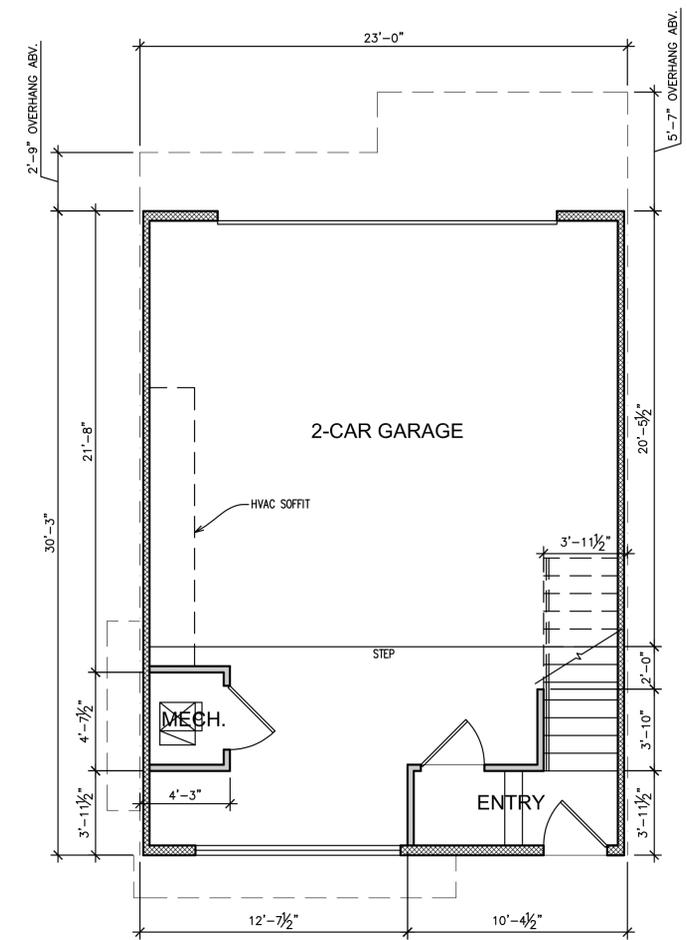
DATE	Dec. 21, 2015
REVISED	
DRAWN BY	
DRAWING NO.	A-102.70



C 3 BED - BEDROOM LEVEL PLAN
 A-102.3 SCALE: 1/4" = 1'-0"

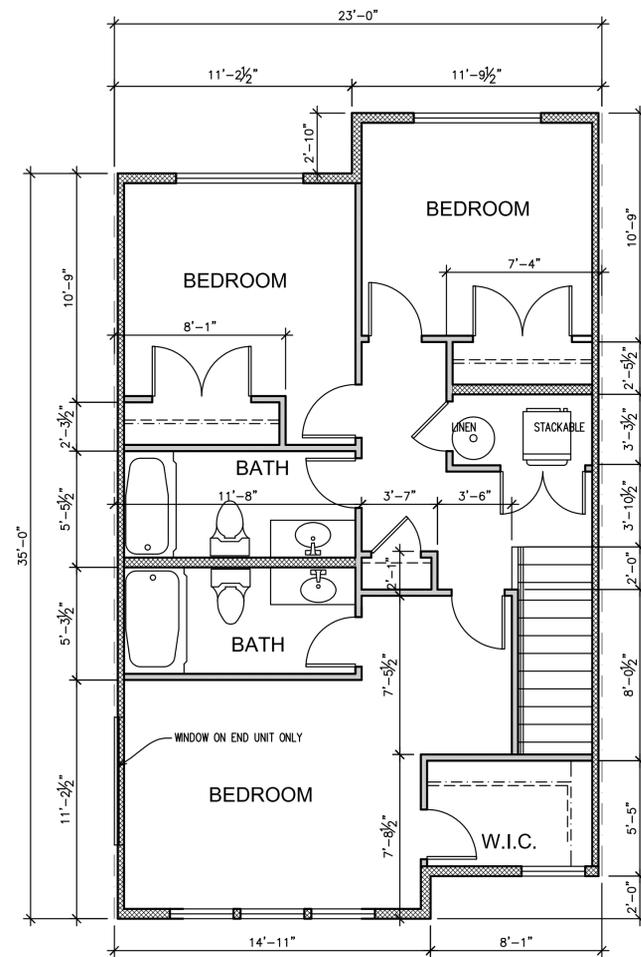


B 3 BED - LIVING LEVEL PLAN
 A-102.3 SCALE: 1/4" = 1'-0"

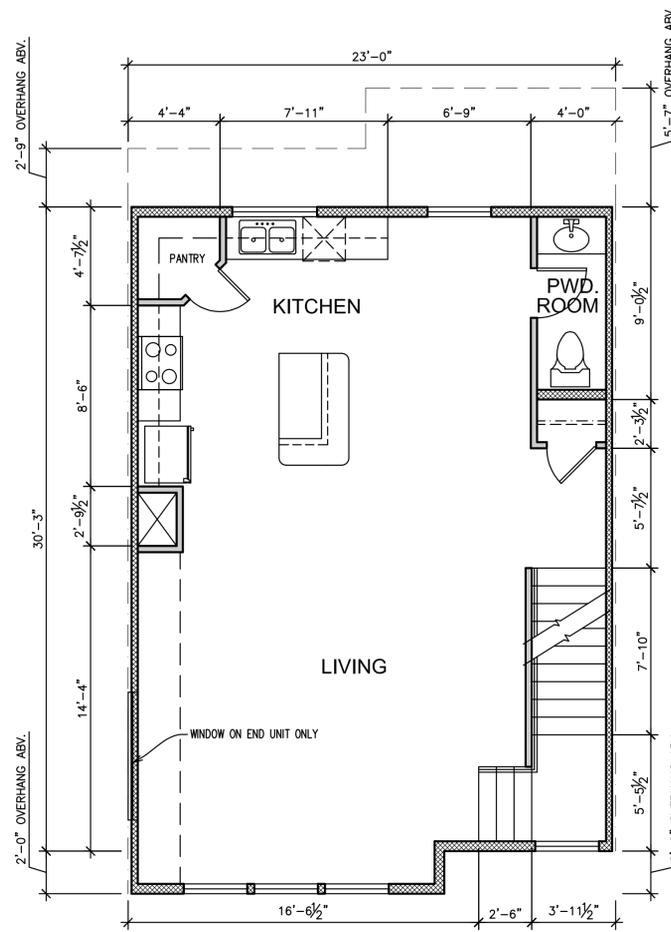


A 3 BED - GARAGE LEVEL PLAN
 A-102.3 SCALE: 1/4" = 1'-0"

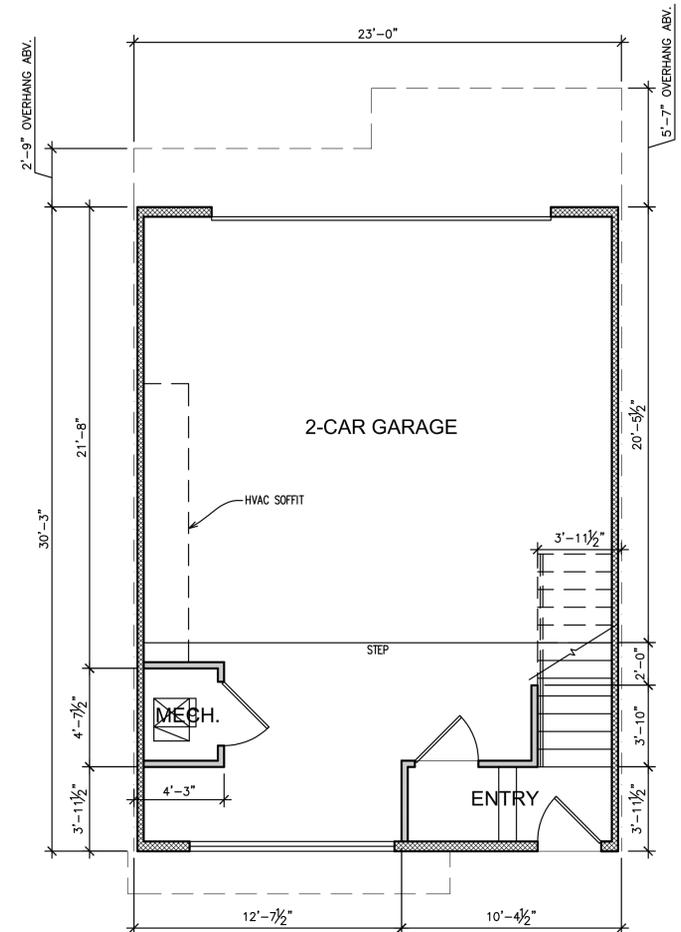
Unit 3-2
LIVING AREA
 1ST FLOOR = 113 SQ. FT.
 2ND FLOOR = 726 SQ. FT.
 3RD FLOOR = 836 SQ. FT.
 TOTAL = 1,675 SQ. FT.
 (INCLUDES STAIRWAYS AND MECH. CLOSET)



C 3 BED - BEDROOM LEVEL PLAN
A-102.2 SCALE: 1/4" = 1'-0"



B 3 BED - LIVING LEVEL PLAN
A-102.2 SCALE: 1/4" = 1'-0"



A 3 BED - GARAGE LEVEL PLAN
A-102.2 SCALE: 1/4" = 1'-0"

Unit 3-1

LIVING AREA

1ST FLOOR = 113 SQ. FT.
2ND FLOOR = 726 SQ. FT.
3RD FLOOR = 822 SQ. FT.
TOTAL = 1,661 SQ. FT.
(INCLUDES STAIRWAYS AND MECH. CLOSET)

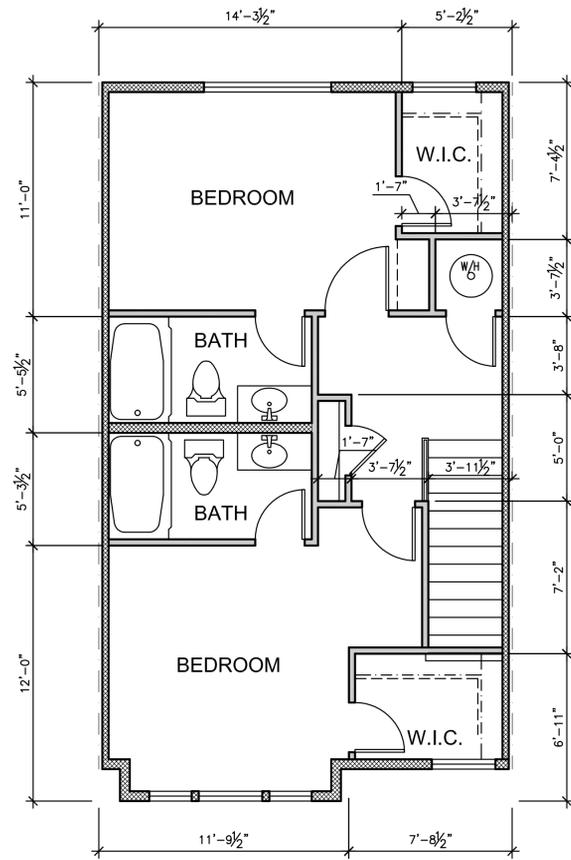


Spring Run Townhomes
965 East Murray Holladay Road
Salt Lake City, UT 84117

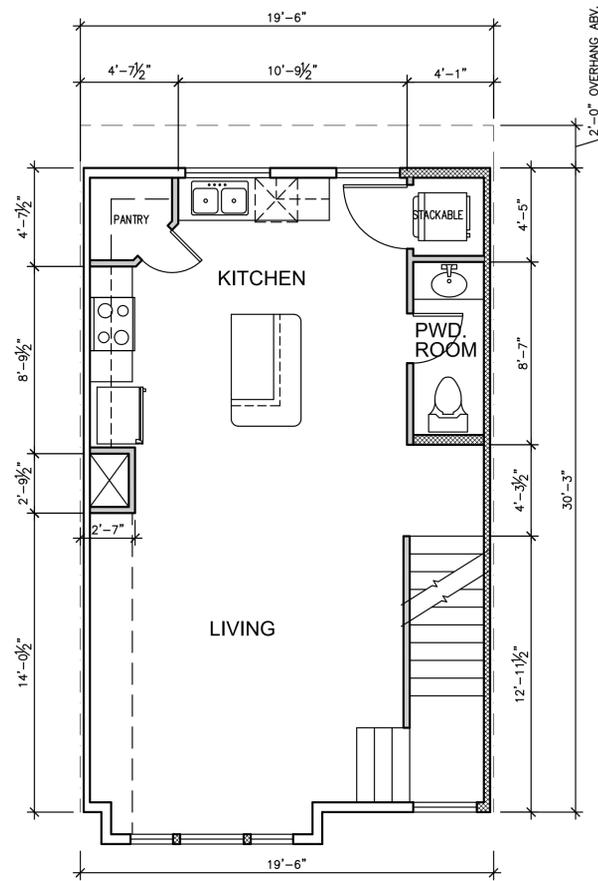
ENLARGED UNIT PLANS
3 BED UNIT

DATE: Dec. 16, 2015
REVISED:

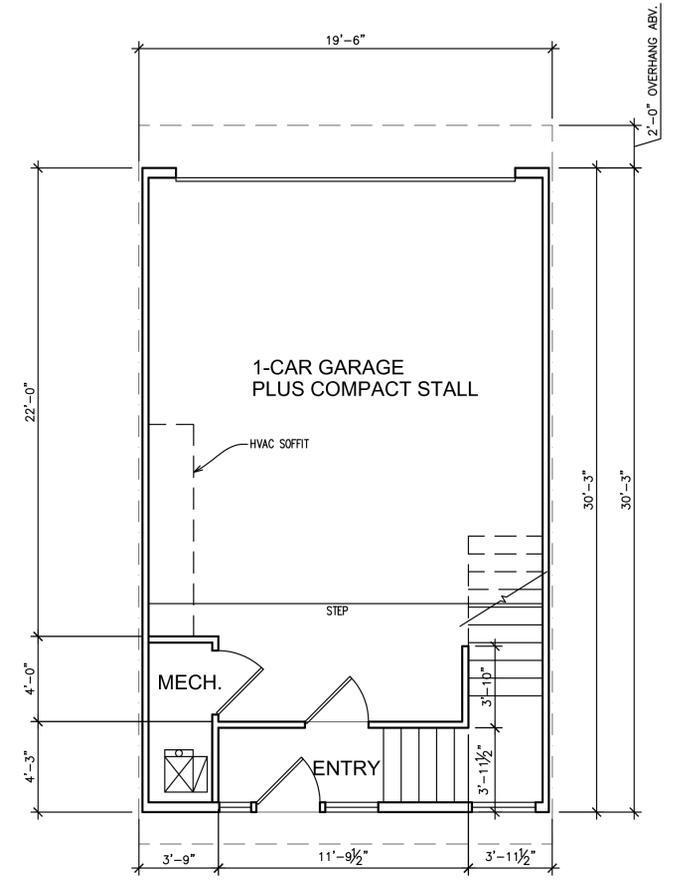
DRAWN BY:
DRAWING NO:



C 2 BED - BEDROOM LEVEL PLAN
A-102.1 SCALE: 1/4" = 1'-0"



B 2 BED - LIVING LEVEL PLAN
A-102.1 SCALE: 1/4" = 1'-0"



A 2 BED - GARAGE LEVEL PLAN
A-102.1 SCALE: 1/4" = 1'-0"

Unit 2-1

LIVING AREA

1ST FLOOR = 113 SQ. FT.
2ND FLOOR = 549 SQ. FT.
3RD FLOOR = 620 SQ. FT.
TOTAL = 1,282 SQ. FT.
(INCLUDES STAIRWAYS AND MECH. CLOSET)



Spring Run Townhomes
965 East Murray Holladay Road
Salt Lake City, UT 84117

ENLARGED UNIT PLANS
2-BED UNIT

DATE: Dec. 16, 2015

REVISION:

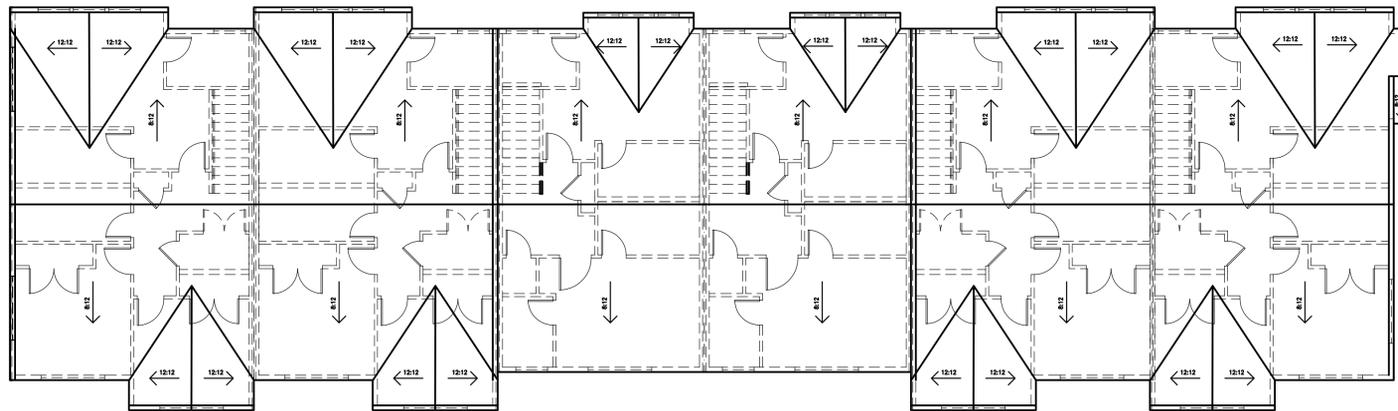
NO. _____

DRAWN BY:

NO. _____

DRAWING NO.

A-102.1



D ROOF PLAN
 A-101.2 SCALE: 1/8" = 1'-0"

OVERALL ROOF PLAN

DATE: Dec. 16, 2015

REVISION:

DRAWN BY:

DRAWING NO.:

A-101.2

Spring Run Townhomes

965 East Murray Holladay Road
 Salt Lake City, UT 84117

Tuttle and Associates, Inc.

ARCHITECTS

1648 E. 3300 S.
 Salt Lake City, UT 84106
 ph: (801) 485-4464
 fax: (801) 485-6969

Outdoor L Series Bench without Back

By Component Playgrounds



To be installed inside the Off Leash Dog Run and Adjacent to the Tot Lot.

Two Deck Outdoor Play Structures

By Component Playgrounds



See Tot Lot location on Site Plan.

Recreation Facility Information

Total number of recreation facilities required to meet minimum standards: _____
 (See Recreation Facility Calculation Table to determine the number and minimum size required.)

Type of Facility	Square Footage		Credit Used Toward Reducing Open Space
	Provided	Required	
Playground	1,000 sq. ft.		
Picnic Pavilion	256 sq. ft.	500 sq. ft.	
Lawn Games	600 sq. ft.		
Dog Run	1,023 sq. ft.		

Planners Comments

File # 29838

Conditional Use Summary and Recommendation

Public Body: Millcreek Township Planning Commission **Meeting Date:** March 16, 2016

Parcel ID: 22-04-402-053

Current Zone: C-2

Property Address: 4536 South Highland Drive

Request: Conditional Use – Restaurant Liquor License

Community Council: Millcreek

Township: Millcreek Township

Planner: Jeff Miller

Community Council Recommendation: Approval

Planning Staff Recommendation: Approval

Applicant Name: Francisco Mirenda

PROJECT DESCRIPTION

Francisco Mirenda is requesting conditional use approval of a restaurant liquor license to serve beer and wine at a new restaurant called Sicilia Mia. The proposed restaurant, which would utilize the restaurant liquor license, is a change of tenant located in a commercial space directly attached to the Fresh Market grocery store at this location.

SITE & VICINITY DESCRIPTION (see attached map)

The subject property is located near 4500 South and Highland Drive. The commercial area, which includes the proposed restaurant, is adjacent to office buildings to the south, and a mixture of single-family homes and higher density residential to the west, north and east.

ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has not identified any issues of concern related to this request to allow alcohol service at this location. If the conditional use is approved, the applicant would need to comply with all the rules and regulations of the Utah DABC (Department of Alcoholic Beverage Control), as well as any requirements of the restaurant permit issued by Salt Lake County.

NEIGHBORHOOD RESPONSE

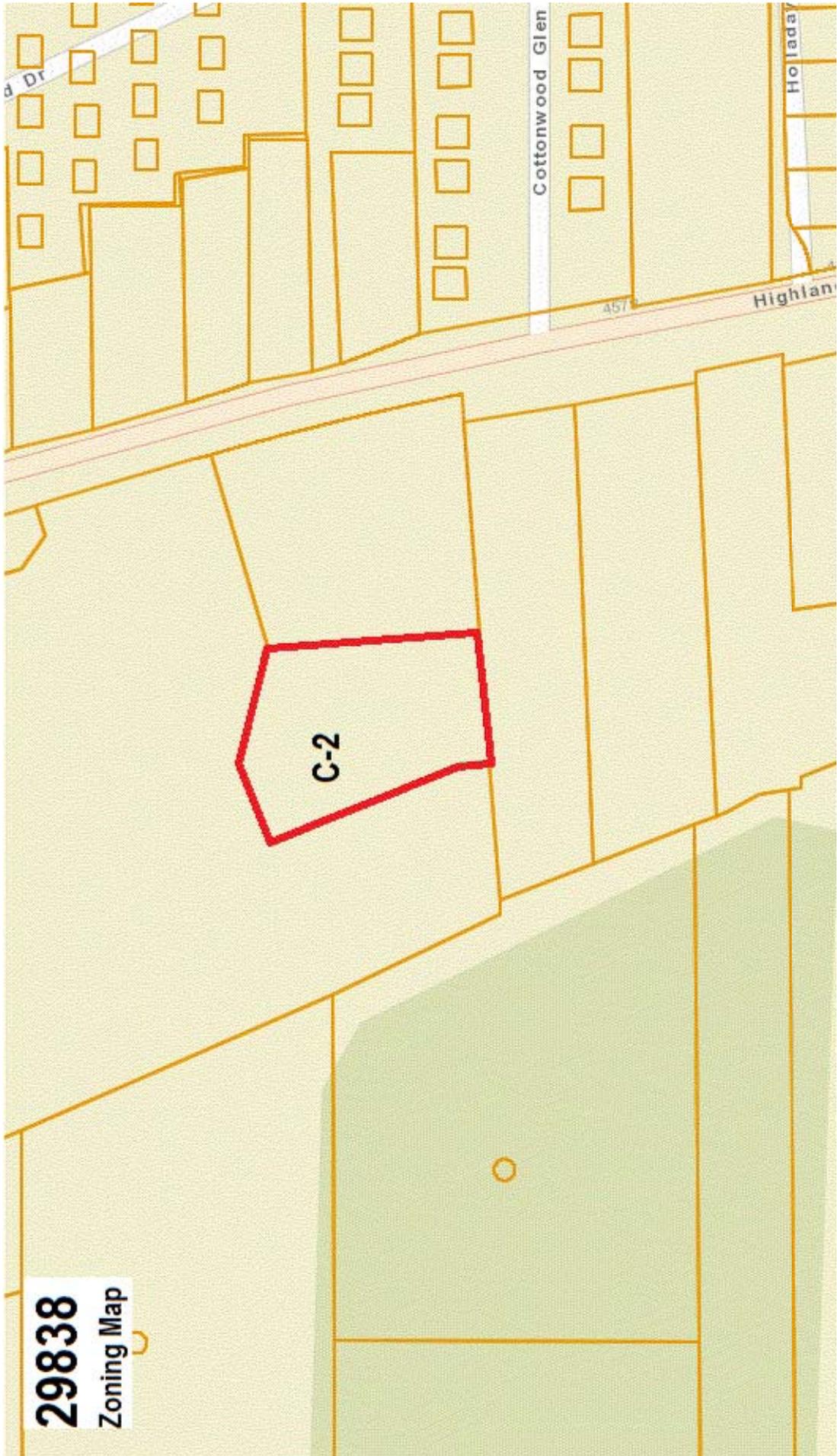
When this item was presented to the Millcreek Community Council, a local resident in attendance at the meeting asked about the operating hours of the restaurant, and when alcohol service would be allowed during the day. The applicant responded that they will follow the hours of restriction mandated by the DABC. Any additional responses from the neighborhood will be presented by Staff at the Millcreek Township Planning Commission meeting.

COMMUNITY COUNCIL RESPONSE

This item was presented to the Millcreek Community Council on March 1, 2016. They gave a favorable recommendation of approval for the conditional use to the Millcreek Township Planning Commission.

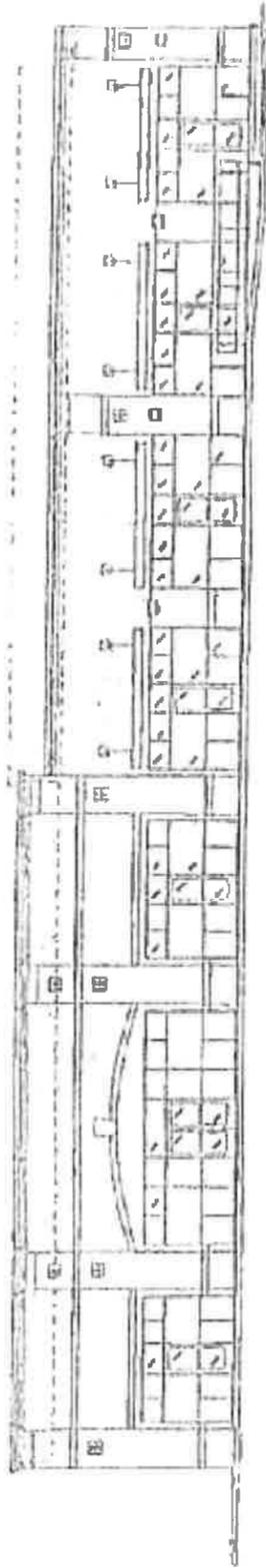
PLANNING STAFF RECOMMENDATION

Planning Staff would support an approval by the Millcreek Township Planning Commission for this conditional use request, subject to compliance with all State Laws and regulations pertaining to the serving of alcohol.

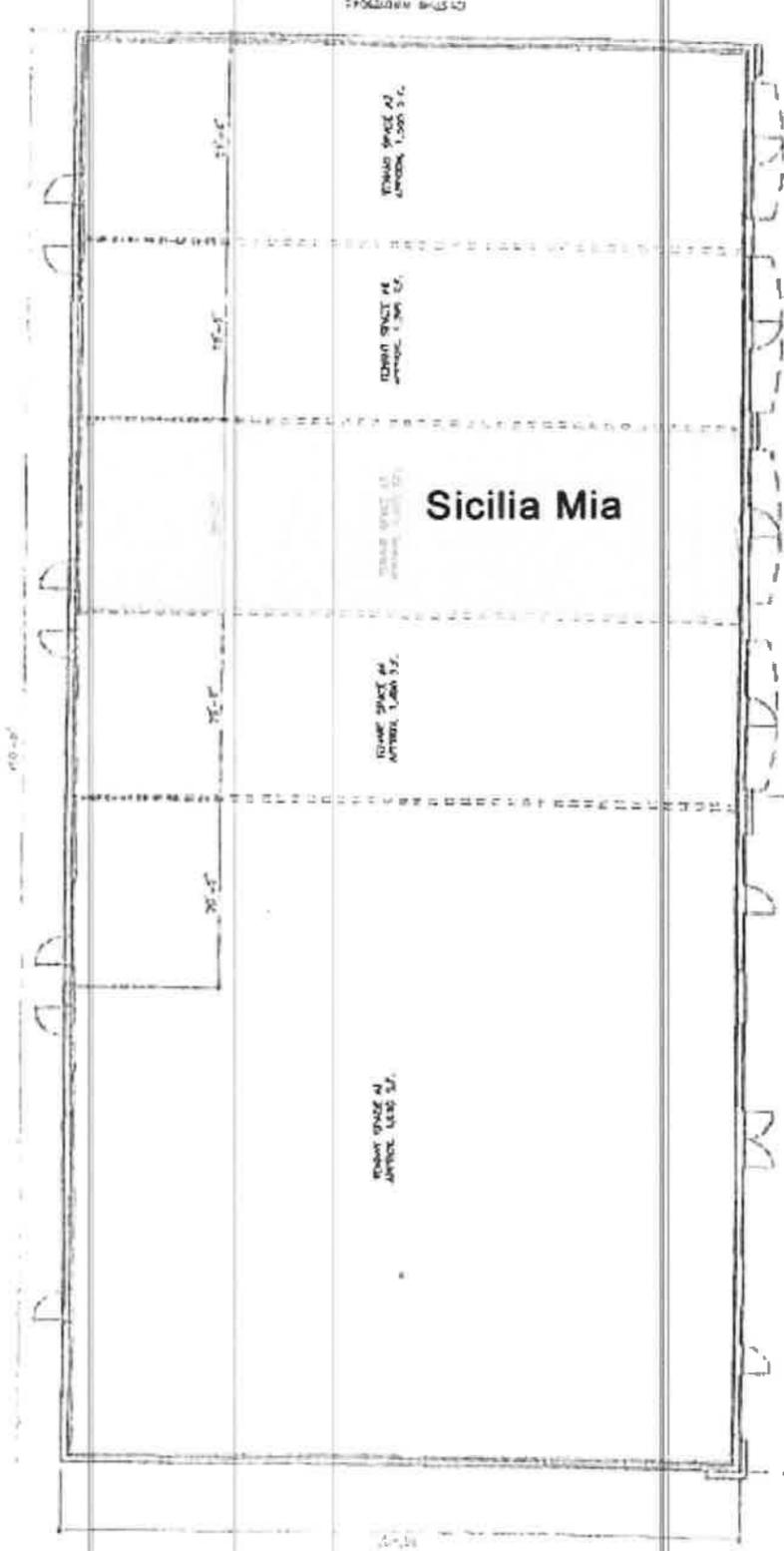




29838
Aerial Map



SECTION



FLOOR PLAN

ROOM SPACE AT APPROX. 1,000 S.F.

Sicilia Mia

Handwritten signature

CSHA

CONSTRUCTION SERVICES
 2000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202



SECTION THROUGH WINDOW
 SECTION THROUGH WINDOW



GREAT CUPS

SICILLI

COMING SOON
Sicilia Mia
TRADITIONAL • PASTRY • BAKERY
801-865-3330

SMALL SIGN: ONLY FROM...
SMALL SIGN: ONLY FROM...
SMALL SIGN: ONLY FROM...
SMALL SIGN: ONLY FROM...

OS

MEETING MINUTE SUMMARY
MILLCREEK TOWNSHIP PLANNING COMMISSION MEETING
Wednesday, October 14, 2015 4:00 p.m.

Approximate meeting length: 2 hours 42 minutes

Number of public in attendance: 20

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Janson

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

ATTENDANCE

Commissioners	Public Mtg	Business Mtg	Absent
John Janson (Chair)	x	x	
Tom Stephens (Vice Chair)	x	x	
Geralyn Parker Perkins			x
Ann Ober	x	x	
Shawn LaMar	x	x	
Andrew Gruber			x
Pam Juliano			x
Jon Jemming (Alternate)			x
Julia Tillou (Alternate)			x

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Max Johnson	x	x
Todd Draper	x	x
Spencer Hymas	x	
Jeff Miller	x	x
Chris Preston (DA)	Tele-conference	Tele-conference

PUBLIC HEARINGS

Hearings began at – 4:00 p.m.

Legislative

29625 – Ron Spratling is requesting approval of a zone change of 0.52 acres of land from the R-1-10 zone to the R-1-8 zone. **Location:** 2368 East 3395 South. **Community Council:** East Millcreek. **Planner:** Spencer Hymas

County Township Services Planner Spencer Hymas provided an analysis of the Staff Report.

Commissioners and County Township Services Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Citizen

Name: Quinn Watkins

Address: 3399 South 2410 East

Comments: Mr. Watkins asked if they are intending to build a detached single family home not a duplex.

Commissioner Janson confirmed they suggest two lots with a single family home.

PUBLIC PORTION OF MEETING CLOSED

Commissioner Stephens said if the neighborhood wasn't such a hodge podge, he doesn't see a problem with a zone change. Commissioner LaMar said he normally has a problem. If this conforms to how it comes through that's how it would be. Mr. Hymas clarified that if they couldn't keep the house, they would rather see it demolished then a request rather than cause an issue. Commissioner LaMar said he isn't in favor of an intended use.

Motion: To recommend approval of application #29625 to the County Council as presented.

Motion by: Commissioner Ober

2nd by: Commissioner Stephens

Vote: Commissioners voted unanimous in favor (of commissioners present)

Administrative

29617 – Ashley Baker is requesting approval to install an EMC Sign on existing poles in front of the Summit Christian Academy. The parcel is 3.4 acres. **Location:** 4028 South 900 East. **Zone:** C-2. **Community Council:** Millcreek. **Planner:** Jeff Miller

County Township Services Planner Jeff Miller provided an analysis of the Staff Report.

Commissioners and County Township Services Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Millcreek Community Council

Name: Silvia Navejar

Address: 1026 East Hillview Drive

Comments: Ms. Navejar said the community council and Mr. Miller covered all their concerns.

PUBLIC PORTION OF MEETING CLOSED

Commissioner Ober said she likes the idea of the community council. Commissioner Stephens said he would like 7pm to 7am. Commissioner Ober likes having the times, as this is a school and would like 9pm to 6am. Commissioner LaMar said a year ago he liked not have a sign on 700 east and there is now and it fits within the area. Commissioner Ober said it is great with height restriction and remove pole.

Motion: To approve application #29617, with the approved hours and pole removed.

Motion by: Commissioner Ober

2nd by: Commissioner LaMar

Vote: Commissioners voted unanimous in favor (of commissioners present)

29596 – Brad R. Baldwin requests conditional use approval to expand an existing bank office building and the accompanying site. **Location:** 3826 South 2300 East. **Zone:** R-M. **Community Council:** East

Millcreek. **Planner:** Todd A. Draper

County Township Services Planner Todd Draper provided an analysis of the Staff Report.

Commissioners and County Township Services Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Brad Baldwin

Address: 3607 Apple Mill Cove

Comments: Mr. Baldwin said the building was built in 1978 and lacks functionality. They have grown all through the valley and it makes sense to bring people to main headquarters. They acquired property behind them and they believe this is a great amenity and the neighbors are thrilled with the idea. He said there wouldn't be more than sixty-five people in the building. Not too many people visit the bank and it would be a nice amenity to East Millcreek.

Commissioner Ober is thrilled to keep part of the community and creating identity. How can they use front section for inviting space for the rider community? Mr. Baldwin said if a bicycle pulls up, they will help them. They use front area for marathons and are inviting and want to be a good part of the community. Commissioner LaMar echoed Commissioner Ober's comments. He hopes there is a bike rack and hopes there is a safe place to park bikes. Commissioner Janson said the check deposit application is discouraging people from coming in. Mr. Baldwin agreed and most people don't visit the bank. Commissioner Ober asked about the drive-thru and have they done anything on anti-idoling campaign. Mr. Draper said he isn't aware of an ordinance. Commissioner Ober requests voluntarily. Mr. Baldwin agrees.

Speaker # 2: Citizen

Name: Gary Wright

Address: 2327 Arnett Drive

Comments: Mr. Wright said nothing has been said about lighting through the parking lot and pollution in nighttime. He would like to know, as this is going to bring in more traffic in a congested area. He wants to know about this additional traffic and what requirements are on 2300 east. He is concerned with the high school students and is concerned with the safety of the students. It isn't correct to say across the street is a fresh market, homes are across the street.

Speaker # 3: Citizen

Name: Joan Shine

Address: 2312 Arnett Drive

Comments: Ms. Shine said she is concerned with traffic and bike lanes. It is so dangerous and parking stalls will make it hard. She said you can barely get onto 2300 east now and hopes they can do it safely. Rush hour is lined up already. Wants to know if the bank will be opened on Saturdays. They are planning to do construction there and a bicycle lane. There are complaints and that has been put off for so long. A lot of problems and a lot of bank problems in the past few years. This is making the problem more difficult.

Commissioner Janson said this is how to make it more compatible and what conditions can be placed. Zoning ordinance said it is already allowed. Ms. Shine said this will be so much worse and difficult for the community.

Speaker # 4: Citizen

Name: Gary Wright

Address: 2327 Arnett Drive

Comments: Mr. Wright said when he looks at north and south elevations, there are three levels. He doesn't understand how it will be cut down for new parking.

Speaker # 5: Architect

Name: Brent Vincent

Address: 401 East 1700 South

Comments: Mr. Vincent said lighting is down to avoid pollution. That is a minimum of what they can do. The bank hours are not changing. Will be open Monday through Friday, and the lobby closes at 5pm. These are office workers. It won't increase traffic, most traffic is caused by the on ramp.

Commissioner Ober asked about the drop. Mr. Vincent said will end up at the same level as the church parking lot, almost natural grade. Back parking lot will be level. Commissioner Janson confirmed drainage is on the west end. Mr. Vincent said that is the only way now, they will put it under ground. Commissioner Janson asked about the timing for 2300 east. Mr. Draper said it will remain as is, 2300 east will change across the street. Mr. Draper said it has been delayed by other factors and working on bids, maybe be next spring at this point. Mr. Vincent said landscaping front area.

PUBLIC PORTION OF MEETING CLOSED

Commissioner Ober said she works in park city and you need to have a bench, artistic bike rack with a pump, bike tools and sit facing each other. This is a key part where Millcreek and Holladay come together. She would like to see artistic engaging in the community on the sign. Commissioner Stephens asked for condition of approval. Commissioner Ober said she would like to see room for 5-10 bike spaces. Commissioner LaMar said he would like an anti-idling sign in the drive-thru. Commissioner LaMar said land owners have the right and the planning commissioner's job is to mitigate, to speculate the bank will be robbed and this isn't going to go through. Mr. Preston has concerns with the discussion regarding the motion as long as the motion is for that, it would be appropriate. Commissioner Ober wants clarification and offset parking stalls, she should make sure why she is asking for additional amenities. Mr. Preston said the law allows the planning commission to impose conditions for detrimental effects and identify the effects and remedy has to be a remedy.

Motion: To approve application #29596 for conditional use, with the added conditions:

3. Loss of parking stall with three bike racks and amenities
4. Hours
5. Lighting
6. Anti-idling sign on drive-thru

Motion by: Commissioner Ober

2nd by: Commissioner LaMar

Vote: Commissioners voted unanimous in favor (of commissioners present)

29451 – 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

County Township Services Planner Todd Draper provided an analysis of the Staff Report.

Commissioners and County Township Services Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Nathan Anderson

Address: 4915 South Navia Way

Comments: Mr. Anderson said the things brought up need details. Based on historical approval it was twenty-two apartment units. They took in the neighbors considerations and stepped back from apartments to townhomes. Courtyard on the front has a solid barrier. He said he is happy to take consideration of the neighbors, neighborhood and community council. They have used space and their measurement is from the face of element and the garage steps down.

Commissioner Janson asked about 3900. Mr. Anderson, Applicant said there's a wall and want to plant trees for noise at the courtyard. Commissioner Janson asked if the sidewalk is right up to porches. Mr. Anderson said right up against the planters. He found the courtyard to be very desirable. There is an option to install dog doors and rot iron fence can keep animals in and there is a dog patch. Commissioner Stephens said staff report is showing minimum setback. His point is if courtyard rises more than eighteen inches he has to count from the face out. Mr. Anderson said along 3900 south is where you get twenty-four feet and that needs to be taken into consideration. Commissioner Stephens asked if between each unit there is a vertical barrier. Mr. Anderson wants to give people a small area, these are sold to single mothers. Rot iron for privacy and to enjoy. Commissioner LaMar asked about high density and asked why he is trying to put so much on a piece of land. Mr. Anderson said the property works, seventeen feet on the east boundary. 1.5 acres is to put forty apartment units and have parking underneath the buildings. It fits with ample parking, and two car garage exists and works. These will give private outdoor space with three bedroom and four bathrooms. Cost would be \$295,000 in Millcreek.

Speaker # 2: Millcreek Community Council

Name: Silvia Navejar

Address: 1026 East Hillview Drive

Comments: Ms. Navejar said their biggest concern was density and garbage collection a big issue. The street is a busy street and putting out garbage cans is dangerous. The height of the buildings is an issue. They would like height restricted on 3900 south to nineteen feet and behind thirty-three feet. They approved this and Mr. and Anderson works well with the neighbors. A lot of things looked at and considered.

Speaker # 3: Citizen

Name: Ana Ellis

Address: 3861 South Montecito Street

Comments: Ms. Ellis said she's concerned about density and parking on west side. Eight feet from her window. Worried about the noise and the height. S would be looking into the back of the building. She has a great view of Mt. Olympus and no open space, just building. She just moved there two years ago and doesn't want the noise.

Speaker # 4: Not provided

Name: Not provided

Address: Not provided. House on the wall thirty feet away from the house

Comments: He said he hopes the dogs are taken care of. He said he is at twenty-seven feet high, and this is proposed height of thirty-five feet.

Speaker # 5: Applicant

Name: Nathan Anderson

Address: 4915 South Navia Way

Comments: Mr. Anderson said maximum height would be between 29. 8 to 30.8 feet, because there are steps and roof. The building stops at twenty-seven feet.

PUBLIC PORTION OF MEETING CLOSED

Commissioner LaMar said he is not ready to make a recommendation and wants to look at their other properties, adjacent property and the March 2014 approval. Commissioner Stephens said trying to mitigate the negative impacts. The apartment buildings, height and setback. Multi-family will get built, but plans have not been vetted through all parties. Commissioner Ober said asking for continuance, what are the reasons. Commissioner Stephens said the motion should be he visited the property and what transpired on the adjacent property.

Motion: To continue application #29451 to the November 18th meeting, to allow Staff to provide additional information for this site and adjacent site.

Motion by: Commissioner Ober

2nd by: Commissioner LaMar

Vote: Commissioners voted unanimous in favor (of commissioners present)

29186 – Benson Whitney requests conditional use approval and preliminary plat approval for the proposed Fisher Lane PUD. Also included is a request to amend lot 2 of the existing Fisher Meadows Subdivision. **Location:** 2184 East Fisher Lane. **Zone:** A-1 z/c. **Community Council:** Canyon Rim. **Planner:** Todd A. Draper

County Township Services Planner Todd Draper provided an analysis of the Staff Report.

Commissioners and County Township Services Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Benson Whitney

Address: 45 South Wasatch Boulevard

Comments: Mr. Whitney said he has nothing to add.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #29186 for conditional use as presented, with Staff Recommendations.

Motion by: Commissioner LaMar

2nd by: Commissioner Stephens

Vote: Commissioners voted unanimous in favor (of commissioners present)

Motion: To recommend approval of application #29186 to the Mayor for the amendment to lot 2 of the Fisher Meadows Subdivision.

Motion by: Commissioner LaMar

2nd by: Commissioner Stephens

Vote: Commissioners voted unanimous in favor (of commissioners present)

BUSINESS MEETING

Meeting began at – 6:17 p.m.

- 1) Approval of Minutes from the August 12, 2015 meeting.

Minutes from the August 12, 2015 were not available for review.

- 2) Approval of Minutes from the September 16, 2015 meeting.

Minutes from the September 16, 2015 were not available for review.

- 3) Ordinance Issues from today's meeting

Commissioner Ober departed at 6:18pm.

- 4) Other Business Items (as needed)

Commissioner Janson asked about the town center. Mr. Johnson said he isn't in the loop, but will get information and provide that information.

Mr. Johnson advised he has an update to the sidewalk plan and Tim Sullivan is here to provide a presentation.

Tim Sullivan provided an orientation of the Walk Millcreek and Sidewalk Master plan.

- 5) PUD Ordinance Update

Commissioner Janson asked if this is going to COW Meeting October 20th. Mr. Johnson said he would want to get with Zach Shaw and will convene to discuss the whole ordinance.

- 6) C-1, C-2, R-M Draft Ordinance – Initial Discussion

MEETING ADJOURNED

Time Adjourned – 6:42 p.m.

MEETING MINUTE SUMMARY
MILLCREEK TOWNSHIP PLANNING COMMISSION MEETING
Wednesday, November 18, 2015 4:00 p.m.

Approximate meeting length: 2 hours 28 minutes

Number of public in attendance: 20

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Janson

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

ATTENDANCE

Commissioners	Public Mtg	Business Mtg	Absent
John Janson (Chair)	x	x	
Tom Stephens (Vice Chair)			x
Geralyn Parker Perkins			x
Ann Ober	x		
Shawn LaMar	x	x	
Andrew Gruber	x	x	
Pam Juliano	x	x	
Jon Jemming (Alternate)			x
Julia Tillou (Alternate)			x

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Max Johnson	x	
Todd Draper	x	x
Spencer Hymas	x	x
Jeff Miller	x	x
Curtis Woodward	x	x
Chris Preston (DA)	x	x

PUBLIC HEARINGS

Hearings began at – 4:06 p.m.

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

Nathan Anderson, Applicant spoke and waived the 3-day notice of the Staff Report.

County Township Services Planner Todd Draper provided an analysis of the updated Staff Report from November 18, 2015.

Commissioner Janson asked where on the site plan they lost the two units. Mr. Draper explained the new plan and where on the site plan adjustments have been made. Commissioner Ober asked what percentage they are at in open space. Mr. Draper confirmed 35% open space. Commissioner LaMar said there was

not any guest parking. Mr. Draper said it has been reduced to no guest parking and 1.57 spaces per unit. They've widened some units. Commissioner Juliano confirmed the ordinance is at twenty-two feet. Mr. Draper said it has been increased from nineteen to twenty and they could approve a parking reduction. Commissioner Janson said you would have to lengthen the stall by two feet and the parking stalls should be twenty-two by twenty. Commissioner Lamar said the front yard setback is twenty, perimeter is fifteen, and rear is compliant right at thirty feet. Side yard setback is odd. Mr. Draper said standard for the zone and the smallest side yard setback is fifteen and smallest is seventeen feet for one unit. Standard zone is twenty-five, but the ordinance allows the reduction.

Mr. Draper said staff recommendation is masonry or concrete wall across the west boundary and should coordinate whatever the fence would be along the east side. Mr. Draper said compatibility is addressed in the staff report. The adjacent development has characteristics. Commissioner Juliano had a question on amenities and if they need to be specific. Mr. Draper said he can show the recreational amenities. Mr. Draper advised garbage would be individual cans, without community recycling.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Nathan Anderson

Address: 4915 South Navia Way

Comments: Mr. Anderson said Mr. Draper addressed the considerable issues. He prefers to put the sidewalk back in along 3900 south. Leave a better area and have more trees throughout the area and an interior sidewalk off the planters. In consideration of the basketball court, it would be helpful to save the perimeter trees. There were numerous questions about the previous approval on this. He purchased this in 2008 and later in 2012 they started the architecture. The community council asked him to back away from doing apartments and Option B was to do townhomes. The planner advised it wouldn't meet Option B standards. They came here in March 2013 and he extended it for a year and extended another year and parcel 1401 became available. He feels the need to step back on the northeast corner, if they allow him to remove that unit, he will add two parking stalls. He will try to keep all the rest of the parameter trees.

Commissioner Janson reconfirmed what the applicant just proposed. Commissioner Janson asked about the sport court of enlargement. He doesn't see adding the sidewalk. Mr. Anderson said fifty by thirty on the basketball court. They can make it work if it can be reduced. Commissioner Janson asked about the garages and asked for more length. Mr. Anderson will let the architect speak to that. Commissioner LaMar said from October, the garages were at 22.9 feet and now they're at 31 feet. Mr. Anderson said from brick to brick its thirty-four feet. Mr. Anderson wants to reduce the basketball court to twenty-eight squared.

Speaker # 2: Citizen

Name: Rookie

Address: Lives behind the project

Comments: He asked if the height would be thirty-six feet. He asked about time on the basketball court and if it is going to be noisy. He lives on east north and wants to know the distance between the properties.

Mr. Draper said the distance is 36.8 feet and there is a dog park on the northeast. Commissioner Janson said they can ask about the lighting.

Speaker # 3: Applicant

Name: Nathan Anderson

Address: 4915 South Navia Way

Comments: Mr. Anderson said in regard to the northeast corner, it shows a distance of thirty feet from the property line and if he removes the unit it would be twenty-one.

Speaker # 4: Architect

Name: Chris Layton

Address: 3200 East 3900 South

Comments: Mr. Layton said with respect to the garage they could encroach into the living space and make it a little tighter. They could keep the living area and slip into the front porch space. If twenty-one feet is the magic number, they could make it work.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and Staff had a brief discussion regarding correct plans, but not the current staff report.

Commissioner Lamar likes the setbacks. Nothing along the area is over twenty-eight feet and isn't compatible. He wouldn't be comfortable to make a motion. Commissioner Juliano asked for negative reaction from neighbors. Commissioner Janson hasn't heard anything and community council favored this. Commissioner Ober said the community councils are normally against three stories. She wants to talk about open space and she wonders if they are eliminating. Less likely for kids to get to and from and keep as any amenities safely. Commissioner Gruber asked Mr. Preston and he said there is according to LUDMA, any application that complies is entitled to justice and recommendation from staff is for approval. Commissioner Ober said the requirements for open space don't meet. Mr. Preston said that is a policy guideline. Mr. Preston said if there are reasonably anticipated detrimental effects, conditions could be placed on the approval. Mr. Draper said you get to choose mitigation measure and a playground could be put in as mitigation. Mr. Preston said you have to show there is substantial evidence to support that you cannot mitigate. Commissioner Ober asked for standard for open space component and what that holds. Mr. Preston said follow requirements in ordinance. Open space policy provides guidelines, but is not mandatory. Commissioner Gruber asked if not following the guidelines, if they could not mitigate the problems, and if not complying does that satisfy the standards. Mr. Preston said the guidelines are guidelines in the policy and don't require an absolute requirement. Commissioner Janson advised the difference between policies and ordinances that have been formally adopted.

Commissioners had a brief discussion.

Motion: to Continue application #29451 to the December 16th meeting, allowing staff to calculate open space, etc. and applicant and architect to come back.

Motion by: Commissioner Ober

2nd by: Commissioner Juliano

Vote: Commissioners voted unanimously in favor (of commissioners present)

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

County Township Services Planner Todd Draper provided an analysis of the Staff Report.

Commissioners and Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Pete Simmons

Address: 5710 South Green Street

Comments: Mr. Simmons said they have been working on the site for quite some time and the idea is to have it blend as a blue spruce, but they have been limited with the surrounding trees. Has come a long way from what has been seen in the past. If you've seen other ones come through in Big Cottonwood Canyon. He has nothing further to add.

PUBLIC PORTION OF MEETING CLOSED

Motion: to Approve application #29540 with Staff Recommendations, not to exceed sixty feet in height, and include color scheme recommendations.

Motion by: Commissioner Ober

2nd by: Commissioner LaMar

Vote: Commissioners voted unanimously in favor (of commissioners present)

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

County Township Services Planner Todd Draper confirmed Staff is requesting a continuance to December 16th meeting.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Bryan Baggaley

Address: 2258 East Lambourne Avenue

Comments: Mr. Baggaley said there were discrepancies with a couple of surveys done and he just had a new survey completed this week and that has been resolved. They have the plan updated and ready to resubmit in December.

PUBLIC PORTION OF MEETING CLOSED

Motion: to continue application #29403 to the December 16th meeting based on Staff Recommendations.

Motion by: Commissioner Juliano

2nd by: Commissioner LaMar

Vote: Commissioners voted unanimously in favor (of commissioners present)

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

County Township Services Planner Jeff Miller provided an analysis of the Staff Report.

Commissioner Janson asked if it is addressed very well the pie shape lots, addressed very well. Mr. Miller said it talks about unusual lot sizes and shapes and that's why they're making the recommendation. Mr. Miller said the Community Council said there wasn't any negative feedback from neighbors and felt there weren't any concerns. Commissioner LaMar said that the side yard setback is 6 1/2 feet and the garage will be to 8 feet when complete. Mr. Miller said this property has an existing garage that will be demolished.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Mark McGill

Address: 3657 East Pax Circle

Comments: Mr. McGill said he would like to thank Staff and Mt. Olympus Community Council, the neighbors and the action to confirm everyone is informed. This was taken to engineering to building on the foundation. The drainage and the pie shape lot is why they had to do this.

PUBLIC PORTION OF MEETING CLOSED

Motion: to Approve application #29657 for RCOZ Option C exception as presented.

Motion by: Commissioner Ober

2nd by: Commissioner Gruber

Vote: Commissioners voted unanimously in favor (of commissioners present)

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

County Township Services Planner Jeff Miller provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Jeff Schindewolf

Address: 717 East Simpson Avenue

Comments: Mr. Schindewolf said the purpose of this is use not height and no problem with thirty-five feet. There is an existing building and request C-1 setbacks to twenty feet.

Speaker # 2: Millcreek Community Council

Name: Chris Haller

Address:

Comments: Mr. Haller said the Millcreek Community Council discussed this application and was unanimous in favor, but with the recent information being brought forward and the applicant not being present at the community council meeting, they were unaware of the C-1 setbacks. They strongly felt height was an issue and with that the adjoining lots are compatible and flows with the area.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and Staff had a brief discussion.

Motion: to recommend approval to the County Council of application #29747, with a restriction of height to thirty-five feet.

Motion by: Commissioner Ober

2nd by: Commissioner Juliano

Vote: Commissioners voted unanimously in favor (of commissioners present)

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

County Township Services Planner Spencer Hymas provided an analysis of the Staff Report.

Commissioners and Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Colin Strasser

Address: 1935 South 900 East

Comments: Mr. Strasser said he did a similar zone change on 2300 east two years ago and is currently being built out by hamlet homes. They're excited to keep the house on the front lot and build a house behind it. There is a minimum around the neighborhood with higher end houses and excited to start the subdivision.

Speaker # 2: Citizen

Name: Paul Ogilvie

Address: 1887 East 3900 South

Comments: Mr. Ogilvie said he is excited to have a new neighbor. The house that's there is in dilapidated condition and has rats living in it. He recommends not looking at that as a positive. Lots in the area have a fair amount of yard and are traditional. His backyard lot has five thousand square feet. He would be concerned that the lot and access quite tight. Setback and envelope rules should be respected.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion. Commissioner Janson asked if the subdivisions normally come to the planning commission. Mr. Draper said all subdivision applicants come before them, but this is a rezone. Mr. Hymas said if this rezone is approved, you would see a subsequent subdivision application come before them.

Motion: to recommend approval to the County Council of application #29686 as presented.

Motion by: Commissioner Gruber

2nd by: Commissioner Ober

Vote: Commissioners voted unanimously in favor (of commissioners present)

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

The PUD Ordinance amendment will not be heard, as it was not noticed. This item will be heard at the December 16th meeting.

Commissioner Ober departed at 6:22 pm.

BUSINESS MEETING

Meeting began at – 6:22 p.m.

Commissioner Janson advised commissioners there have been plenty of discussion regarding the PUD ordinance and it has been going to the Community Councils for recommendation. Mr. Hymas said there are applications out there that have some contracts and is a great time to look at these things moving forward. Commissioner Janson said in other areas he works with they have meetings with developers. Commissioner LaMar asked what their role is in the community with regards to the PUD. Commissioner Janson said take a look at the ordinance. Mr. Preston advised the PUD Ordinance is going to all of the communities for recommendation to the County Council and they will have the opportunity to resolve the conflicting information.

Meeting minutes were unavailable. They will be postponed to the December 16th meeting.

- 1) Approval of Minutes from the August 12, 2015 meeting.

Minutes from August 12, 2015 were not available for review.

- 2) Approval of Minutes from the September 16, 2015 meeting.

Minutes from September 16, 2015 were not available for review.

- 3) Approval of Minutes from the October 14, 2015 meeting.

Minutes from October 14, 2015 were not available for review.

- 4) Ordinance Issues from today's meeting

- 5) Other Business Items (as needed)

Commissioners had a discussion regarding having a city planning commission. Mr. Preston said LUDMA requires a planning commission.

- 6) Introduction to the updated FCOZ and Mountain Resort Zone.

Commissioner Janson confirmed there will be a real presentation on this item at the next meeting.

- 7) Introduction of Millcreek Town Center Development Plan (2300 East 3300 South).

Commissioner Janson said this is a good plan from CRS, with Staff involvement. Commissioner Janson advised the commissioners to take a look at this.

- 8) C-1, C-2, R-M Draft Ordinance – Discussion

Commissioner Janson said there was a meeting regarding the R-M zone and it is coming together. He attended a community council meeting last night and the four things they addressed were R-M, C-1, C-2, and PUD.

Commissioner Juliano departed at 6:34 pm.

Quorum was lost at 6:34 pm. Business items will be continued to the December 16th meeting.

MEETING ADJOURNED

Time Adjourned – 6:34 p.m.

MEETING MINUTE SUMMARY
MILLCREEK TOWNSHIP PLANNING COMMISSION MEETING
Wednesday, December 16, 2015 4:00 p.m.

Approximate meeting length: 3 hours 57 minutes

Number of public in attendance: 25

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Janson

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

ATTENDANCE

Commissioners	Public Mtg	Business Mtg	Absent
John Janson (Chair)	x	x	
Tom Stephens (Vice Chair)	x	x	
Geralyn Parker Perkins	x	x	
Ann Ober	x	x	
Shawn LaMar	x	x	
Andrew Gruber	x	x	
Pam Juliano	x	x	
Jon Jemming (Alternate)			x
Julia Tillou (Alternate)			x

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Max Johnson	x	x
Todd Draper	x	x
Spencer Hymas	x	x
Curtis Woodward	x	x
Tom Zumbado	x	x
Jeff Miller	x	x
Chris Preston (DA)	x	x
Alison Weyher		x

BUSINESS MEETING

Meeting began at – 4:04 p.m.

- 1) Introduction of Millcreek Town Center Development Plan (2300 East 3300 South).

Salt Lake County Township Services Alison Weyher provided an analysis of the study and plan. She advised this item will go to the community councils in January. Commissioner Janson asked what response has come from the community. Ms. Weyher said the community input is throughout the document. To leave it residential and not turn it into a commercial area. Commissioner Janson asked to go over the big ideas next time. Commissioner Gruber asked about CDA funds. Can't use it for retail or affordable piece of the larger housing package. Ms. Weyher said would want to negotiate with the office of regional development. Her understanding is only funding for affordable housing. Commissioner Janson confirmed it isn't state law they can't do this, not statewide. Commissioner Gruber said support to make it pencil. Ms. Weyher said can use for increment improvements. Commissioner Gruber asked about intersection, was there an appetite to have retail and residential. Ms. Weyher said they identified three notes. Little commercial note at I-80, 2300 east and 3300 south, majority of redevelopment havoc, evergreen note is a distinct area. Commissioner Gruber said 2300 and 3300 has potential for additional development and not negatively impacting. Ms. Weyher said noticed 3300 may be an animal that may be

revisited and a better idea in the future is focus on 3300. They can work with UDOT on obtaining curb and gutter. Commissioner Gruber said he would welcome the issues at subsequent meetings.

Commissioner Juliano and Commissioner Perkins arrived at 4:08pm

PUBLIC HEARINGS

Hearings began at – 4:18 p.m.

29451 – (Continued from 10/14/2015 and 11/18/2015) - Nathan Anderson requests conditional use approval and preliminary plat approval for the proposed 28 lot East Millcreek Lofts PUD. **Location:** 1401 East 3900 South. **Zone:** R-M. **Community Council:** Millcreek. **Planner:** Todd A. Draper

County Township Services Planner Todd Draper provided an analysis of the changes to the Staff Report.

Commissioner LaMar asked about the setback. Mr. Draper said the setback would allow down to fifteen feet with the landscape requirements. Commissioner Stephens said he was in attendance at the October meeting, but missed November and was concerned about the garage. Mr. Draper said they are twenty by twenty or twenty by nineteen. He said eighteen feet deep meets ordinance. Commissioner Stephens asked where the garbage and recycling would be stored. Mr. Draper said in the garage, along with the vehicles. Commissioner Stephens asked about the street side parking limitation. Mr. Draper said their reason was to provide service parking.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Nathan Anderson

Address: 4915 South Navia Way

Comments: Mr. Anderson said he is comfortable with staff conditions. He added things between November and December. On the garage, there was a discussion to go from twenty feet to twenty-one feet and they did do so. They had a discussion with Wasatch waste and they were comfortable with the size of the garage. On garbage day, cans are on the parkstrip. Wasatch waste is going to pick up in the subdivision 2/3 and 1/3 on 3900 south. They complied with the playground. It might be in a retention basin area. Consistency, they can't afford to go into January and height. He handed out a plan from 2013 two story. They went with a three story to keep the price down at 1600 square feet. The plan divides among age group, they typically don't have children. They took the living space and put it onto the second floor. They adjusted the entry with reduction of parking stall. They will save the trees, provide a planter island and existing trees and add additional honey locust to the east. The only three trees eliminated are right in the middle and one embedded in a brick building. Made the modification to the garage.

Commissioner Ober arrived at 4:37pm

Commissioner LaMar asked where the snow will be pushed. Mr. Anderson said will be pushed to the north. LaMar asked about guest parking stalls will be used up.

Speaker # 2: Citizen

Name: Neil Lemmon

Address: Not provided

Comments: Mr. Lemmon said he has worked with the government. He wants to know about the playground and he knows the snow will be pushed onto his property. He wants to know what they will do with the playgrounds.

Commissioner Janson said the proposal is on the playground. Mr. Lemmon asked what the time limit will be. Mr. Draper said lighting and noise will have ordinance. There is a cinder block wall. Commissioner Janson said the playground is on the west end.

Speaker # 3: Citizen

Name: Henza

Address: 1404 East Linda Rosa Avenue

Comments: He said nobody wants this to work better than the people from the neighborhood. He enjoys looking at the mountains to the east. He wants applicant to make money, but three story structure looking into his back yard. These are humongous. They know what is proposed isn't working. They want their neighborhood to be successful and take pride.

Commissioner Ober asked what he is most concerned about. Henza said three stories, they are pushed up there, and twenty feet is not a lot. He understands influx of children and the people don't want to be bothered. There is a business office there rented out as a residence. They want to keep what they signed up for.

Speaker # 4: Citizen

Name: Ana Ellis

Address: Westside of property

Comments: Ms. Ellis said her concern is her bedroom sits on the fence line. She doesn't know what to expect and the noise level. That will impact her and they like peace and quiet, all hours of the night and will they expect that. Concern is traffic on parking lane.

Commissioner Janson asked if the proposal is for a block wall. Mr. Draper said the applicant would like to consider something else. Ms. Ellis asked if this will be brick. Mr. Janson said staff recommendation has block wall, but may be something else. Ms. Ellis asked about the trees. Mr. Draper said maples eight to ten feet in height. Mr. Johnson said honey locust. Ms. Ellis said she bought a smaller yard to avoid yard work.

Speaker # 5: Applicant

Name: Nathan Anderson

Address: 4915 South Navia Way

Comments: Mr. Anderson said setbacks are fifty-seven feet on the west side. North side from face of building is forty-three feet. The trees on west and north are honey locust and will continue. There are a number of maples. Fencing on Atherton Park will be 6.5 feet tall. They will remove fencing and replace with high grade cedar. North side will remain concrete wall. East bound will be high grade cedar and west side.

Mr. Draper said off the parking lot will need a solid visual barrier fence. Mr. Anderson isn't opposed to the block wall. Commissioner Janson said after twenty years the wood falls apart.

PUBLIC PORTION OF MEETING CLOSED

Commissioner Ober said she appreciates comments that are out of context. She commented we need a safe space here and in the future requests to continue to create the safe space.

Commissioner Stephens said item one talks about the garage at a minimum. Mr. Draper said that is what was submitted. Commissioner Stephens wants twenty feet wide by twenty-one feet. The applicant has a good buffer, and if this was a single family development, there would be much less and could potentially much higher. He doesn't think there will be a negative impact on the neighbors. Commissioner Ober said if anyone wants to be mad about the play yard and they believe this unit will house people. Terms of height, the community council has said three stories. The community has said three stories. Mr. Draper said the setbacks are about forty feet. Commissioner Juliano said the standard needs to be discussed and for the sake of today he is consistent. They need this close to their homes and believe he has met expectations of consistency. Commissioner Perkins concurs with Commissioner Stephens and setbacks on the height. Commissioner LaMar is still concerned about height and could be twenty-eight units. He likes the playground and trees being saved, but still feels too dense. Commissioner Juliano said she understands and thinks it is worth broader discussion and if it is too dense, does it make sense. They are faced with making a decision.

Motion: To Approve application #29451 with amendments to conditions 2 and 6:

2. Garage will be 20 feet wide by 21 feet deep.
6. Playground will not be removed or changed.

Motion by: Commissioner Ober

2nd by: Commissioner Perkins

Vote: Commissioner LaMar voted nay, all other commissioners were in favor (of commissioners present)

29403 – (Continued from 11/18/2015) - Bryan Baggaley requests preliminary plat approval for the proposed 2-lot Lambourne Estates subdivision. **Location:** 2258 East Lambourne Ave. **Zone:** R-1-8. **Community Council:** Canyon Rim. **Planner:** Todd A. Draper

County Township Services Planner Todd Draper provided an analysis of the Staff Report.

Commissioner Stephens asked how this application meets the requirements for a subdivision. Mr. Draper said the Planning Commission has passed off the policies for a subdivision, and it allows this portion to be granted by an easement. Access to the rear will be granted by an easement twenty-four feet wide and four feet of landscape along the side. Commissioner Janson asked about the amount of discretion. County Counsel Chris Preston said an application for a subdivision as long as it complies with the ordinance, the applicant is entitled to approval.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Bryan Baggaley

Address: 2258 East Lambourne Avenue

Comments: Mr. Baggaley said he lives at the home and he has been working on this project for over a year they've been working on the project for over a year and the home is consistent with the subdivision. They did get a permit to build a garage and have he has people lined up to begin working on it. It is a two car wide garage and will allow a third. He believes they've met all the zoning requirements and ordinances for the subdivision and is consistent with the other subdivisions in the area. There are many subdivisions similar in the area and this provides opportunity for nice, new homes to be built. They removed dangerous homes and build something safe. He believes this is an improvement.

PUBLIC PORTION OF MEETING CLOSED

Motion: To Approve application #29403 as presented with, Staff Recommendations.

Motion by: Commissioner LaMar

2nd by: Commissioner Juliano

Vote: Commissioners voted unanimous in favor (of commissioners present)

29608 – Mark Blankman is requesting approval to amend the existing site plan to add an attached garage. The property currently has an existing office that was converted from a single family home. The parcel is 0.57 acres. **Location:** 1533 East Murray Holladay Road. **Zone:** RM/zc (Building height limited to 30 feet). **Community Council:** Millcreek. **Planner:** Spencer Hymas

County Township Services Planner Spencer Hymas provided an analysis of the Staff Report.

Commissioner Janson asked if this comes to them because it is an existing conditional use. Mr. Hymas confirmed that is correct. Commissioner Janson asked if they are talking storage. Mr. Hymas believes and trucks is his understanding. Commissioner Janson asked how the R-M zone works for storage. Commissioner Gruber asked what is allowed and not allowed in this zoning classification. Mr. Hymas said business use has already been approved for the zone. Mr. Hymas said his understanding storing work trucks and materials. Commissioner Juliano asked if it doesn't meet category of office space.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Mark Blankman

Address: Not provided

Comments: Mr. Blankman said they have spent several dollars and he works on high end homes. He isn't storing supplies here. Purposely designed to not look like storage and all neighbors happy. The only zoning anywhere found talks about outside storage. Why does he want a garage. He has aluminum ladders trailers and trucks. He makes money because his equipment is on sight. He isn't mass ordering lumber trucks. He is excited about this and feels like they have done a lot of research. They're not manufacturing. No outside storage.

Commissioner Juliano said she drives by there, during the day it was cleaned up and looks great.

Speaker # 2: Architect

Name: David

Address: Not provided

Comments: He said all the years he has worked with Mr. Blankman, he has done a great job.

PUBLIC PORTION OF MEETING CLOSED

Commissioner Stephens said he thinks the R-M zone would prohibit outdoor storage, if there was outdoor storage it would be in violation.

Motion: To Approve application #29608 with Staff Recommendations and thirty foot height limit and twenty foot setback.

Motion by: Commissioner Juliano

2nd by: Commissioner Ober

Vote: Commissioners voted unanimous in favor (of commissioners present)

29664 – Wayne Corbridge is requesting conditional use approval and preliminary plat approval for a proposed 22 lot Planned Unit Development (PUD). **Location:** 4165 South 700 East. **Zone:** R-M. **Community Council:** Millcreek. **Planner:** Jeff Miller

County Township Services Planner Jeff Miller provided an analysis of the Staff Report.

Janson asked him to go to the garage. 19x21 and counting as one car garage. Driveways, how large are they and 3 units going the opposite way. Driveways are 18 feet long by. Janson asked the reason for the turn, is it for fire. Janson asked about rooftop, building engineer had concern. Miller said this is considered a 3 story even with rooftop deck. Extra amenity provided on site is horseshoe and permanent designated area. Visual area surrounding property, six foot tall solid concrete wall.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Wayne Corbridge

Address: 1028 East 140 North, Lindon

Comments: Mr. Corbridge said he bought the property and went through rezone in July. With regards to height, they will be close to the forty foot mark with privacy walls. Double driveways, provide extra parking, all have two car garages. Provide adequate parking. Prevail on top of building, they removed and lowered the visual height. Amenities removed basketball, playground, picnic area and horseshoe and will be permanent fixture. Good feedback from community council. Agreed to remove the tree and plans to keep tree on the north end. Fifteen foot setback and thought would be okay on the one lot. Stairs above the garage going to the next floor, will have full use of garage.

Commissioner Janson asked about the three units in the corner and don't have parking to the garage. Doesn't know if can use the distance for other structures. Concerned about height to the north and terraces and adds a dimension to height issue. Mr. Corbridge said he needs the three units. With the flat roofs with regards to the height, they could have built them three stories with pitched roofs and this will seem lower. Commissioner Janson said skip the upper terrace and seems awkward. Commissioner Juliano asked when he bought this property. Mr. Corbridge said it's been nine months. Commissioner Juliano asked if there was a different proposal. Mr. Miller said the community council was opposed to the apartments and changed it. Commissioner Juliano asked if the neighborhood was against this property. Mr. Miller said there wasn't any neighborhood response and there was unanimous approval at the community council. Mr. Miller said the only neighbor he is aware of is the community council member and he isn't aware of anyone else. Commissioner Ober asked about restrictions to the roof. The perivial is because of height and roof has no shade. She's worried the height won't be contained. Mr. Corbridge said he would be happy to add language to the CC&R's. Mr. Miller said a concern County Trent Sorensen had was could no longer be built under the current requirements. Regards to privacy walls, they would have to be fire rated walls. Commissioner Juliano asked if there is any store sales. Commissioner Ober asked what is it that the community wants. Mr. Corbridge said he likes the roof terrace and couldn't have it on the three facing north.

PUBLIC PORTION OF MEETING CLOSED

Commissioner Stephens asks to have this R-M and can't remember discussion. Thinking of neighbors on the north. Eighty-seven feet to neighbor's house and just because his house is sitting back, doesn't make it

fair. Commissioner Janson said you have the right to knock it down and put it back. Commissioner Stephens said current PUD and what is everyone's view. Mr. Miller said this is a policy not ordinance. Commissioner Janson said the corner is still an issue.

Commissioners and Staff had a brief discussion. Mr. Miller mentioned 48% open space. Commissioner Janson said units don't have the same parking availability. Commissioner Janson asked about garbage. Mr. Miller said private garbage company and stored in the garage and pushing out to the curb. Commissioner Juliano is concerned about community feedback. Commissioner Ober asked what is decided to go in the land use grid. Mr. Miller said planner identifies the largest issues of concern. He added open space as an additional space. Mr. Preston said public outcry doesn't play a roll. Decisions on this application are based on record and presented before them. Commissioner Perkins asked if neighbors were noticed.

PUBLIC PORTION OF MEETING REOPENED

Mr. Corbridge said Diane Angus lives in the neighborhood. He isn't sure why they are having discussion about two stories, when zoning allows for three stories. He could make them closer and make two bedrooms, but will not reduce to two stories.

PUBLIC PORTION OF MEETING CLOSED

Motion: To Approve application #29664 conditional use – subject to changes. Two units not allowed rooftop decks. No permanent roof top structures on units 11 and 14.

Motion by: Commissioner Stephens

2nd by: Commissioner Ober

Vote: Commissioners voted unanimous in favor (of commissioners present)

29651 – John Pekrul and the Arcadia HOA is requesting a change of the conditions of approval for File #24832 to allow pedestrian gates, vehicle gates and a complete gating of the On The Hill subdivision. **Location:** 2970 East 3300 South. **Zone:** C-2. **Community Council:** East Millcreek. **Planner:** Tom C. Zumbado

County Township Services Planner Tom C. Zumbado provided an analysis of the Staff Report.

Commissioner Juliano said they were told it was part of the deal and now they need conditions of the gates. No pedestrian gates. Commissioner Ober said under background section, no vehicles under 2940. Commissioner Gruber said before 2010 allowed vehicular gates, no pedestrian gates. Pedestrian off 3010 only allowing, residence, emergency personnel and guests. Commissioner Gruber asked how it works. Commissioner Stephens said normally a notification will be able to access through a sealed box.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Jon Pekral

Address: 331 South Vallen Road, in Arcadia development

Comments: Mr. Pekrul said this is a luxury gated community. They figured their money is best spent invested in. They have received quotes from manufacturers to construct, they have a budget and went to get the building permit and found out they never executed it and only vehicle gates, not pedestrian gates. There are security issues, personal property have lost. Articles lost. Basic security issues.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion. Commissioner Gruber asked about roles and responsibility, do they have to approve it as long as it meets. Mr. Preston said this permits an administrative decision if they comply with all requirements. Commissioner Gruber said there was a previous decision. Commissioner Perkins said developer only asked for vehicular gates. Private community, backs to 3300 south, deserve to feel safe. Expensive homes. Commissioner Gruber said purchased with desired community and fair. He doesn't like gated communities and runs contrary to the ideals of the community. This is a downward slope and general discomfort. Commissioner Stephens said this HOA is entitled to a private gate. Commissioner LaMar said this has a need for them. Commissioner Janson said already allowed to have vehicular gates.

Motion: To Approve application #29651 as presented, allowing for vehicular and pedestrian gates.

Motion by: Commissioner Stephens

2nd by: Commissioner LaMar

Vote: Commissioner Gruber voted nay, all other commissioner were in favor (of commissioners present)

Commissioner Juliano stated she is exhausted talking about PUD.

28983 – Combine and amend Chapters 19.72 and 19.73 of the Salt Lake County Zoning Ordinance – Foothills and Canyons Overlay Zone (FCOZ). **Presenter:** Curtis Woodward

Salt Lake County Township Services Zoning Administrator Curtis Woodward provided an analysis of the amendments to the FCOZ ordinance.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: On behalf of Snowbird Ski Resort

Name: Marty Banks

Address: Not provided

Comments: Mr. Banks advised he received a copy of staff report two days ago and in addition to reviewing and digesting, contemplate submitting written comments in assessing some of the provisions on FCOZ ordinance. Submitted written comments previously, with suggested modifications to its initial FCOZ rewrite. He would anticipate making additional comments as they exercise and think it's a step in the right direction and hopes it has a careful look.

Commissioner Ober asked if any other resorts were planning on making comments. Mr. Banks said he isn't certain.

Speaker # 2: Log Haven

Name: Ed Marshall

Address: 6451 East Millcreek Canyon Road

Comments: Mr. Marshall said issues from a letter of November 8th are addressed in a letter. Some have been addressed, some staff are working on. Will do a follow up letter and wants to listen to what the planning commission has to say. Presented a hard copy of his letter.

Speaker # 3: On behalf of Snowbird Ski Resort

Name: Marty Banks

Address: Not provided

Comments: Mr. Banks said in light of the two day advanced notice, he request this meeting continued. In order to submit comments, but discuss them with the planning commission.

PUBLIC PORTION OF MEETING CLOSED

Commissioners, Staff and Counsel had a brief discussion regarding a work session.

Motion: To Continue file #28983 to the January 13th meeting.

Motion by: Commissioner Stephens

2nd by: Commissioner Juliano

Vote: Commissioners voted unanimous in favor (of commissioners present)

BUSINESS MEETING REOPENED

Meeting began at – 7:35 p.m.

2) Approval of Minutes from the August 12, 2015 meeting.

Motion: To approve minutes from the August 12, 2015 meeting as presented.

Motion by: Commissioner Gruber

2nd by: Commissioner Juliano

Vote: Commissioners voted unanimous in favor (of commissioners present)

3) Approval of Minutes from the September 16, 2015 meeting.

Motion: To approve minutes from the September 16, 2015 meeting as presented.

Motion by: Commissioner Gruber

2nd by: Commissioner Juliano

Vote: Commissioners voted unanimous in favor (of commissioners present)

4) Approval of Minutes from the October 14, 2015 meeting.

Minutes from October 14, 2015 were unavailable for review.

5) Approval of Minutes from the November 18, 2015 meeting.

Minutes from November 18, 2015 were unavailable for review.

6) Ordinance Issues from today's meeting

7) Other Business Items (as needed)

8) Update to the Millcreek 9 Apartments developers plan to install open carports. File #28939 – Curtis Woodward

Salt Lake County Township Services Zoning Administrator Curtis Woodward advised the developer came to them for open carports.

9) R-M Draft Ordinance – Discussion

PUBLIC HEARINGS (Reopened)

Hearings reopened at – 7:42 p.m.

29748 – Amend Chapter 19.78 of the Salt Lake County Zoning Ordinance – Planned Unit Developments (PUD). **Presenter:** Max Johnson

PUBLIC PORTION OF MEETING OPENED

No one from the public was present to speak.

PUBLIC PORTION OF MEETING CLOSED

Motion: To Continue file #29748 to the January 13th meeting.

Motion by: Commissioner Juliano

2nd by: Commissioner Perkins

Vote: Commissioners voted unanimous in favor (of commissioners present)

Commissioners, Staff and Counsel had a brief discussion as to scheduling a work session to discuss PUD and FCOZ.

Commissioners Juliano motioned to reopen the PUD discussion, Commissioner Gruber seconded.

PUBLIC HEARINGS (Reopened)

Commissioners and Counsel discussed the process and motioned to have a work session on the PUD at 3:00 pm for one hour and other items will start at 4:00 pm.

Motion: To Continue PUD discussion to 3:00 pm at the January 13th meeting.

Motion by: Commissioner Juliano

2nd by: Commissioner Stephens

Vote: Commissioners voted unanimous in favor (of commissioners present)

MEETING ADJOURNED

Time Adjourned – 8:01 p.m.



COUNTY COUNCIL

Richard Snelgrove, Chair
At-Large B

Jenny Wilson
At-Large A

Jim Bradley
At-Large C

Arlyn Bradshaw
District #1

Michael Jensen
District #2

Aimee Winder Newton
District #3

Sam Granato
District #4

Steven L. DeBry
District #5

Max Burdick
District #6

February 2, 2016

Mr. Wilf Sommerkorn, Director
Planning & Transportation Division
Office of Regional Development
Rm. S2-100, Government Center
Salt Lake City, Utah

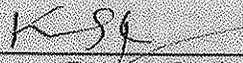
Dear Mr. Sommerkorn:

The Salt Lake County Council, at its meeting held this day, approved the attached RESOLUTION NO. 5048 approving the RULES OF PROCEDURE for the Salt Lake Planning Commission and the Copperton, Emigration, Kearns, Magna, and Millcreek Township Planning Commissions.

Respectfully yours,

SALT LAKE COUNTY COUNCIL

SHERRIE SWENSEN, COUNTY CLERK

By 
Deputy Clerk

ks

pc: Rolen Yoshinaga/Planning & Development Division
Chris Preston/District Attorney's Office
Newspaper

RESOLUTION NO. 5048

February 2, 2016

A RESOLUTION OF THE SALT LAKE COUNTY COUNCIL APPROVING THE RULES OF PROCEDURE FOR THE SALT LAKE COUNTY AND TOWNSHIP PLANNING COMMISSIONS

RECITALS

1. The Salt Lake County Planning Commission and the Copperton, Emigration, Kearns, Magna, and Millcreek Planning Commissions (collectively the "Commissions") have reviewed and recommended approval of Rules of Procedure ("Bylaws") to govern their operations. Some additional modifications have been inserted by Salt Lake County Planning and Development staff to address some inconsistencies and clarify items.

2. It has been determined that the best interest of the County and the general public will be served by the approval of the Bylaws attached to this Resolution.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Salt Lake County Council that the Bylaws for the Commissions attached hereto as Exhibit A, are hereby approved.

APPROVED and ADOPTED this 2 day of February, 2016.

SALT LAKE COUNTY COUNCIL

By: Max Burdick
Max Burdick, Chair

ATTEST:

Sherrie Swensen
Sherrie Swensen
Salt Lake County Clerk

APPROVED AS TO FORM:

R. Christopher Preston
R. Christopher Preston
Deputy District Attorney
Date: 2/2/2016

Council Member Bradley voting	<u>"Aye"</u>
Council Member Bradshaw voting	<u>"Aye"</u>
Council Member Burdick voting	<u>"Aye"</u>
Council Member DeBry voting	<u>"Aye"</u>
Council Member Granato voting	<u>"Aye"</u>
Council Member Jensen voting	<u>Absent</u>
Council Member Newton voting	<u>"Aye"</u>
Council Member Snelgrove voting	<u>Absent</u>
Council Member Wilson voting	<u>"Aye"</u>

EXHIBIT A

Salt Lake County and Township Planning Commissions

RULES OF PROCEDURE

These Rules and Procedures (“Rules of Procedure”) shall govern the proceedings of the Salt Lake County and Township Planning Commissions (herein referred to individually as “the Commission”) and shall be consistent with applicable provisions of the Utah Code and Salt Lake County Code of Ordinances.

I. Authority and Duties

Individual Township Planning Commissions shall act on all planning matters that arise within the jurisdiction of their defined Township as required or permitted by the Salt Lake County Code of Ordinances. The Salt Lake County Planning Commission shall act on all planning matters that arise outside of the jurisdiction of the Townships but within the unincorporated Salt Lake County jurisdiction, except for those matters that arise within the Mountainous Planning District, as required or permitted by the Salt Lake County Code of Ordinances. The Salt Lake County Planning Commission shall also act on behalf of the White City Township on all planning matters that arise within the jurisdiction of the White City Township.

II. Membership

Section 1. Appointment of Members– Any resident of unincorporated Salt Lake County interested in the authority and duties of the Salt Lake County Planning Commission may be appointed a Member as outlined in County ordinance and in line with the approved policies and procedures of the Mayor’s office. Any resident residing within one of the Townships interested in the authority and duties of the applicable Township Planning Commission for the area in which they reside may be appointed a Member of the applicable Township Planning Commission as outlined in County ordinance and in line with the approved policies and procedures of the Mayor’s office. All members including those seeking reappointment must follow the application and appointment policies set forth by the Mayor’s office. Membership shall be available without regard to race, color, creed, sex, religion, age, disability, sexual orientation, marital status, or national origin.

1. Membership – The Commission shall be composed of seven (7) Regular Members and two (2) alternates members (“Alternate Members”) appointed by the Mayor with the advice and consent of the County Council. Regular Members, together with Alternate Members (when applicable) shall be referred to as “Members.”
2. Alternates – Two (2) appointed Alternates designated as “Alternate One” and “Alternate Two” shall serve in place of any absent Regular Member. Alternates should attend and participate as Commission Members at each meeting, but shall only vote when not all Regular Members are present. If only one Regular Member is absent for a meeting, the designated “Alternate One” shall serve as a Regular Member for that meeting. If “Alternate One” is not present, “Alternate Two” shall serve as a Regular Member for that Meeting. If two Alternates are needed, “Alternate One” and “Alternate Two” shall both serve as Regular Members for that meeting.

Section 2. Rights of Members– All Members, including the Chair, shall be entitled to one vote on all matters properly brought before the Commission for action. Proxy votes shall not be permitted and

Members must be present to vote unless otherwise allowed by a duly adopted policy on electronic meetings.

Section 3. Supporting Agency – Salt Lake County Township Services, Planning and Development Services shall be the supporting agency of the Commission (“Supporting Agency”) and shall digitally record all meetings, make recordings available to the public within three (3) business days, take written minutes, and post all agendas and meeting activities to the Utah Public Notice website twenty-four (24) hours prior to each meeting.

1. Creation of Agenda – The Supporting Agency staff, with consultation from the Chair, shall create the agenda for each regular meeting and shall send an agenda to the Commission. Additional items may be placed on the business meeting section of the agenda at the business meeting by the Commission or Supporting Agency staff.

2. Other County and State agencies are encouraged to attend meetings and build partnerships with the Commission. These agencies include but are not limited to:

- a. UDOT
- b. UTA
- c. SLCo Engineering
- d. SLCo Parks and Recreation
- e. SLCo Public Works Operations
- f. SLCo Transportation
- g. SLCo DA Office
- h. Unified Police
- i. Unified Fire
- j. Salt Lake County Health Department
- k. All County Community Councils
- l. SLC Public Utilities
- m. U.S. Forest Service
- n. U.S. Army Corp of Engineers
- o. Utah State Department of Natural Resources Division of Water Rights
- p. County Council Members
- q. County Mayor or Staff
- r. Other Township Planning Commission Members

Section 4. Commission Member Terms– Regular and Alternate Members shall be appointed for a term of three (3) consecutive years. Members shall not be appointed for more than two (2) consecutive three (3) year terms. A Member may continue to serve beyond their appointed term until a successor is appointed. A Regular Member who has served two (2) full consecutive terms shall not be appointed as an Alternate Member following their final term for a period of at least one (1) year. All appointments shall be made with consideration for staggered terms.

Section 5. Training – Within three (3) months of being first appointed, all Members should meet with the Supporting Agency staff to review the Rules of Procedure, the General Plan, and County Ordinances and Policies. Failure to comply with this provision may result in removal of the Member from the Commission. All Members should attend additional trainings scheduled from time to time by the Support Agency.

Section 6. Attendance – Members shall regularly attend meetings. A Member may be removed from the Commission if he/she has three (3) unexcused absences from Commission meetings within a one-year time period.

Section 7. Excused and Unexcused Absences – A Member unable to attend a meeting must contact the Supporting Agency at least twenty-four (24) hours prior to the scheduled meeting and indicate the reason for being absent. Members who give less than 24 hour notice shall be considered unexcused, except when the Chair has approved a valid reason. Any absences, excused or unexcused, shall be recorded in the meeting minutes.

Section 8. Member Responsibilities – As a Member of the Commission, each member shall be responsible to:

1. Read and study the agenda, staff reports and all attached documents prepared by Supporting Agency staff so that they are fully informed about each application prior to the scheduled public meeting.
2. Act in a courteous and respectful manner to their fellow Members, the Supporting Agency staff, and the public, during all meetings.
3. Attend the meetings and arrive on time.

Section 9. Removal Proceedings – Removal from the Commission shall be in accordance with County Ordinance by the Mayor with the advice and Consent of the County Council. In the event the Commission determines, by a majority vote of all Members, that it is in the best interest of the Commission and the County that a Member be removed, the Commission shall make a recommendation to the Mayor or his/her designee and the County Council to initiate removal proceedings.

Section 10. Vacancies – A Member may resign at any time by giving written notice of such resignation to the Chair and Supporting Agency. Resignations shall be recorded in the meeting minutes. Any vacancy during a Member's term shall be filled in the same manner as a regular appointment and the person appointed shall serve the remainder of the unexpired term.

Section 11. Compensation and Reimbursement – Members shall receive no compensation for their services. If authorized by the Mayor or his/her designee, Members may be reimbursed for any reasonable expense they may incur for activities conducted. All reimbursements shall be processed through the Mayor and must be in accordance with Utah Code and County Ordinances.

III. Officers

Section 1. Election of Officers – As the first order of business at the first regularly scheduled meeting of the year, the Commission shall hold elections for the positions of Chair and Vice Chair from among Regular Members by a majority vote of the present Members. All election practices shall comply with Robert's Rules of Order.

Section 2. Officer Terms - Officers shall serve a term of one (1) year and are allowed to serve up to two (2) consecutive terms. Members shall not serve in an office beyond their Commission appointment term.

Section 3. Officers Duties

1. The Chair Shall:
 - a. Serve as the Presiding Officer of the Commission
 - b. Implement the Rules of Procedure
 - c. Coordinate with the Supporting Agency staff to provide an agenda for each public meeting, and timely reports and other relevant information to the Commission
 - d. Execute all official documents and letters of the Commission
 - e. Identify and bring before the Commission such policy matters as are within the purview of the Commission

2. The Vice Chair Shall:
 - a. Assist the Chair in all necessary capacities
 - b. Assume the duties and responsibilities for the Chair in all instances where the Chair is not available or unable to carry out the duties and responsibilities
 - c. Identify and bring before the Commission such policy matters as are within the purview of the Commission

Section 4. Chair *pro tem* – In the absence or incapacity of both the Chair and the Vice Chair for a Commission meeting, the Regular Members present at the meeting shall elect a Chair *pro tem* to serve as Presiding Officer only for that meeting. Alternate Members shall not serve as Chair *pro tem*.

IV. Meetings of Members

Section 1. A Quorum shall consist of four (4) of the current appointed Members and shall be necessary to conduct any business of the Commission.

Section 2. Adherence to County, State, and Federal Law – All meetings shall generally adhere and comply with Roberts Rule of Order. All meeting shall adhere to the Utah Open Meetings Act, and the Government Records Access Management Act (GRAMA).

Section 3. Regular Meetings – Meeting locations shall be publicly noticed and held each month. Annual notice of meeting dates shall be published at the beginning of each calendar year. In addition, dates and times of the meeting shall be posted on the Utah Public Notice website a minimum of twenty-four (24) hours prior to each meeting in accordance with state law.

Section 4. Special Meetings – Special meetings may be called by the Chair or Supporting Agency staff, with the consent of the Chair, at any time, provided that a preferred seventy-two (72) hours' notice (minimum of twenty-four (24) hours' notice) is given to each Member before the meeting is held and a minimum of twenty-four (24) hours' notice is posted on the Utah Public Notice website. Such meetings may include fieldtrips.

Section 5. Meeting Cancellation – Notice of cancellation of a meeting shall be posted. If a meeting is rescheduled the new meeting time, date, and location shall be posted on the Utah Public Notice website a minimum of twenty-four (24) hours prior to the meeting in accordance with state law.

V. Subcommittees

The Chair may create nine-month time limited subcommittees as deemed necessary. Members of subcommittees shall be Commission Members.

VI. Procedures

A. Business Meeting

Section 1. The Commission shall conduct a business meeting as a component of each regularly scheduled meeting. The Supporting Agency staff, or the Commission, by a majority vote, may adjust the scheduled time as needed. Members of the public may attend such meetings, but will not participate unless invited to do so by the Chair.

Section 2. The first order of business shall be the review and acceptance of the agenda. The second order of business shall be the review, correction, and approval of the minutes from the previous meeting. Additional items may be added to the business meeting section of the agenda by the Supporting Agency staff or the Commission, by a majority vote. The Commission may also discuss and render decisions on policy issues and administrative matters that do not require public input. Special presentations, reports, and updates from the Supporting Agency staff that do not require a decision may also be made. During a business meeting, there shall be no discussion of an application, request, or approval scheduled for the regular meeting.

B. Meeting Procedures

Section 1. Order – The order of business at the regular meeting shall follow the noticed agenda. The Chair, with the consent of the Commission, by a majority vote, or upon recommendation of the Supporting Agency staff, may consider matters out of the agenda order.

Section 2. Decisions – A matter for decision will be placed before the Commission by motion made by any Regular Member present at the meeting. The Chair shall not make motions before the Commission except in the absence of a response from other Regular Members to an invitation by the Chair that a motion on a pending matter would be in order. Any Regular Member may second a motion. Alternates may make motions and second motions only if they are serving as a Regular Member for the meeting.

Section 3. A majority vote by the present Members in favor of a motion shall carry the motion.

Section 4. Following a seconded motion, the Supporting Agency staff may ask each Member to verbally pronounce their name and vote and shall record each individual vote in the written minutes as an “aye” or “nay”.

C. Procedures for Applications

Section 1. Application Public Hearing Procedure

1. Any person or entity may appear in person or be represented by an authorized agent at any meeting of the Commission
2. Unless altered by the Chair, the order of the procedure at a public hearing on an application shall be:
 - a. Presentation of the application by the Supporting Agency staff, including its recommendations and a summary of pertinent written comments and reports concerning the application

- b. The applicant's presentation, not to exceed fifteen (15) minutes
- c. Any group representing the area in which the subject property is located, not to exceed five (5) minutes
- d. Persons other than the applicant in favor of, or not opposed to, the application, not to exceed three (3) minutes per person
- e. Persons opposing the application, in whole or in part, not to exceed three (3) minutes per person
- f. Rebuttal by the applicant as necessary to respond to new issues raised by other parties, not to exceed five (5) minutes
- g. Surrebuttals may be allowed at the discretion of the Chair.

Section 2. Application Public Hearing Rules

- 1. Each speaker, before talking, shall give his or her name and address
- 2. Unless otherwise allowed by the Chair, no questions shall be asked by the speaker or Commission Members
- 3. Only one speaker is permitted before the Commission at a time
- 4. The discussion must be confined to essential points stated in the application bearing on the desirability or undesirability of the application
- 5. The Chair may cease any presentation or information that has already been presented and acknowledge that it has been noted in the public record
- 6. No personal attacks shall be indulged in by either side, and such action shall be sufficient cause for stopping the speaker from proceeding
- 7. No applause or public outbursts shall be permitted
- 8. The Chair or Supporting Agency staff may request police support to remove offending individuals who refuse to abide by these rules

Section 3. Discussion and Vote – After all presentations have been made the Chair may request or entertain a motion to close the public hearing. Members may continue to discuss the application among themselves. Following this discussion on the application, a motion must be made and seconded, which may include; Approval, Approval with Conditions, Denial, a Recommendation to the Council (as appropriate), or Continuation of the item to a future meeting for decision.

Section 4. Decisions –A decision of the Commission on an application shall be documented in writing by the Supporting Agency staff and shall include reasons for the decision. The written decision shall be posted.

VII. Ethics and Conflicts of Interest

Section 1. Compliance -All Members shall abide by Utah Code and, annually complete the necessary volunteer forms, documents, and training.

Section 2. Voting Recusal: Member – See Section 2.07.201 and Chapter 2.70 of County Ordinance for complete requirements. A member of the Commission who has a restricted conflict of interest as defined by County Ordinance shall declare the conflict of interest and recuse themselves from the meeting. Members, who have unrestricted conflicts of interest as defined in County Ordinance, shall declare the conflict of interest at the meeting, and may recuse themselves, but are not required to do so.

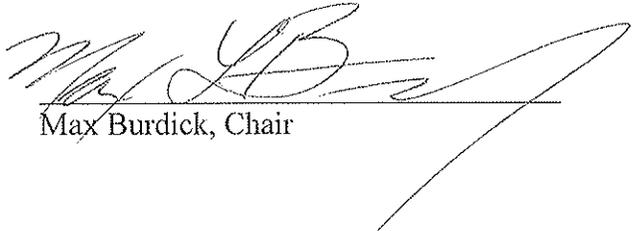
Section 3. Ex Parte Communications – No member of the Commission shall have any ex parte discussion regarding any administrative land use application before the Commission. Ex parte communication means any communication with interested parties of an administrative land use application coming before the Commission prior to the Commission reaching a final decision. An administrative land use application means any land use application where by statute or ordinance the Commission is the final decision-maker.

VIII. Amendments and Adoption

A. Adoption and Amendment Procedure

The Commission may recommend approval and/or amendments of these Rules of Procedure to the County Council. All amendments must be consistent with all other County ordinances and policies.

SALT LAKE COUNTY COUNCIL

By: 
Max Burdick, Chair

APPROVED AS TO FORM:

R. Christopher Preston
Deputy District Attorney
Date: _____