

Millcreek Township Planning Commission

Public Meeting Agenda

Wednesday, April 13, 2016 4:00 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.

PUBLIC HEARING

29877 – Salt Lake County Township Services requests a recommendation to the Salt Lake County Council on the Millcreek Town Center Development Plan as an amendment to 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. **Presenters:** Alison Weyher, David D. White, Todd A. Draper

29663 – (Continued from March 16, 2016) - 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

29766 – Bob Jones requests conditional use approval for a 29 unit residential multifamily development. This application is also contingent on rezone application #29813. **Location:** 3961 - 3971 South 300 East. **Zone:** RM z/c. **Community Council:** Millcreek. **Planner:** Todd A. Draper

29759 – Richard Smith is requesting a rezone from R-2-10 (Medium-Density Residential) to R-M (High-Density Residential). **Location:** 4108 South 900 East, 4102 South 900 East, and 865

East 4125 South. **Community Council:** Millcreek. **Planner:** Jeff Miller

29837 – Jaime Walker is requesting RCOZ Option C approval for an exception to the building envelope provision for an accessory building and/or structure at the subject location. **Location:** 1725 East 4620 South. **Zone:** R-1-10 (Single Family Residential). **Community Council:** Millcreek. **Planner:** Spencer Hymas

29853 – Jake Wood is requesting approval for a rezone from M-1 to C-2. The parcel is 0.94 acres. **Location:** 27 West 3900 South. **Community Council:** Millcreek. **Planner:** Spencer Hymas

29819 – Aaron Grennon is requesting a new conditional use for a parking lot. The parcel is 0.26 acres, and is currently occupied by a duplex. **Location:** 4043 South 300 East. **Zone:** R-M. **Community Council:** Millcreek. **Planner:** Spencer Hymas

29800 – Colin Strasser – Requesting preliminary plat approval for the Strasser Flag 2 Lot Subdivision. **Location:** 1893 East 3900 South. **Zone:** R-1-6. **Planner:** Spencer Hymas

BUSINESS MEETING

- 1) Approval of Minutes from the January 13, February 10, and March 16, 2016 meetings.
- 2) Bylaws Adoption (**Continued from March 16, 2016 meeting**)
- 3) Sign ordinance discussion.
- 4) Other Business Items (as needed)

ADJOURN



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 # 29877

General Plan Amendment Summary and Recommendation

Public Body: Millcreek Township Planning Commission **Meeting Date:** April 13, 2016

Property Address: 2300 East (I-80 to Evergreen Ave.)

Request: General Plan Amendment

Community Council: All 4

Township: Millcreek

Planner: Todd A. Draper

Community Council Recommendation: Varies – See Attached Letters

Planning Staff Recommendation: Approval

Applicant Name: Salt Lake County Township Services

PROJECT DESCRIPTION

Salt Lake County Township Services is proposing changes and updates to the Millcreek Township General Plan on 2300 East. See Attached Plan.

SITE & VICINITY DESCRIPTION (see attached map)

2300 East area within the Millcreek Township; roughly bounded by the I-80 freeway on the North and Evergreen Avenue on the South. Also along 3300 South between 2000 East and 2700 East. Zoning is mixed. Please see attached maps.

GENERAL PLAN CONSIDERATIONS

This plan is an amendment to the existing Millcreek Township General Plan, specific to the mapped area included in the proposed plan amendment. Extensive public outreach and input has been solicited and has been included in the creation of the plan amendment.

NEIGHBORHOOD RESPONSE

See attached letters

COMMUNITY COUNCIL RESPONSE

See attached letters

APPLICABLE ORDINANCES

Salt Lake County Ordinance: 19.05.040 - Powers and duties.

The planning commission shall:

- A. Prepare and recommend a general plan and amendments to the general plan to the county council;*

Utah State Code: 17-27a-401. General plan required -- Content -- Resource management plan -- Provisions related to radioactive waste facility.

(1) To accomplish the purposes of this chapter, each county shall prepare and adopt a comprehensive, long-range general plan:

- (a) for present and future needs of the county;*
- (b) (i) for growth and development of all or any part of the land within the unincorporated portions of the county; or*
 - (ii) if a county has designated a mountainous planning district, for growth and development of all or any part of the land within the mountainous planning district; and*
- (c) as a basis for communicating and coordinating with the federal government on land and resource management issues.*

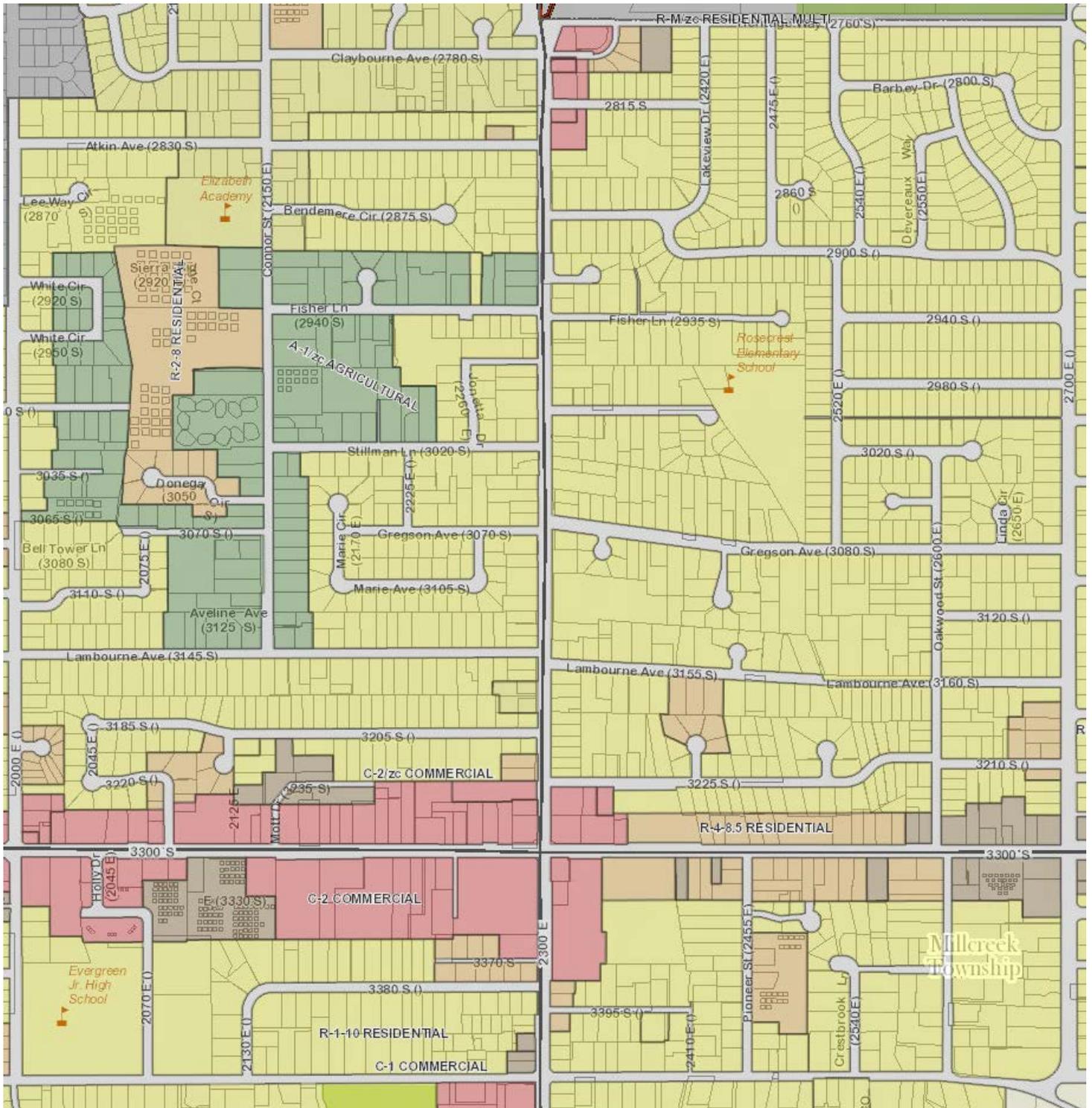
(2) The general plan may provide for:

- (a) health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics, and recreational, educational, and cultural opportunities;*
- (b) the reduction of the waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population;*
- (c) the efficient and economical use, conservation, and production of the supply of:*
 - (i) food and water; and*
 - (ii) drainage, sanitary, and other facilities and resources;*
- (d) the use of energy conservation and solar and renewable energy resources;*
- (e) the protection of urban development;*
- (f) the protection or promotion of moderate income housing;*
- (g) the protection and promotion of air quality;*
- (h) historic preservation;*
- (i) identifying future uses of land that are likely to require an expansion or significant modification of services or facilities provided by each affected entity; and*
- (j) an official map.*

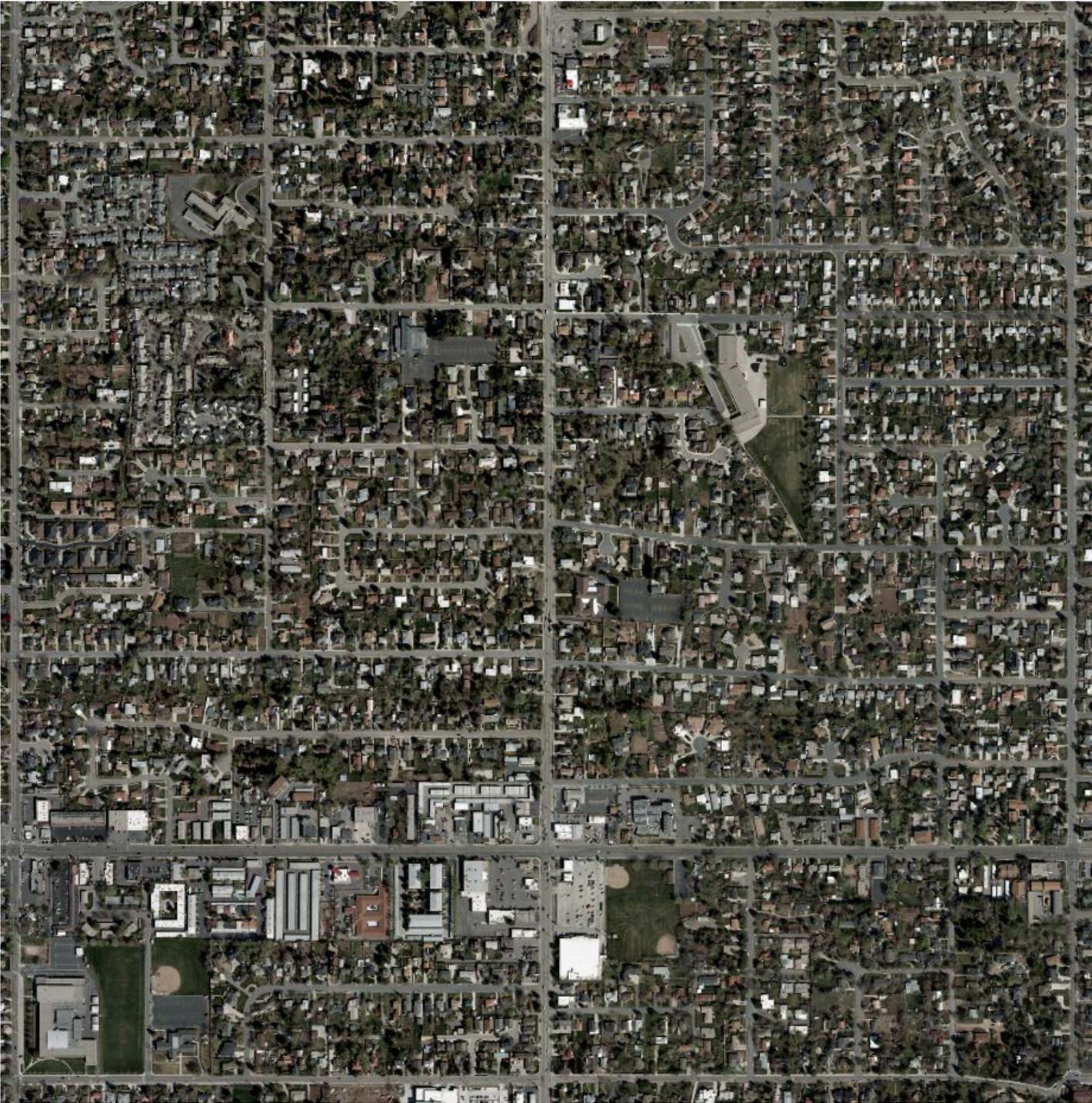
PLANNING STAFF RECOMMENDATION

Staff recommends that the Millcreek Township Planning Commission forward a favorable recommendation to the Salt Lake County Council that the plan be adopted as currently proposed.

29877 – Zoning Map



29877 – Aerial Map





Tuesday, March 08, 2016

David White
Office of Township Services
Salt Lake County

Dear David:

At our regular monthly meeting on February 16, 2016, the Canyon Rim Citizen's Association, by a unanimous vote of the members present, passed on a favorable recommendation of the Millcreek Town Center Plan (Millcreek Corners).

We look forward as a council working with your office as we move this plan to realization.

If I can be of further service in this matter please contact me at your convenience.

Best regards,

Jeffrey M. Waters
Chairman
Canyon Rim Citizens Association



February 3, 2016

Via Email

Millcreek Township Planning Commission
c/o Jeff Miller
jcmiller@slco.org
Salt Lake County Planning and
Development Services
2001 S. State Street, #N3600
Salt Lake City, Utah 84190-3050

Re: Proposed Millcreek Town Center Development Plan at 2300 East

Dear Honorable Planning Commission Members:

David White, Principal Planner from Township Services appeared at our regular meeting on January 19, 2016, presented the referenced plan and requested direction for Township Services regarding waiting for Millcreek City to be formed to consider this plan versus having Township Services pursue this plan in the 2016 transition year prior to Millcreek's incorporation. We took the matter under advisement at that meeting and agreed to consider and discuss the matter at our next meeting on February 2, 2016, after our council members had an opportunity to review the plan. The following is a summary of our discussion and recommendation:

First, we believe that to fully appreciate this plan we need to see the draft zoning ordinance Mr. White discussed which might be used to implement the plan. At our meeting on January 19, Mr. White committed to inquire as to whether he could obtain authorization to share the draft ordinance for our consideration. Without knowing what it might provide or the strategy it would employ to provide incentives to develop the three nodes of the proposed town center, it is difficult to fully evaluate this plan.

Our general sense is that Township Services should pursue implementation of the plan with the caveat that this would become "a" town center, not "the" town center for the City of Millcreek. This project is one of several things we believe should be done to improve the Millcreek community. Other town centers might be pursued in the West Millcreek RDA and at the Olympus Hills Shopping Center.

Further, we have some concern regarding the commercial success of the town center concept at 2300 East and 3300 South for a variety of reasons. We note that apart from the smaller node at the 2300 East freeway exit, the area generally lacks abundant freeway access and/or visibility. We don't know whether traffic counts might limit the type of development that would occur or affect the desirability of this area to developers. We also did not see adequate discussion in the plan of the economic development support that would be required to advance

this project. We also are concerned that the plan does not adequately address the possible impact of a CDA to implement required infrastructure changes or other aspects of the plan.

On the whole, our Council is inclined to recommend the concept of the plan and we would like to see further development of the plan by Township Services. Concern was expressed that Millcreek Township residents continue to pay taxes to Township Services and we are hopeful that work will not stop on our projects during the transition year until we become a city. We want to get the value of projects which have been started by Salt Lake County Township Services. We are concerned that Township Services may reduce its efforts or cease working on Millcreek Township projects, including this one, due to a reticence about what our new city might want to do. These projects have been developed with public input from the same people who will be residents of Millcreek City and we do not believe that there should be a view that new city government would radically change the objectives of the residents of our community toward improving Millcreek. We do not want to remain stagnant for a year waiting for a new city administration to take over.

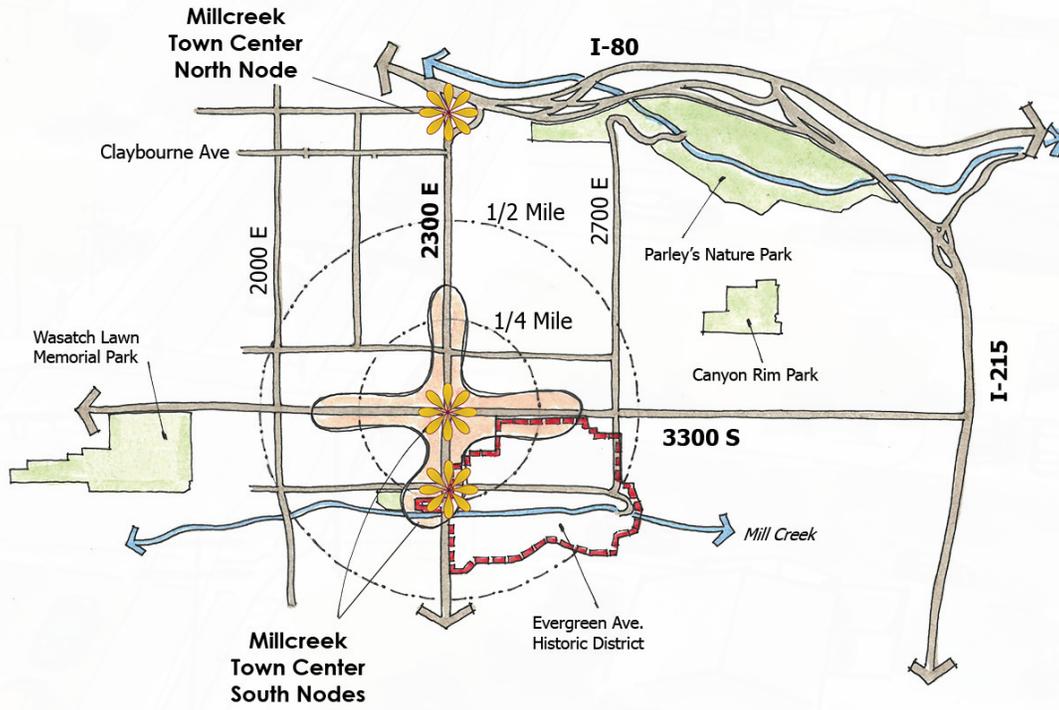
Very truly yours,

MOUNT OLYMPUS COMMUNITY COUNCIL



Jeff Silvestrini
Chair

JS/cl



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.

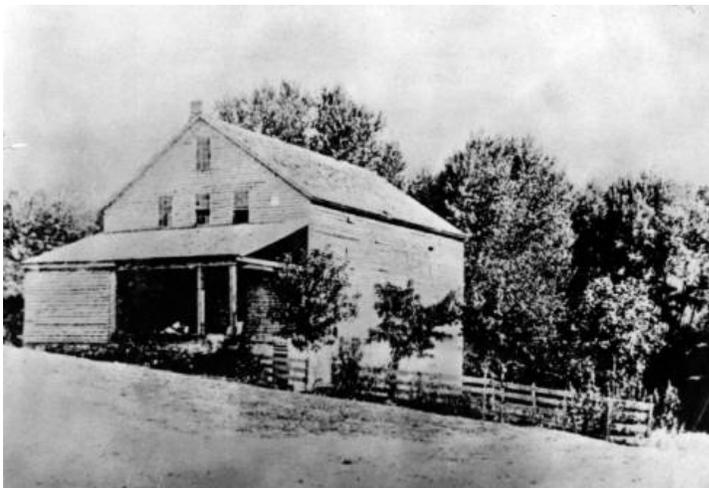


Image 2: Neff's mill



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.

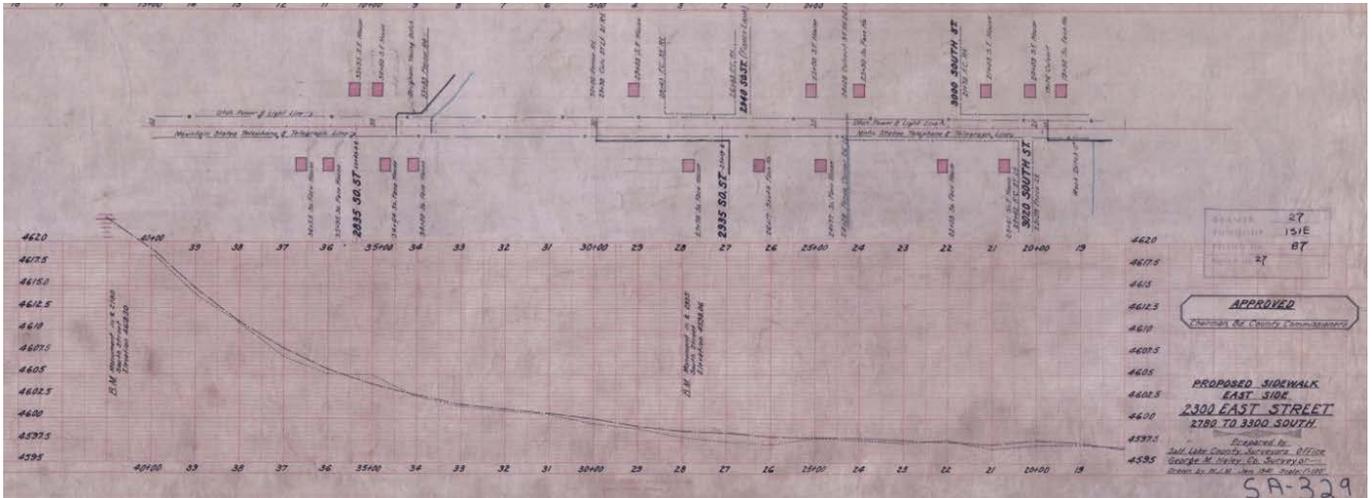


Image 3: Proposed Sidewalk Plan for 2300 East, 1941

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.



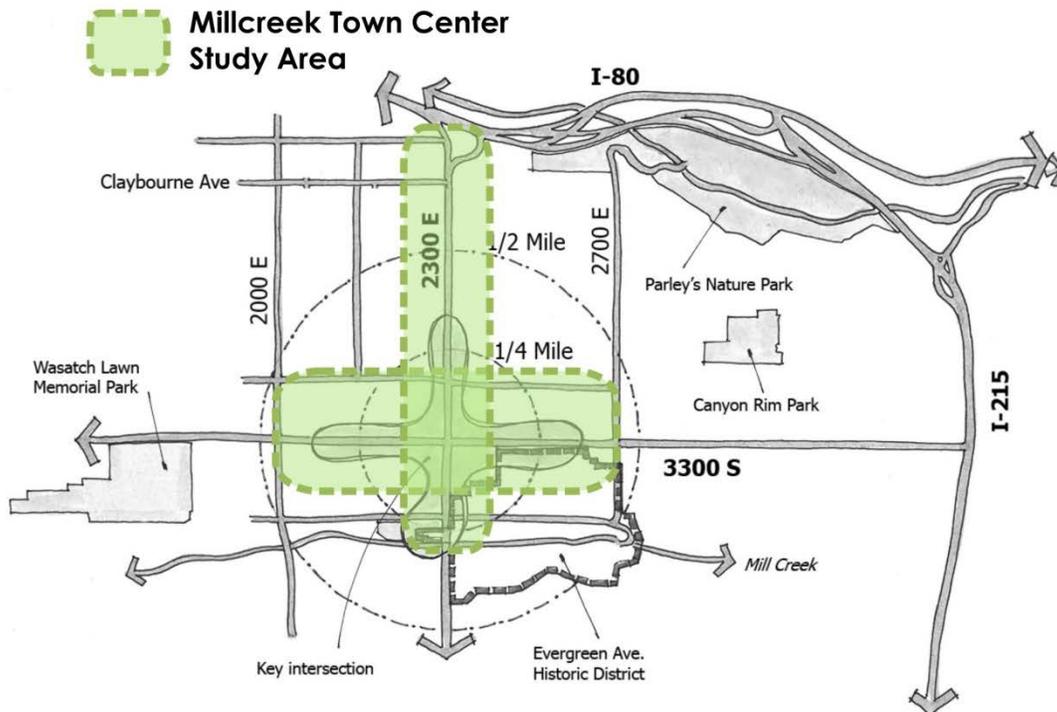
Image 6: Some areas along 3300 South have no sidewalk.

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



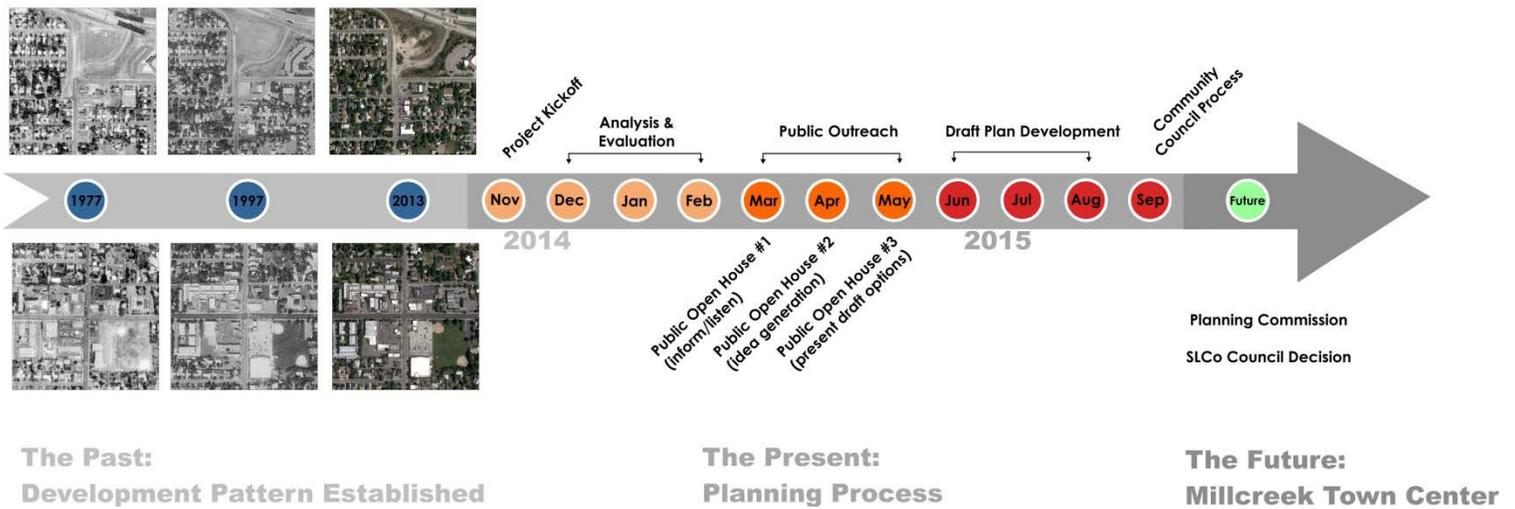
GOAL 6: Developing mobility options



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;

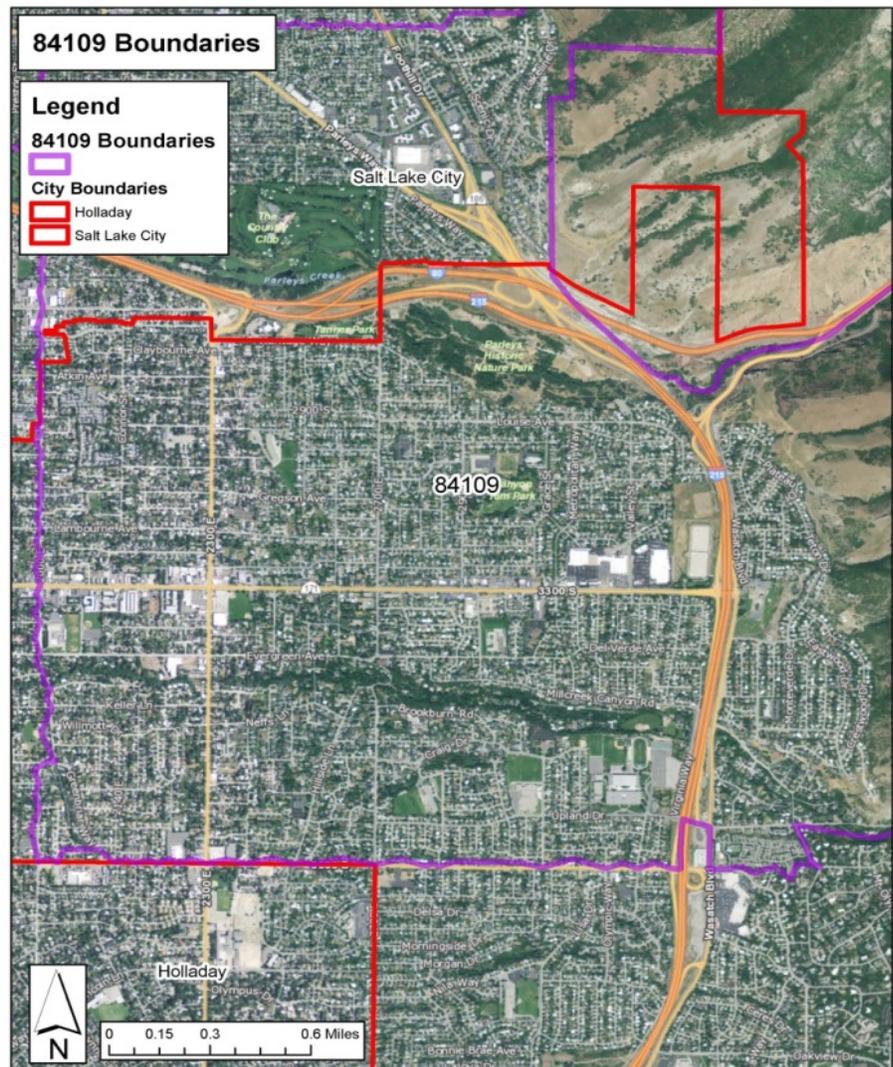


Image 8: Mixed-use development with residential over retail is a recommended target.

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.

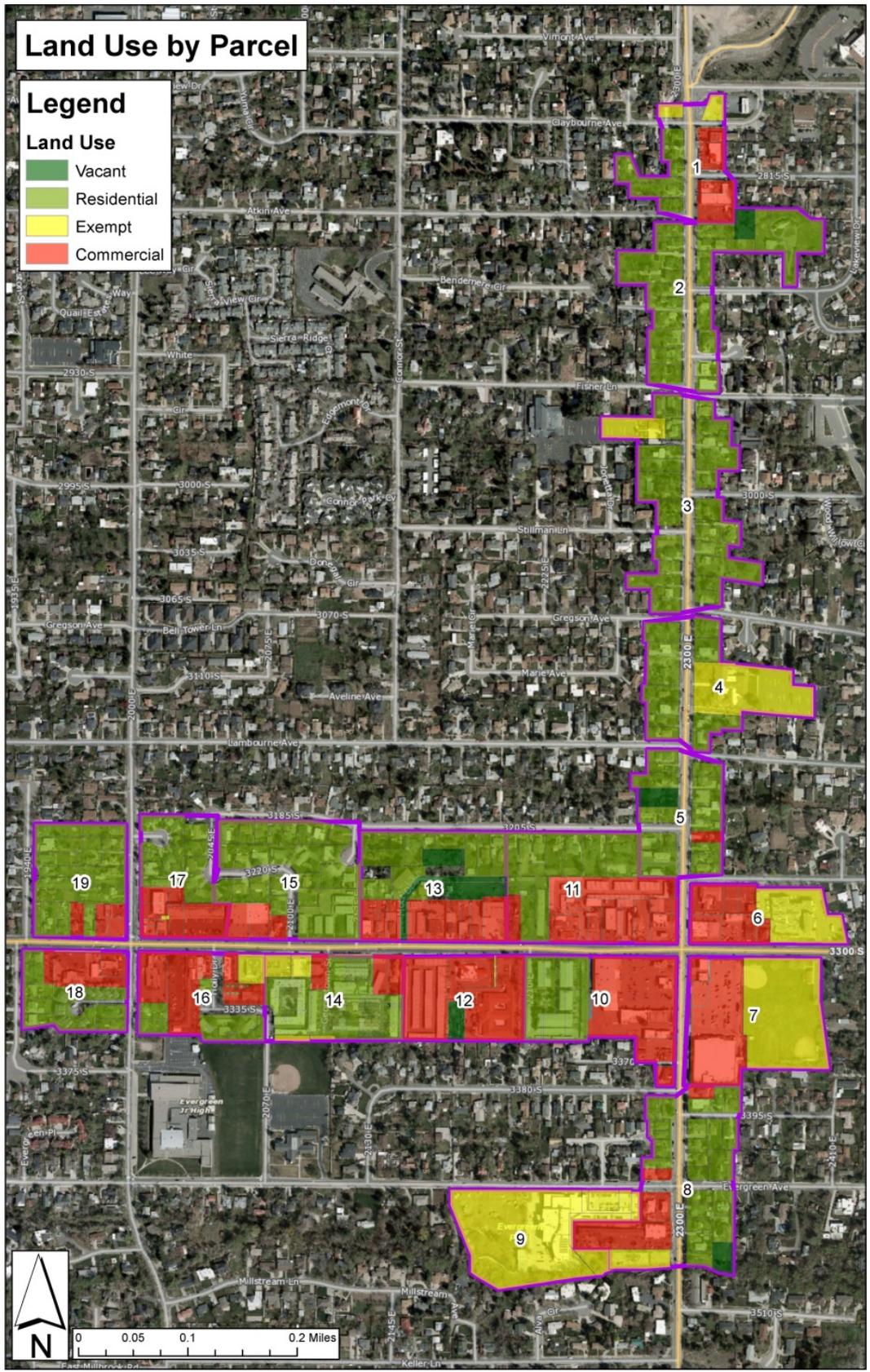
³ Does not include Smith’s Marketplace, which is listed under Food and Beverage Stores.

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.

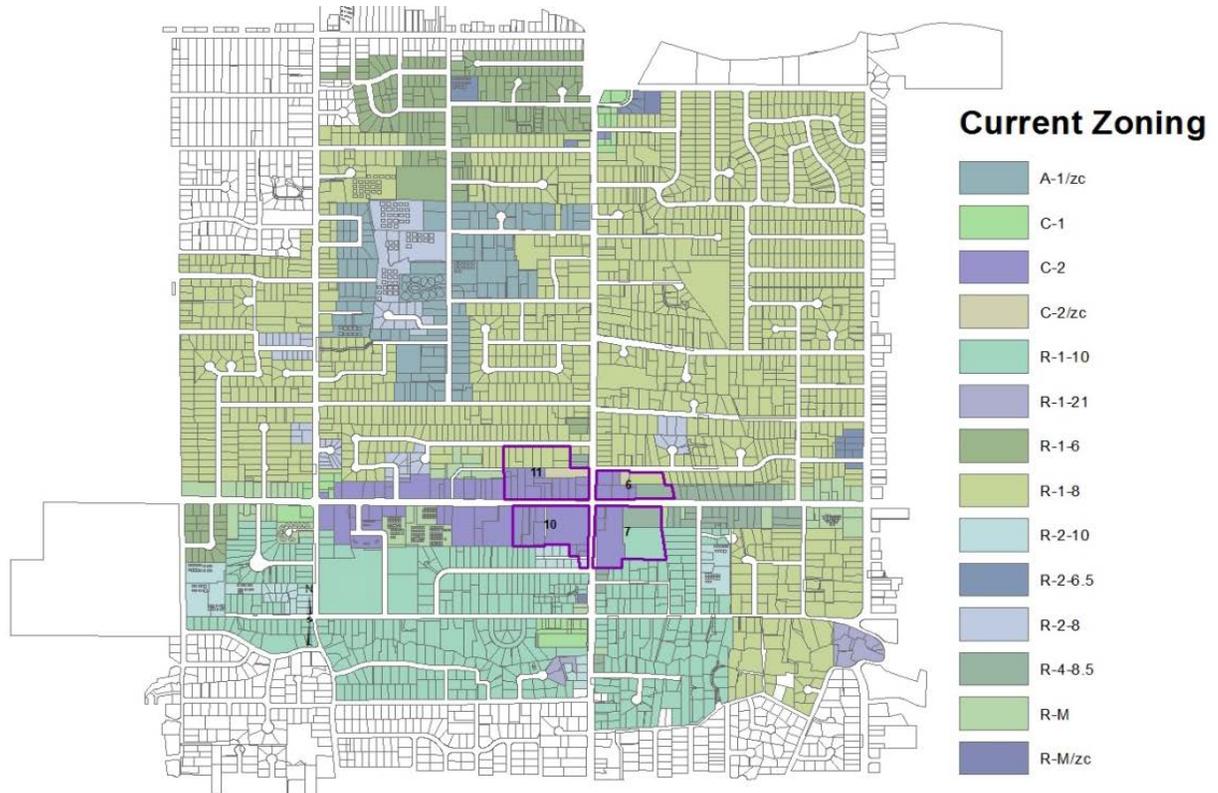


Map 2: Study Area with Block Numbers and Land Use

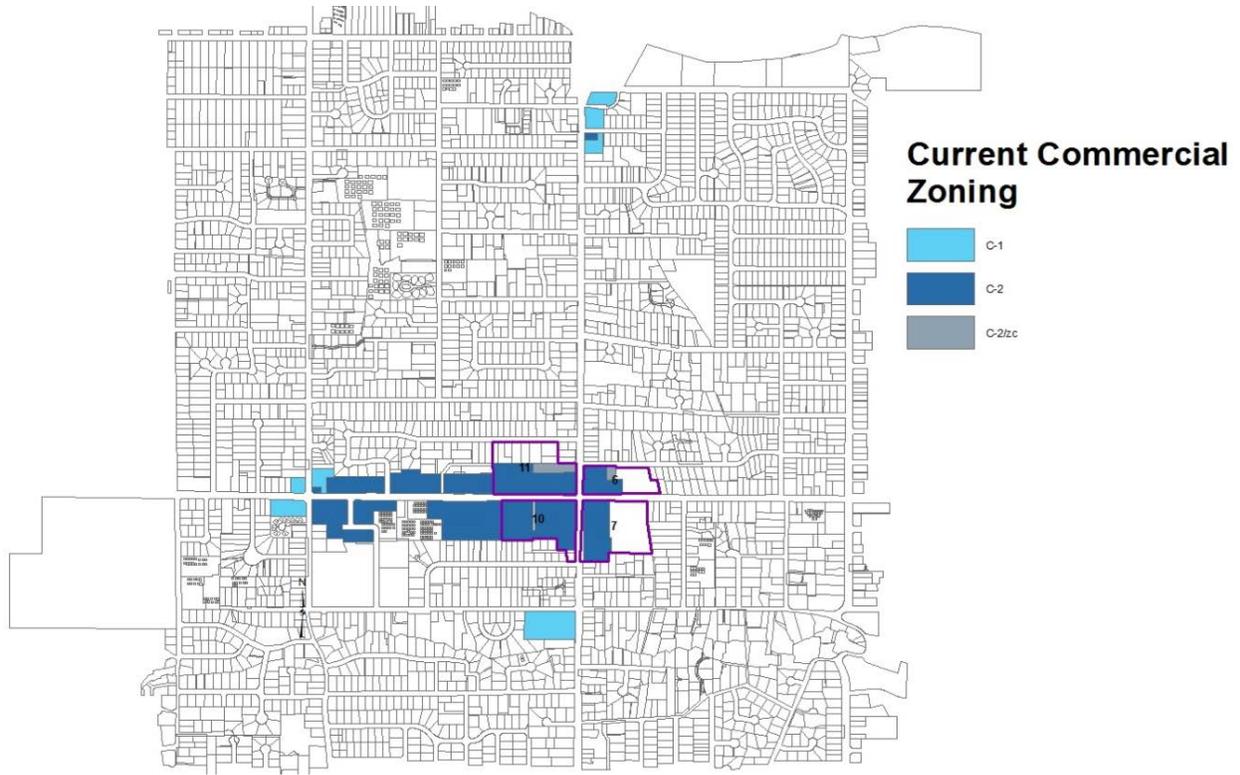
LAND USE ANALYSIS & REDEVELOPMENT POTENTIAL

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

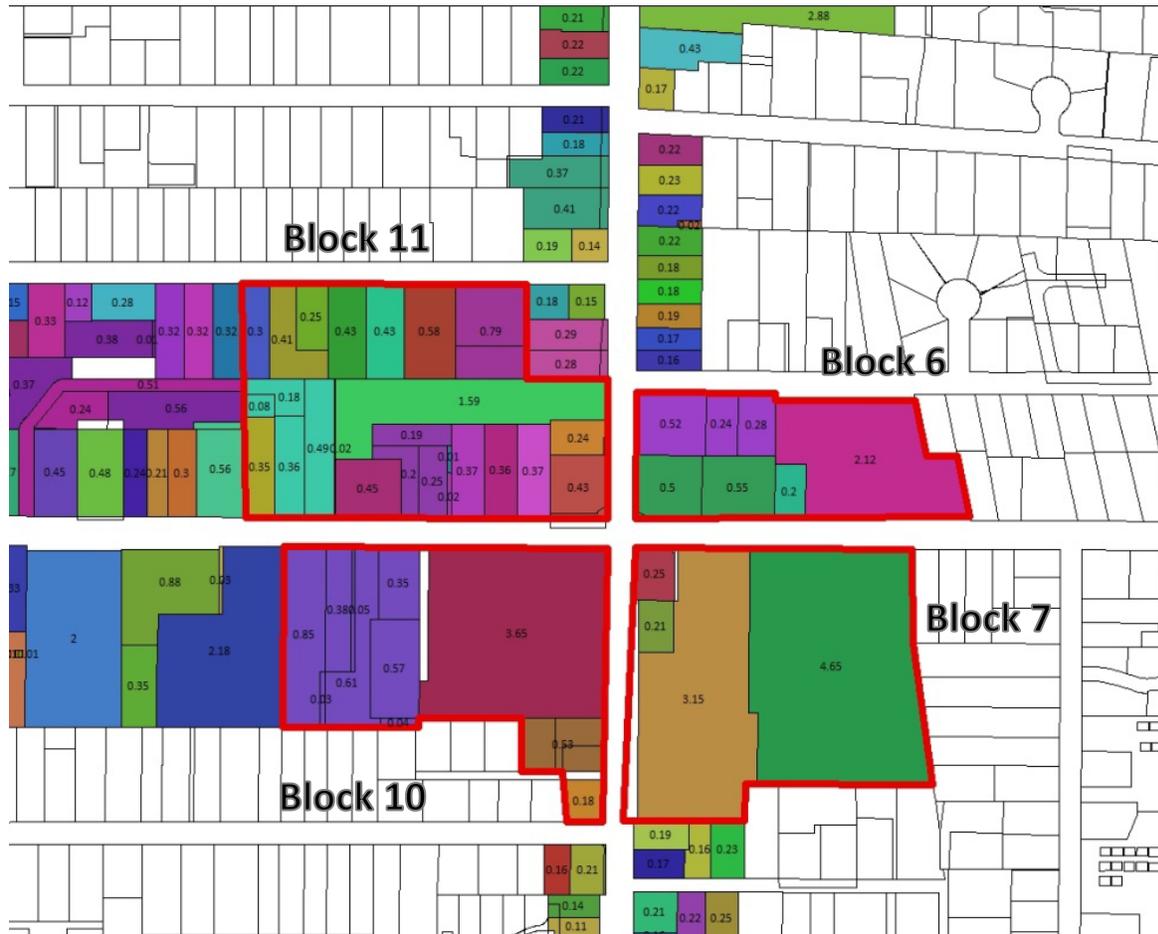
An analysis of the improvement value and sales tax generated by parcels in the study area identifies the potential for redevelopment in the area. Table 5 represents the total acreage with redevelopment potential for each block, which is comprised of multiple parcels in most cases. (See Map 4 for Ownership 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).

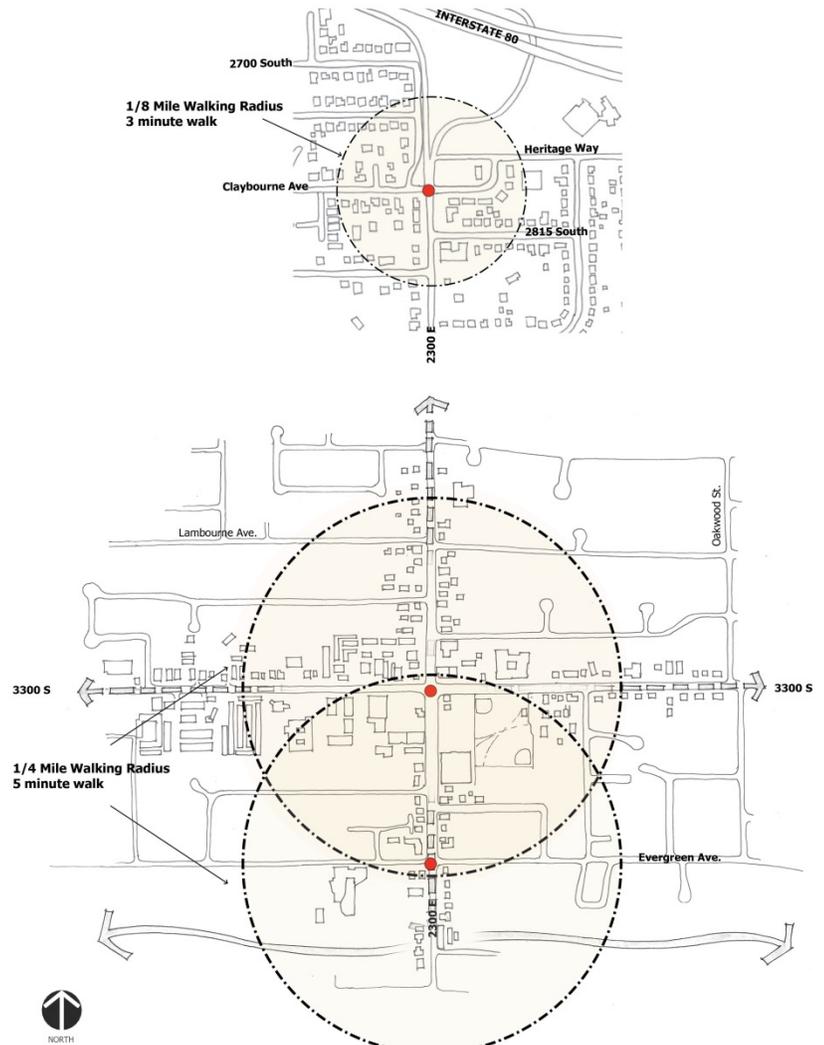


Image 15: Three Future Nodes of Millcreek Town Center

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.

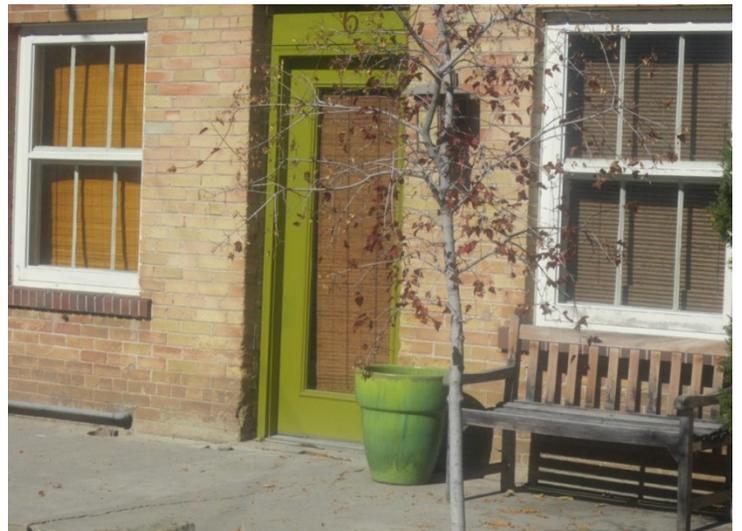
- BUILDING FORM & DESIGN
- SIDEWALK/STREETScape
- LANDSCAPING/SITE FURNISHINGS
- SIGNAGE
- BUILDING DESIGN: ADAPTABILITY/FLEXIBILITY
- RESIDENTIAL DEVELOPMENT POTENTIAL
- MOBILITY/ACCESSIBILITY

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

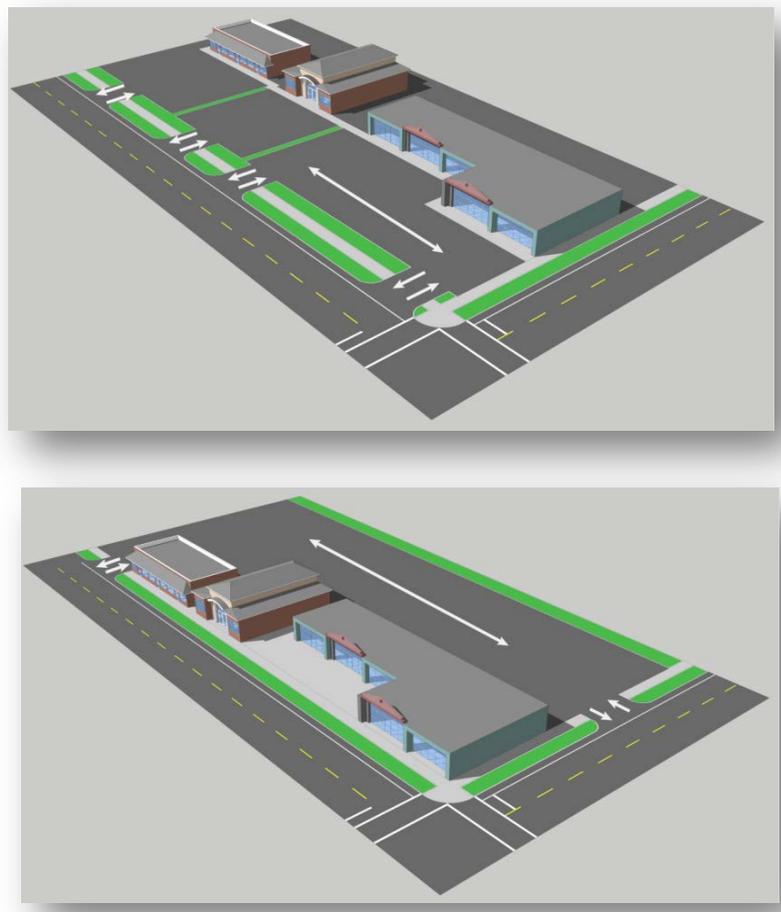


Figure 1: Multi-Access (top) vs. Shared Access (bottom)

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:

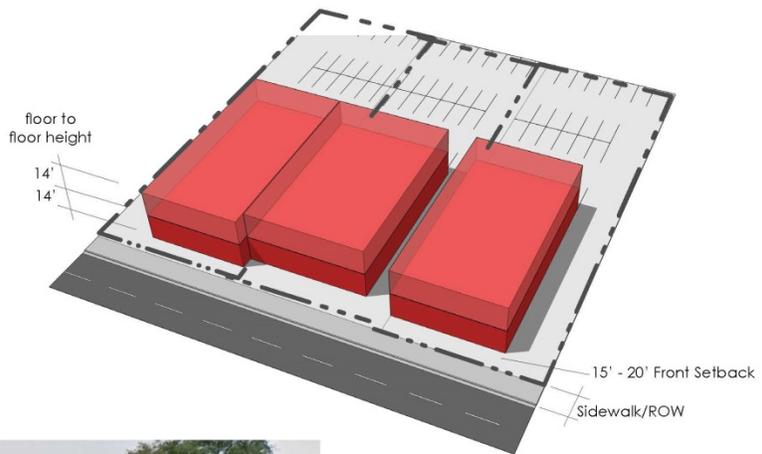
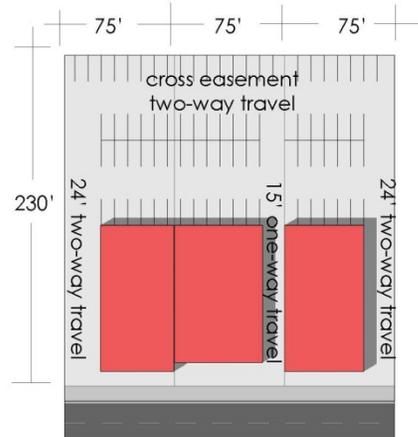
.62

Parking stalls:

Total: 80
 Commercial: 64
 Shared: 16

Other:

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



Local Example:

SE Corner of 9th East & 9th South



1b

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

Parcel acres:

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

Development SF:

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

Floor area ratio:

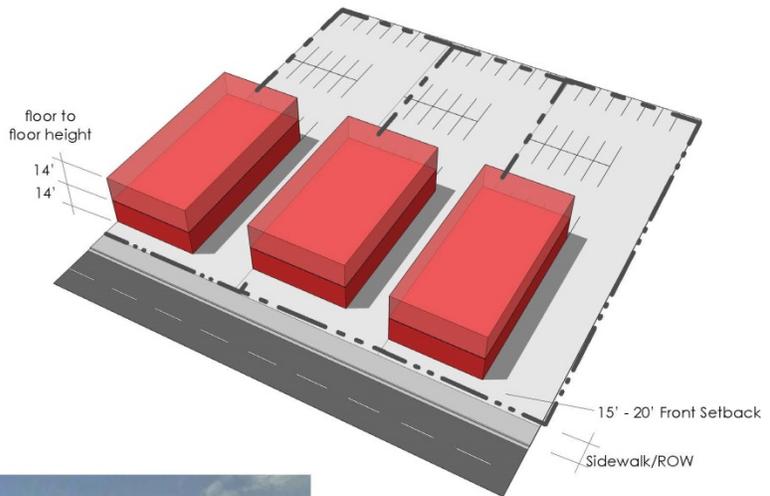
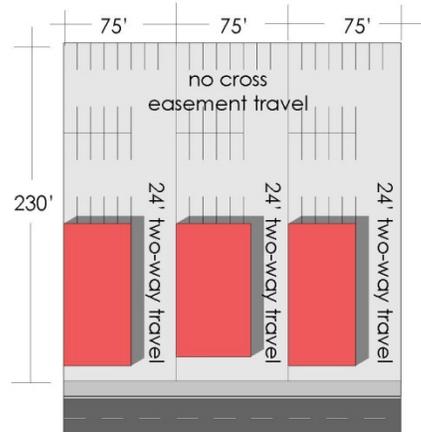
.50

Parking stalls:

Total: 69
Commercial: 52
Shared: 17

Other:

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



Local Example:

One block east of 9th
East & 9th South



2a

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

Parcel acres:

.5 (21,000 sf)

Development SF:

Total: 9,300

Ground floor: 5,700 (commercial)

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

Floor area ratio:

.44

Parking stalls:

Total: 27

Commercial: 13

Residential: 8

Flex: 6

Other:

Integration of public beautification and front setback landscaping



Local Example:

NE Corner of
1300 S & 1100 E



2b

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

Parcel acres:

.5 (21,000 sf)

Development SF:

Total: 9,500

Ground floor: 4,750 (commercial)

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

Floor area ratio:

.45

Parking stalls:

Total: 27

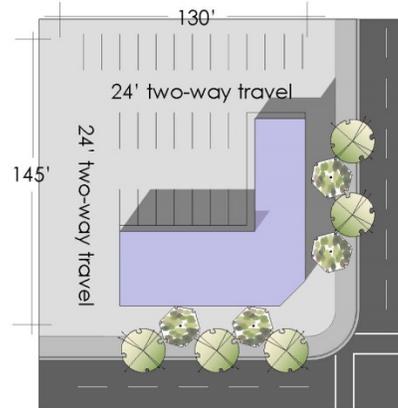
Commercial: 17+2 stalls shared parking

Residential: 8+2 stalls shared parking

Shared: 2 stalls (min.)

Other:

Integration of public beautification and front setback landscaping



Local Example:

NE Corner of
1300 S & 1100 E



3a

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

Parcel acres:

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

Development SF:

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

Floor area ratio:

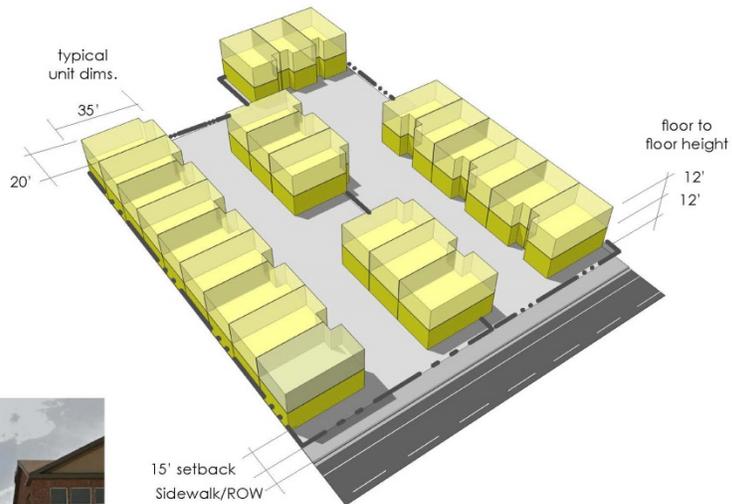
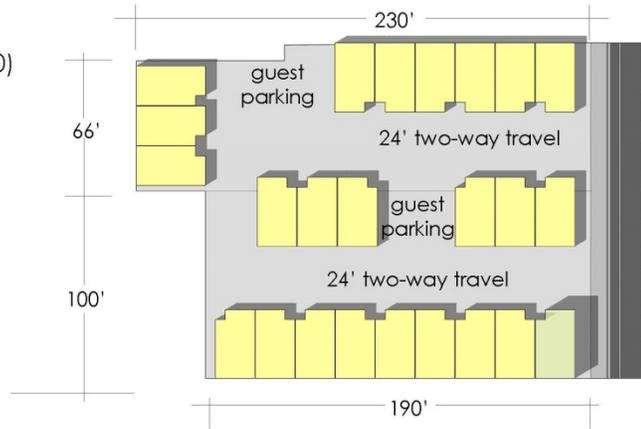
.72

Parking stalls:

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

Other:

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



Local Example:

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



3b

MILLCREEK TOWN CENTER DEVELOPMENT SCENARIOS

Two-story Multi-Family B

Parcel acres:

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

Development SF:

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

Floor area ratio:

.72

Parking stalls:

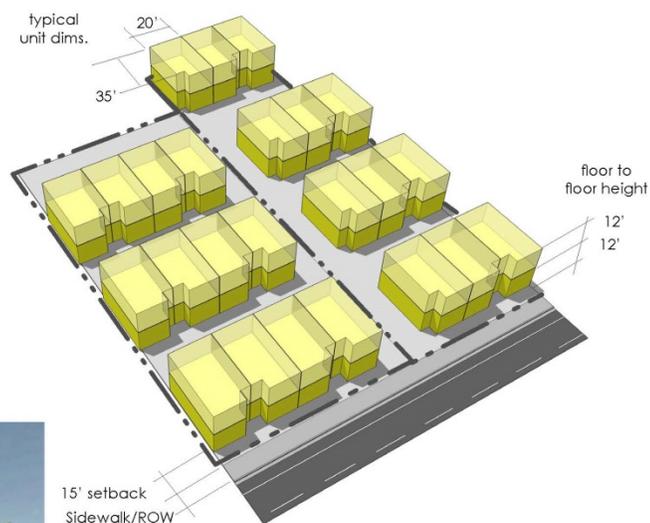
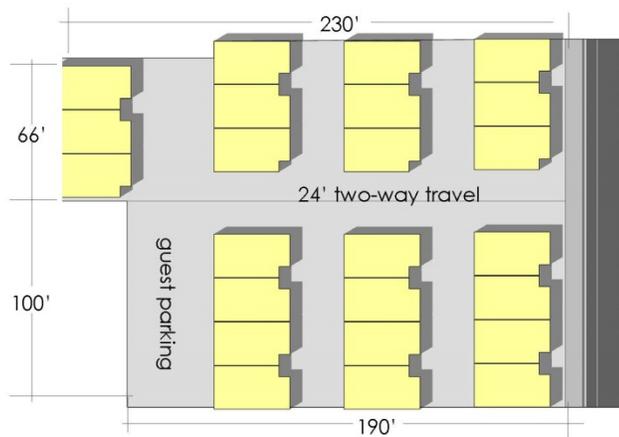
2 per unit: 1 on ground floor of unit;
1 surface parking stall/unit
Shared surface guest parking

Other:

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

Local Example:

Blue Koi: 1700 S & 900 E



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

HOW WE GET THERE: THE POLICY AND REGULATORY TOOLS

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

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

THE GUIDING POLICY TOOL – MILLCREEK TOWNSHIP GENERAL PLAN

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

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

MILLCREEK TOWNSHIP GENERAL PLAN GOALS

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

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

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

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

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

Millcreek Township General Plan, pg. 14 (2012)

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

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

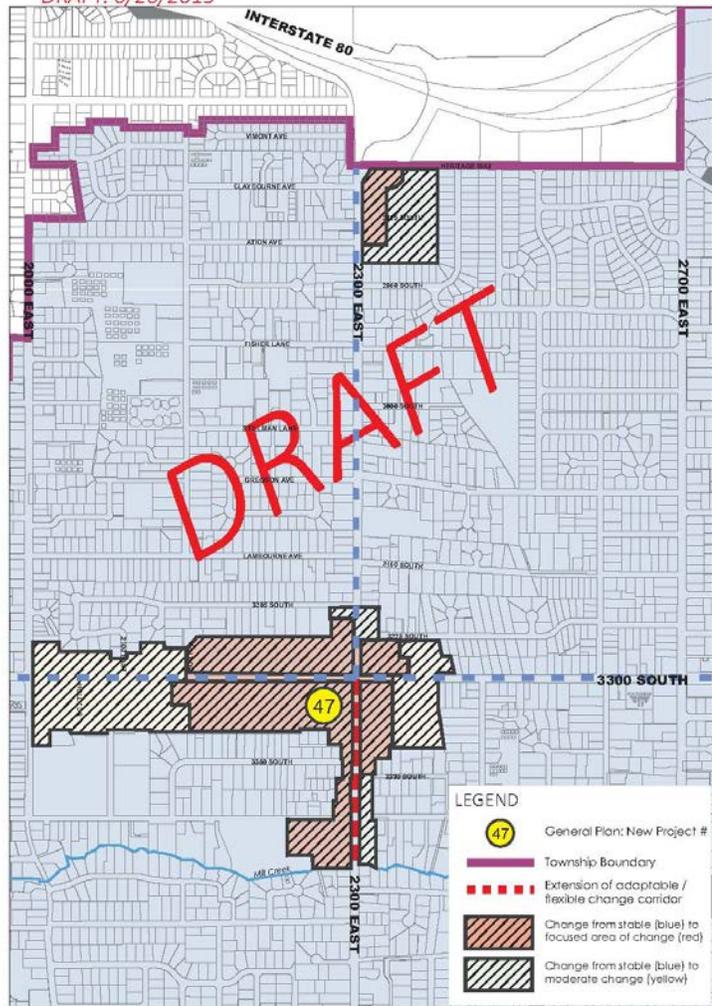
While the concepts of Community, Mobility, Activity Centers, and Housing Choices are captured in the General Plan via the Best Practices section, as well as the recommendation for Neighborhood Centers in the Projects section, no specific Project was outlined for the creation of a Millcreek Town Center.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

- General Plan Map Amendment
- New General Plan Project

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

GENERAL PLAN MAP AMENDMENT

DRAFT: 6/26/2015



MILLCREEK TOWNSHIP 2300 EAST/3300 SOUTH
TOWN CENTER DEVELOPMENT PLAN



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

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

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

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

KEY STAKEHOLDERS

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

RESIDENTS/LANDOWNERS/BUSINESS OWNERS

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

DEVELOPERS

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

MILLCREEK COMMUNITY COUNCIL/MILLCREEK PLANNING COMMISSION

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

SALT LAKE COUNTY

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

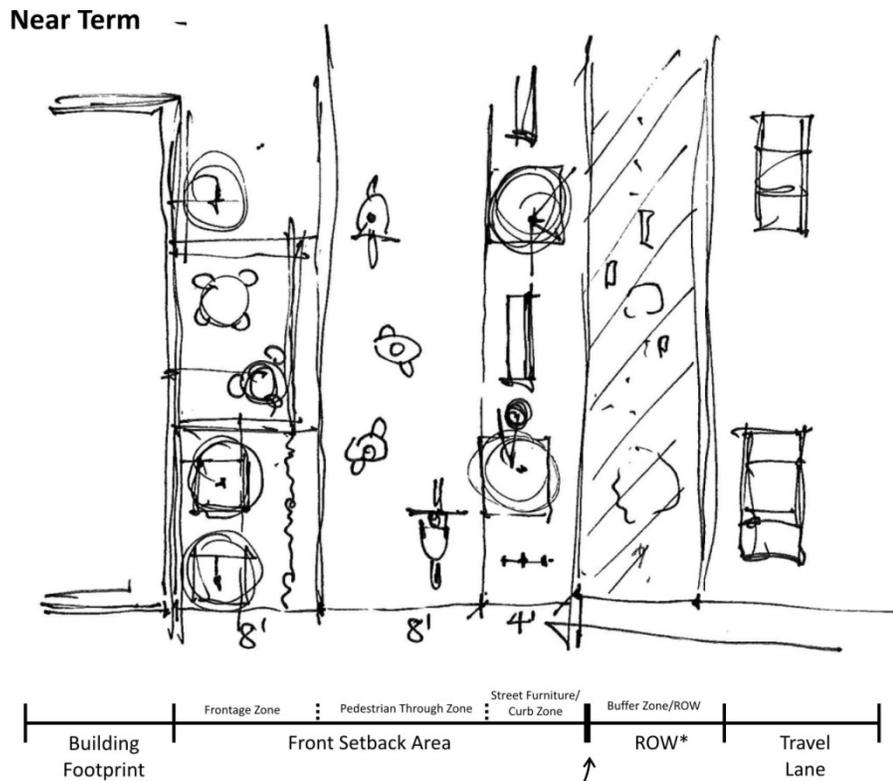


Blue Fescue

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.

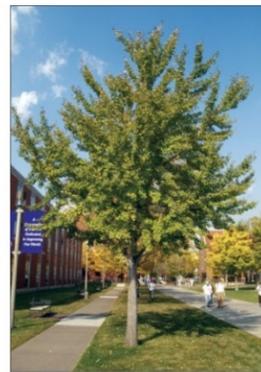
pedestrian through zone was chosen. It is also important to note that this is a significant positive change and dramatic improvement from Salt Lake County’s standard of a 6-foot wide sidewalk adjacent to the back of curb, one of several sidewalk scenarios seen on 3300 South. This approach for sidewalks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

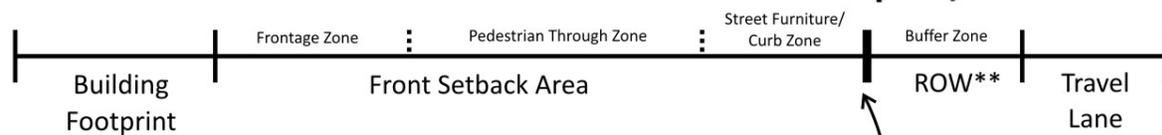
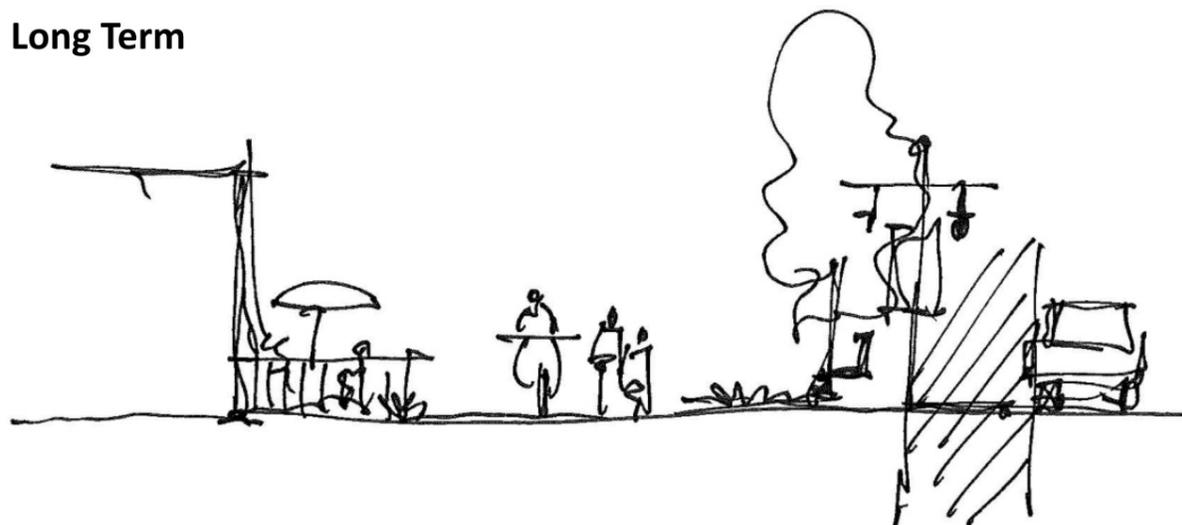


Ginkgo



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

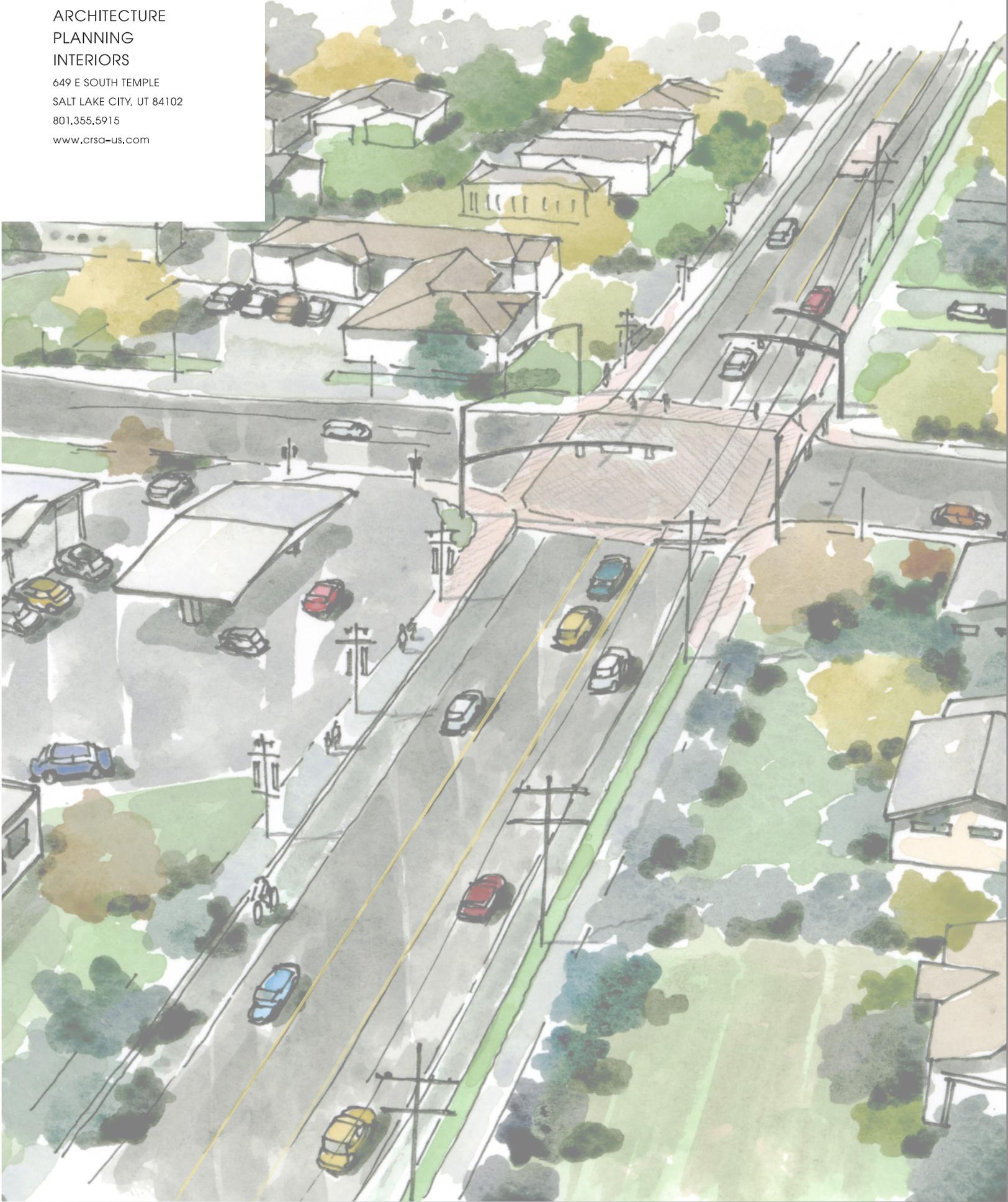
A plethora of supporting information and resources is offered as references for the recommendations made in the Millcreek Town Center Development Plan, including the following:

- 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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Planning and Development Services
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Phone: (385) 468-6700 • Fax: (385) 468-6674
www.pwpds.slco.org

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:

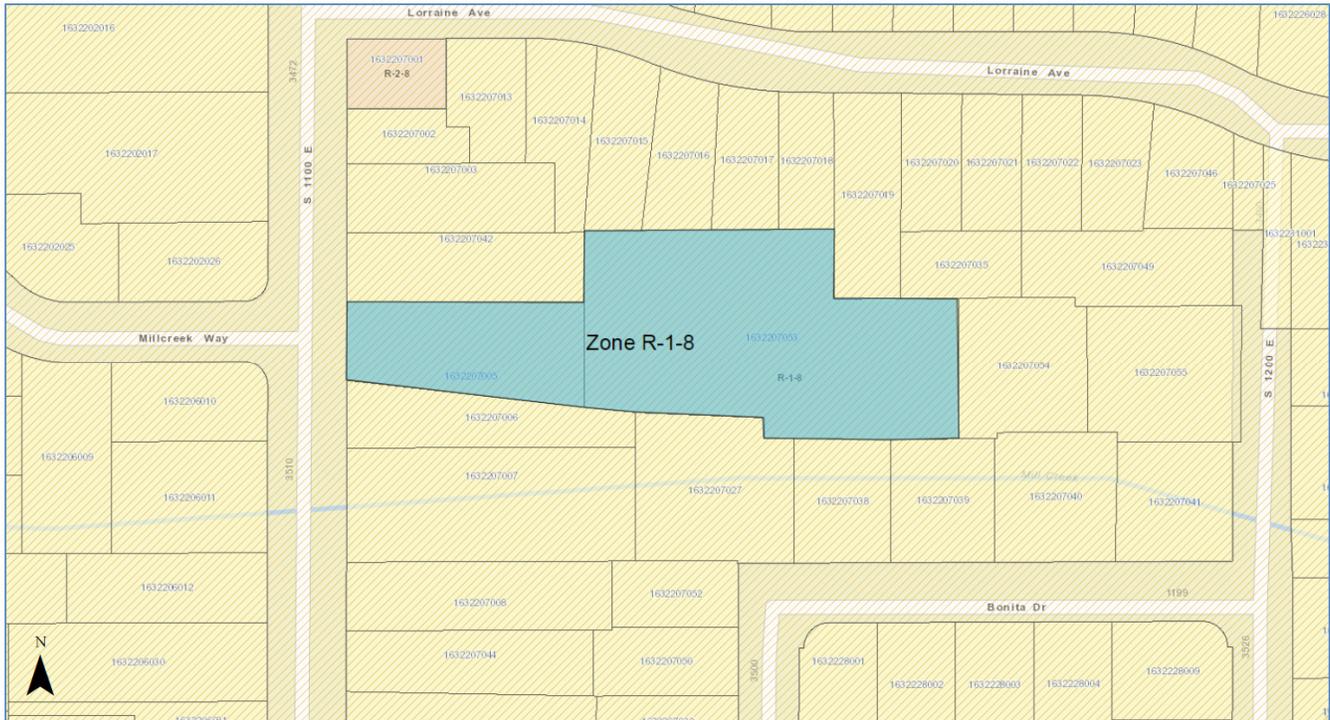
Applicant Name: Jacob Ballstaedt & Phil Winston

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 April 5th 2016, a strong display of opposition to File #29663 was made by citizens living next to and around the subject property. The room was filled nearly to capacity and it was standing-room only for both Staff’s and the applicant’s presentations.

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 April 5th 2016, File #29663 did not receive a favorable recommendation from councilmembers by a vote of 1 (in favor) to 5 (in opposition) with 3 members abstaining.

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:

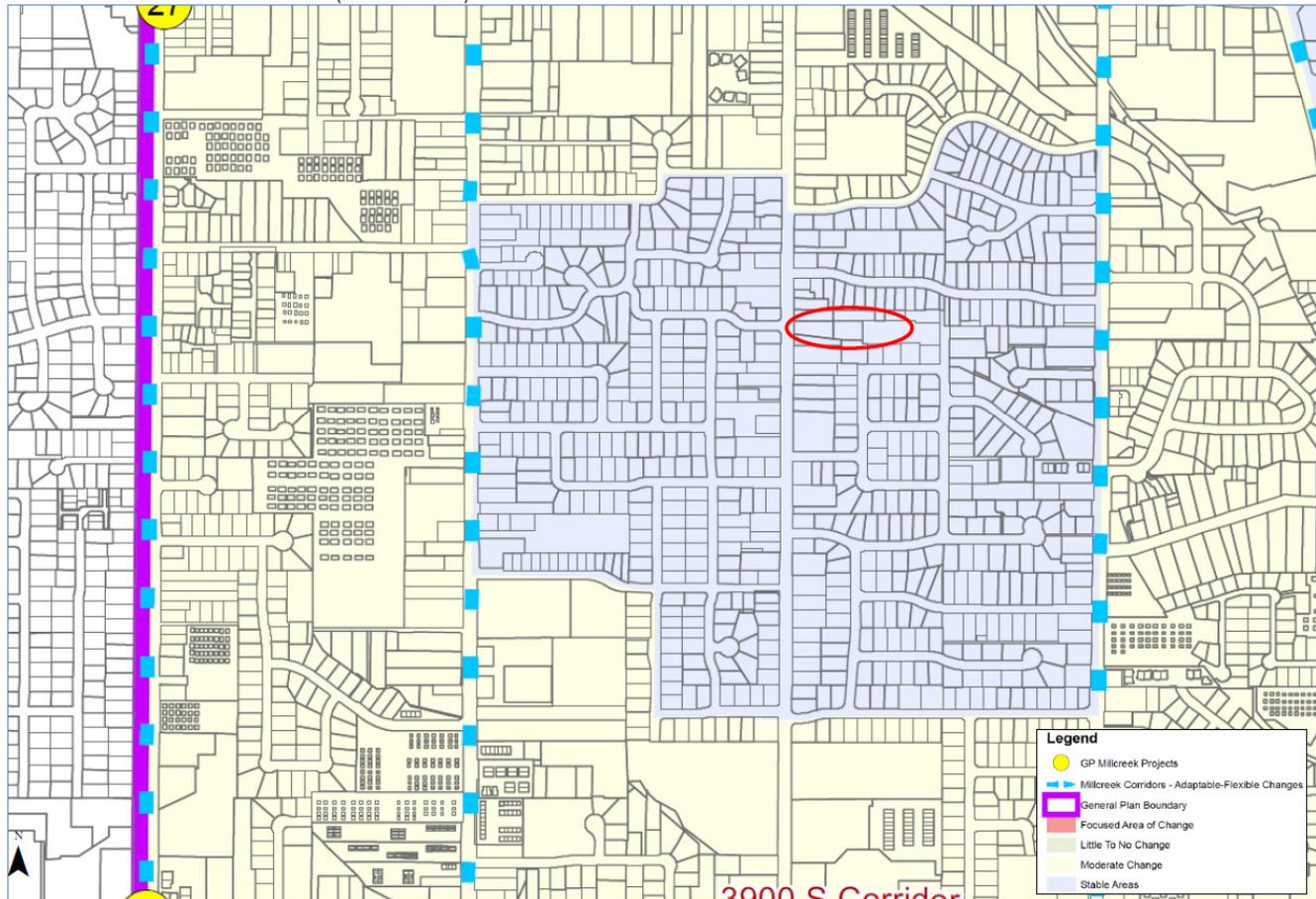
- a. Locate the proposed change on the Official Map.
- b. Determine the anticipated level of stability and intensity of the area in which the proposed change occurs (Green, Blue, Yellow, Red, Corridor)
- c. Determine if the proposed change would result in a level of change that is consistent with the 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.

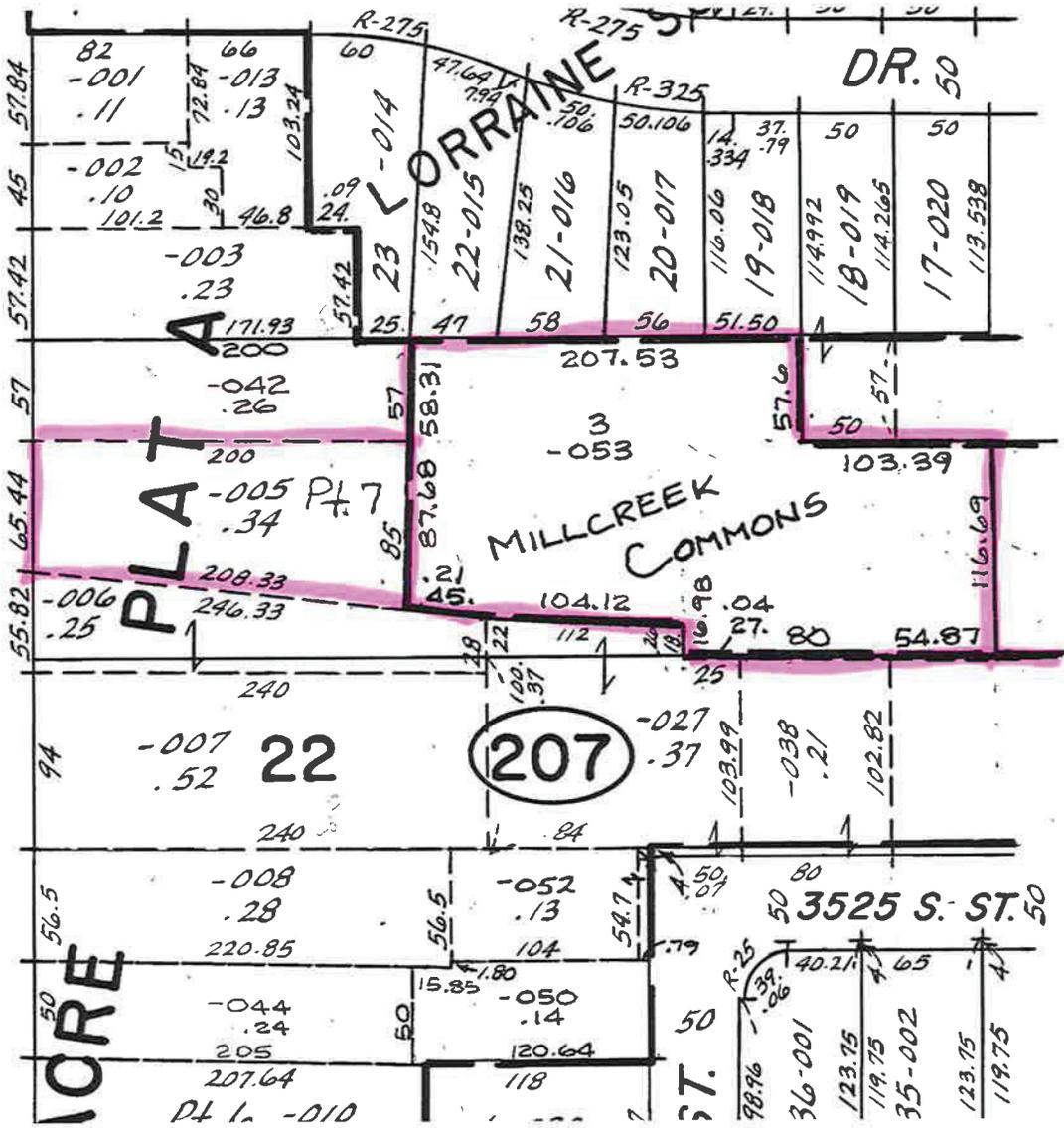
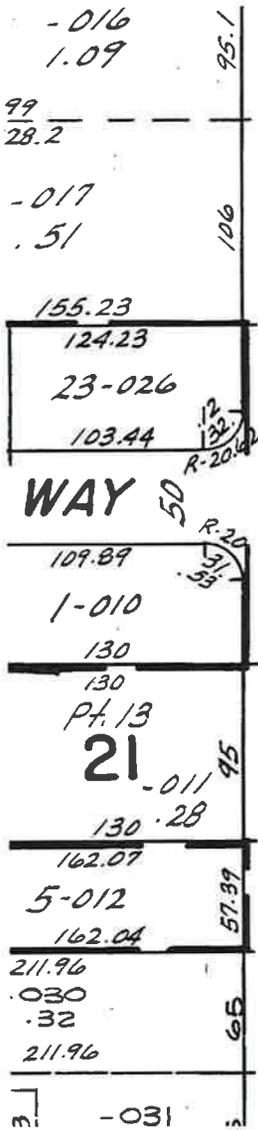
Other Considerations

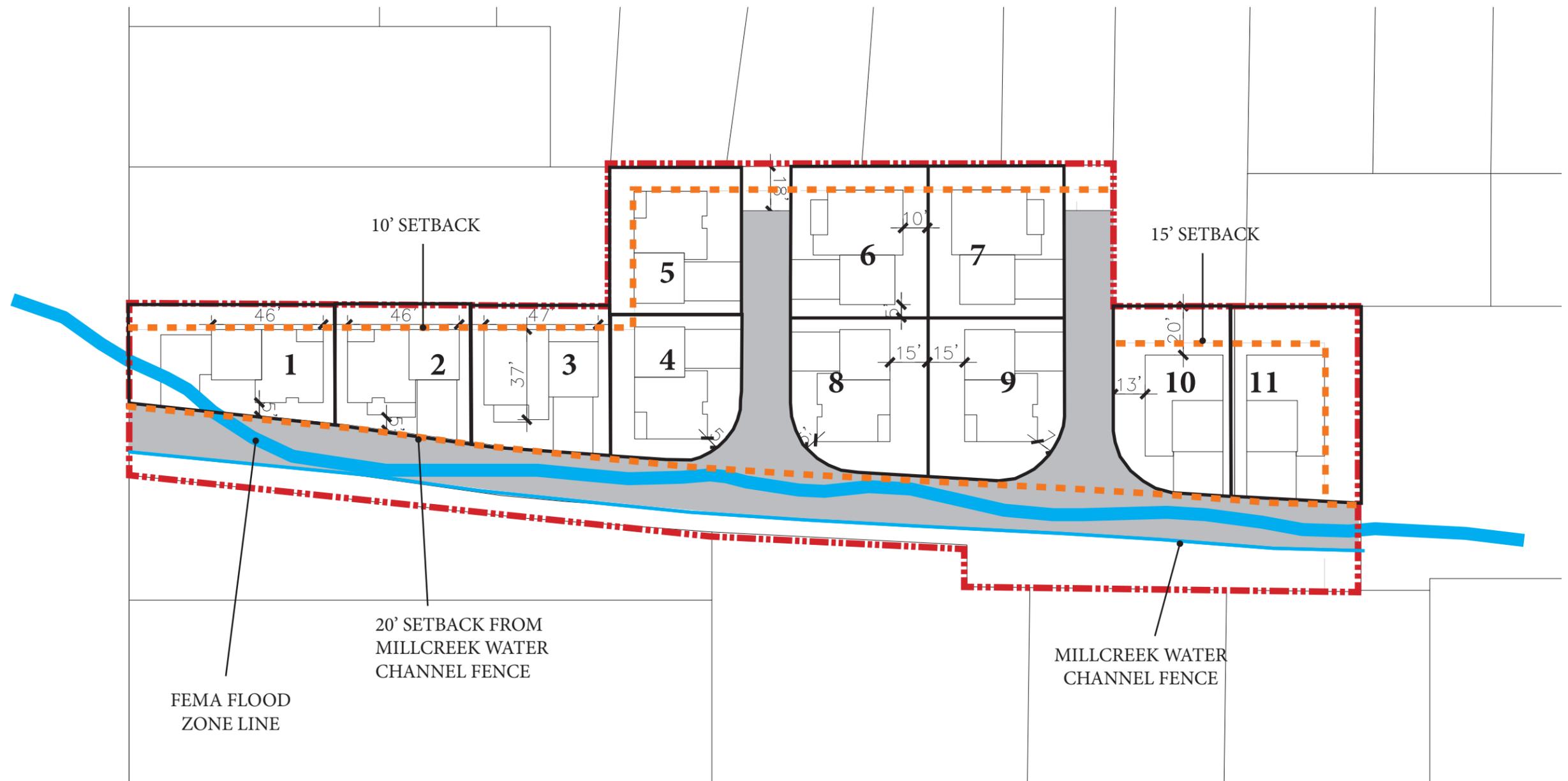
19.90.060 Conditions to zoning map amendment.

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.





MILLCREEK FOR INTERNAL USE ONLY

CONCEPTUAL LOTS WITH 10 & 15' SETBACKS

GARBETT HOMES

MILLCREEK, UT

KTGY # 2015-0946

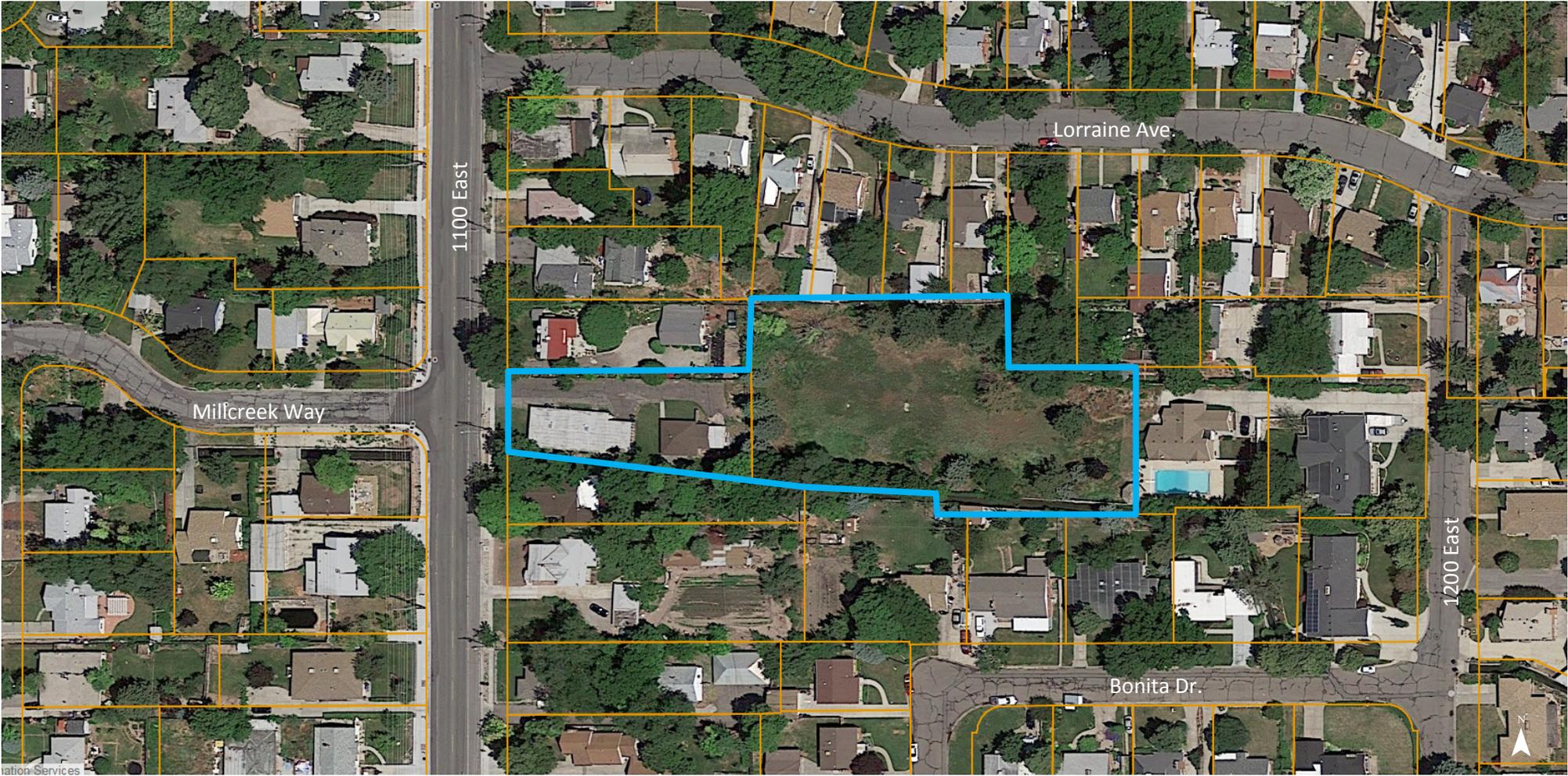
02.08.2016

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 Architecture+Planning
 580 Second St.,
 Suite 200
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 510.272.2910
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File #29663 : Aerial Map

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











File # 29766

Conditional Use Summary and Recommendation

Public Body: Millcreek Township Planning Commission **Meeting Date:** April 13, 2016

Parcel ID's: 16-31-378-009

Current Zone: RM z/c

16-31-378-010

16-31-378-011

Property Address: 3961 – 3971 South 300 East

Request: Conditional Use - Apartments

Community Council: Millcreek

Township: Millcreek

Planner: Todd A. Draper

Community Council Recommendation: Approval with Conditions

Planning Staff Recommendation: Approval with Conditions

Applicant Name: Bob Jones

PROJECT DESCRIPTION

The applicant is requesting conditional use approval for a 29 unit residential apartment complex (multifamily development). The project consists of two multifamily buildings with underground parking, recreational amenities, landscaping and open space. The three parcels combine to account for approximately 1.25 acres.

SITE & VICINITY DESCRIPTION (see attached map)

The property is located in western Millcreek in an area predominately comprised of Multi-Family residential complexes, commercial businesses, offices, and small pockets of lower density single-family and two-family residential uses.

GENERAL PLAN CONSIDERATIONS

The general plan map denotes this area as one with modest potential for growth absorption and likely to experience moderate change in character over time. Growth in these areas will begin to trend upward allowing for a transition to more intensive land uses. Improvements are likely to occur which will moderately alter the appearance, economics, or sustainability of the area. Considerations for connectivity and walkability will become increasingly important.

LAND USE CONSIDERATIONS

Requirement	Standard	Proposed (approximate)	Compliance Verified
Height	32 feet	34 feet (based on submitted elevation drawings)	No. Will work with the applicant to correct plans and verify compliance with maximum height during the technical review.
Front Yard Setback	25 Feet	52 feet	Yes
Side Yard Setback	8 foot minimum, 18 feet combined.	14 feet on smallest side, 104 feet total.	Yes
Rear Yard Setback	30 feet	79 feet	Yes
Lot Width	50 feet	162.5 feet	Yes
Lot Area	26000 sq. ft. – 28250 sq. ft. min.	54,445 sq. ft.	Yes
Parking	2 per dwelling unit (58), plus guest parking	76 stalls (plus 2 ADA stalls)	Yes
Bike Parking	5% of required parking (4 stalls)	None at this point.	No. This can easily be added or noted as a condition of approval and added during the technical review. May be provided in basement or other enclosed area on the property.
Lot Coverage	Buildings may not cover more than 60 % of lot area.	24%	Yes
Compatibility with existing buildings in terms of size, scale and height.			Yes.
Compliance with Landscaping Requirements Verified.			Yes. Conceptually approved. Will continue to refine and review for compliance throughout the technical review process.
Compliance with the General Plan.			Yes.

ISSUES OF CONCERN/PROPOSED MITIGATION

Issues of concern identified by the neighborhood include maximum permitted height, providing security and street lighting, and increases in neighborhood traffic.

Verification of height will be completed during the technical review. Based on the type of structure proposed the height is measured from the lowest point of natural existing grade to the top of the parapet wall. The current elevation plans do not show the location of natural existing grade, the basement (parking) level below grade, or both buildings, and therefore an accurate accounting of the height cannot be established at this time. Staff recommends adding conditions the approval that will insure that these issues are resolved prior to final approval.

Security lighting in the parking lot is required and detailed lighting plans are required as part of the technical review. Street lights and their placement are regulated by county ordinances. In the review by The Salt Lake

County Public Works Department a requirement for a street light was not identified. Staff will follow up with the Public Works Operations Division during the technical review to verify if one is required and if so will include this as a requirement in any final approval.

Vehicular trips to and from the property will undoubtedly increase. The community council has requested that a site specific traffic study be conducted. If a study is required by either the County traffic engineer or the planning commission, staff recommends including as a condition of approval that impacts are mitigated in accordance with requirements of the study and/or the County traffic engineer.

NEIGHBORHOOD RESPONSE

Neighborhood response has been mixed. Some are in favor of the investment in the community and the improvement this project would make in the neighborhood. Others are opposed to the density and any increases to traffic in the area. Many voiced opposition to the recent rezoning of the property, which was ultimately approved by the County Council.

COMMUNITY COUNCIL RESPONSE

The Millcreek Community Council at their regular meeting on April 5, 2016 recommended approval of the current project with the condition that the number of units be reduced to 15 to mitigate existing traffic concerns along 300 East, that a traffic study be required, and that street lighting be provided in accordance with ordinance. Their vote was divided with 8 voting in favor and 2 abstentions. A formal response, if received, will be provided at the Planning Commission meeting.

REVIEWING AGENCIES RESPONSE

AGENCY: Geology Review

DATE: 3/8/2016

RECOMMENDATION: Review Denied – Need to submit a Geotechnical Engineering Report for technical review. Liquefaction analysis is required with boring depth of 45'. Stormwater maintenance agreement and management plan required to be recorded on the subject property.

AGENCY: Grading Review

DATE: 3/8/2016

RECOMMENDATION: Conceptual Approval – Need to submit Geotechnical reengineer report with liquefaction analysis for technical review. Address grade change along open ditch. Check cross grad on driveway entering parking garage. Retaining walls will require engineering and a separate permit.

AGENCY: Urban Hydrology Review

DATE: 3/7/2016

RECOMMENDATION: Conceptual Approval – As part of the technical review provide drainage calculations for 24 hour storm and size detention basin and orifice size accordingly. Provide cross section details of detention basin. Address storm water quality before water enters detention basin. Show percentage of grade with direction of flow on drainage plans. Suggest using low impact development BMP's. Include spot elevations. Contain all generated storm water on the property or route it to an approved system. Ditch masters approval required for irrigation components. Pay storm drain impact fees prior to final land use approval.

AGENCY: Health Department

DATE: 3/21/2016

RECOMMENDATION: Conceptual Approval – Provide sewer and water availability letters as part of the technical review.

AGENCY: Traffic Engineer Review

DATE: 3/15/2016

RECOMMENDATION: Conceptual approval – Submit full civil plans for final review

AGENCY: Surveyor Review

DATE: 3/16/2016

RECOMMENDATION: Conceptual Approval – Submit drawings meeting technical requirements of the surveyor for technical review. Show location of existing canal and right of way or maintenance easements. Submit copy of survey to the Salt Lake County Surveyors office. Addressing for all units will need approval of the addressing division. The name "Millcreek Cove" has been used previously, please choose a new project name.

AGENCY: Unified Fire Authority

DATE: 3/8/2016

RECOMMENDATION: Conceptual Approval – Buildings to be equipped with automatic fire sprinklers and fire alarm systems. Dead-end fire apparatus roads in excess of 150 feet in length must be provided with approved provisions for turning around of fire apparatus. Structures over 30 feet in height from the lowest fire department access to the top of parapet wall require aerial access. 26 feet width proximity to the building located within minimum of 15 feet and a maximum of 30 feet from the building. Fire hydrant required to be within 100 feet of FDC.

AGENCY: Building Review

DATE: 3/21/2016

RECOMMENDATION: Conceptual Approval – At time of technical review show where the ADA parking is for the parking stall under the building. Accessible spaces designated for van parking required an adjacent aisle with a width of 8 feet (can be reduced to 5 feet if the parking stall is 11 feet wide). Demolition permits are required to remove the existing buildings and structures from the lots. Building permits are required for new construction.

AGENCY: Public Works Operations

DATE: 3/10/2016

RECOMMENDATION: Conceptually Approved

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

PLANNING STAFF ANALYSIS

19.04.050 - Apartment house.

"Apartment house" means a multiple dwelling; see "Dwelling, multiple-family."

19.04.195 - Dwelling, multiple-family.

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

19.84.060 - Standards for approval.

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.

Staff has reviewed the proposal for compliance with ordinances and has found that the project currently does comply with applicable provisions of the zoning ordinance with two small exceptions that can easily be remedied through the technical review process. The first is that the parking ordinance requires the inclusion of a minimum of 4 bicycle stalls. These can be easily added to the site in a number of potential locations. The second is that the current elevation drawings require more detail with regards to determining compliance with the height requirements of the zone. Currently it appears that the height of the structure exceeds the limit by 2 feet. During the technical review the height of the structure will be limited to the maximum of 32 feet by insuring that the building is situated based on the existing natural grade and if necessary the height of the parapet walls could also be reduced.

The proposal can or will meet other applicable laws and ordinances. During the technical review it is possible that a fire department turn around may be added to the site and that covered ADA parking may also be added. These are technical elements that can easily be addressed at a staff level and can be added to the site plan with minimal disruption or changes to the plans as currently proposed. As a result of inclusion of the turn around a loss of 2 or 3 parking stalls may occur; however, the current proposal does have 3 additional guest parking stalls over the amount required by policy for a project of this size.

The proposed use and development plan do not pose a serious traffic hazard with respects to the site design. There is neighborhood concern regarding the traffic increases to the nearby road system, however the County traffic engineer in their review did not identify any concerns about exceeding the amounts called for in the county transportation master plan.

Any safety issues related to fire safety, geology hazards, soil and slope conditions, liquefaction potential, site grading, storm drainage, high ground water, and environmental health hazards are addressed during the subsequent technical review process.

The proposal is compatible with other buildings in the neighborhood in terms of size scale and height. While it is larger than the immediately adjacent single family homes to the North, the Millcreek General plan does anticipate that as this area will transition to more intense uses, that buildings of an increased size will be built.

The proposal has been reviewed for compliance with the recreational amenity and open space standards policy and complies with the requirements contained in that policy. Open space currently is approximately 45% and 3 additional recreational amenities have been proposed to offset the reduction in open space. Given size and the location of the plaza between the buildings, staff is supportive of treating this amenity similar to that of a picnic area minus the gazebo or pavilion, either of which may create issues with fire separation between the buildings. The applicant has also indicated that a hot tub for use of the residents will be included on a portion of this area. The size of the plaza staff believes is sufficient to count as 2 recreational amenities. The remaining recreational amenities include a clubhouse/workout area, a playground, and grow boxes for community gardening.

Policies for multifamily residential development also require that a 6 foot high solid visual barrier be included around the perimeter of the project, specifically (by ordinance) when parking or access drives are adjacent to another residential property line or use. The applicant has not yet indicated what type of fencing will be utilized. Acceptable materials include wood, vinyl, concrete, or masonry. This element can also be added to revised plans as part of the technical review and will be verified by staff prior to the issuance of a final land use approval.

A separate consolidation of the lots into a single parcel will be completed as part of the technical review of the project.

PLANNING STAFF RECOMMENDATION

Staff recommends that the Millcreek Township Planning Commission grant preliminary approval to application #29766 as proposed, together with the following additional conditions:

1. Lot consolidation to be completed prior to issuance of final land use approval.
2. Compliance with all requests and requirements of the individual reviewers during the technical review.
3. Maintain a minimum of 44% open space per the recreational amenity and open space policy standards.
4. Approved recreational amenities to include a minimum 1,000 sq. ft. playground, a 1,200 sq. ft. clubhouse, a picnic/gathering plaza of 1,000 sq. ft. (inclusive of hot tub area) (counting as 2 recreational amenities), and community garden boxes.
5. Compliance with provisions related to accessible parking, including covered parking.
6. Inclusion of 4 bike parking stalls into the revised plans.
7. Compliance with maximum height requirements of 32 feet to the top of the parapet wall.
8. Installation of a uniform, 6 foot high, solid visual barrier fence around the interior perimeter of the property.

29766

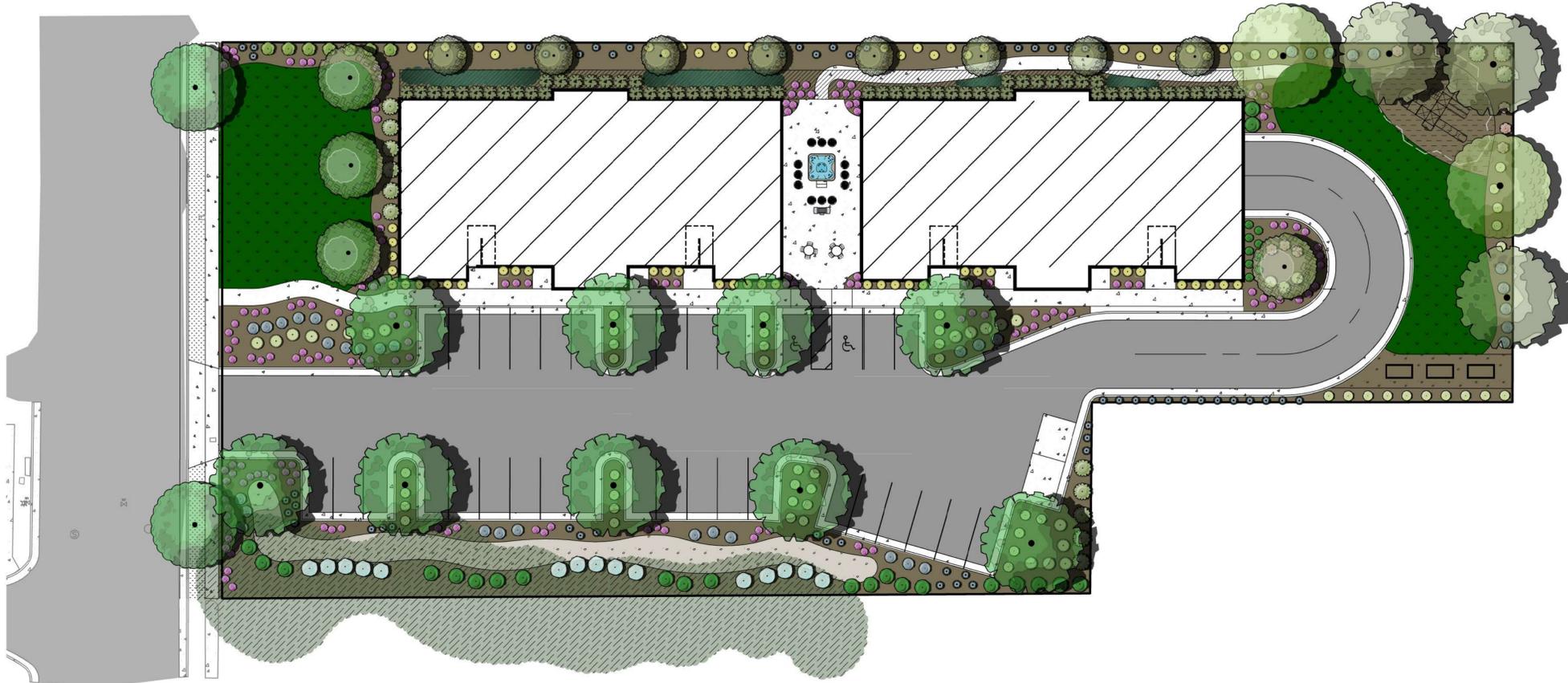
Aerial Map



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MILLCREEK COVE LANDSCAPE PLAN

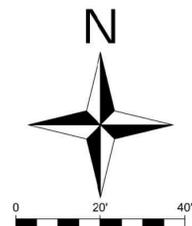
SCALE: 1"=20'



SYMBOL	NOTES
	PLANTER BED
	GRASS
	PLAYGROUND SOFT FALL
	GRAVEL/ROCK
	EXISTING TREES TO REMAIN.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME
	2	Acer platanoides "Parkway" / Norway Maple
	2	Fraxinus pennsylvanica "Cimmaron" TM / Cinnamon Ash
	4	Malus x "Spring Snow" / Spring Snow Crab Apple
	8	Pyrus calleryana "Capital" / Capital Callery Pear
	9	Tilia cordata "Greenspire" / Greenspire Littleleaf Linden
	3	Ulmus x "Frontier" / American Elm
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME
	35	Caryopteris x clandonensis "Dark Knight" / Blue Mist Shrub
	23	Cornus sericea "Alleman's Compact" / Dwarf Red Twig Dogwood
	9	Cornus sericea "Kelsey" / Kelsey Dogwood
	7	Euonymus alatus "Compactus" / Compact Burning Bush
	58	Mahonia repens / Creeping Mahonia
	9	Physocarpus opulifolius "Little Devil" TM / Dwarf Ninebark
	15	Salix purpurea "Nana" / Dwarf Arctic Willow
	51	Spiraea x bumalda "Little Princess" / Little Princess Spiraea
	14	Viburnum trilobum "Alfredo" / Alfredo Cranberrybush Viburnum
GRASSES	QTY	BOTANICAL NAME / COMMON NAME
	65	Calamagrostis x acutiflora "Overdam" / Overdam Feather Reed Grass
	59	Helictotrichon sempervirens / Blue Oat Grass
	21	Miscanthus sinensis "Herkules" / Maiden Grass
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME
	4	Vinca major / Periwinkle
		PERENNIALS 163



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MILLCREEK COVE
 3965 S. 300 EAST
 MILLCREEK, UT 84107

MARK	DATE	DESCRIPTION

PROJECT #: 741-1501
 REVIEWER: J. YOUNG
 DESIGNED BY: S. PEADEN
 ISSUED: 3.4.2016



LANDSCAPE
 PLAN

L-100



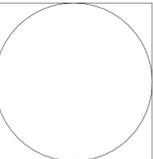
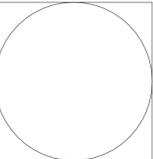
Millcreek Cove Apartments





Mendenhall
Architecture
& Design, LLC

4725 South Holladay Blvd
Holladay, UT 84117
801.277.2935



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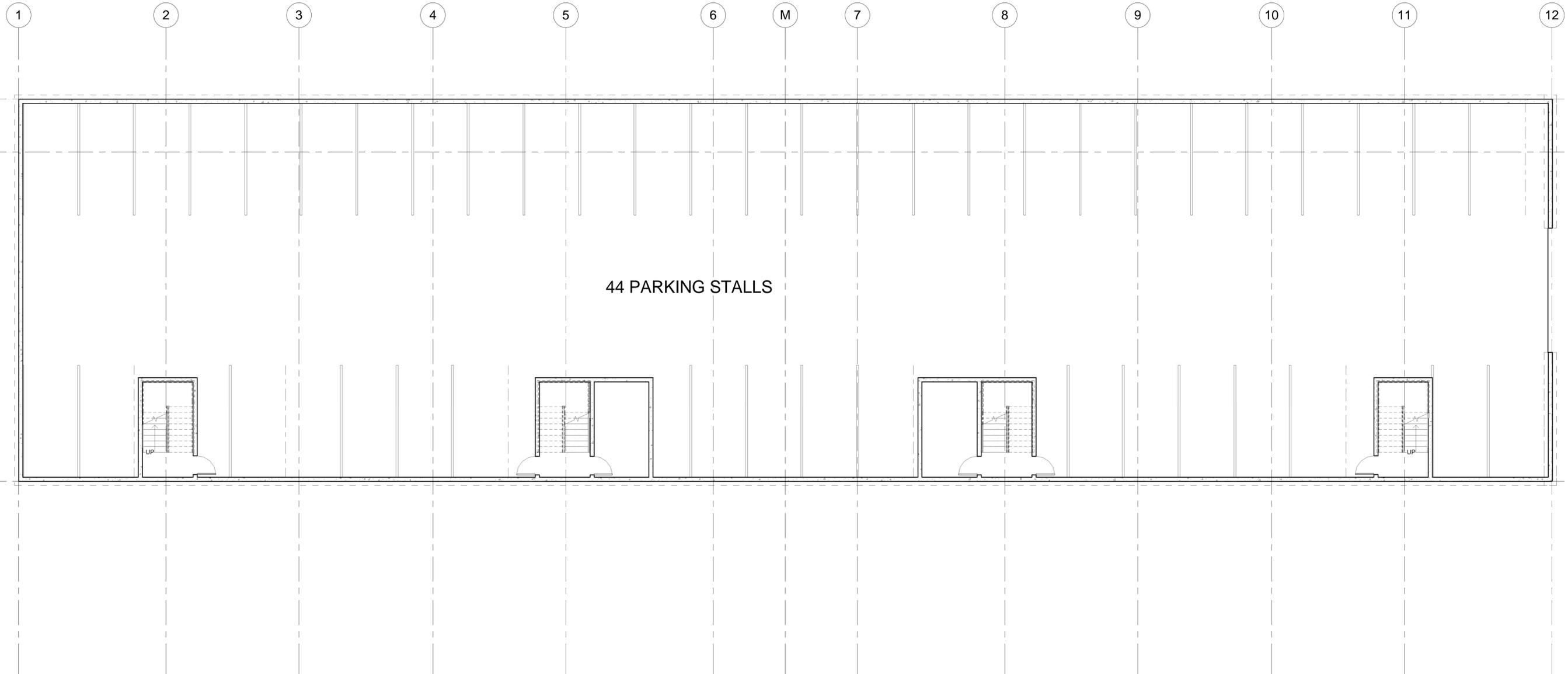
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project: **MILLCREEK COVE**
3965 S. 300 EAST
MURRAY, UT 84107

revisions:		
DATE	MARK	DESCRIPTION

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

PARKING GARAGE
A2.0

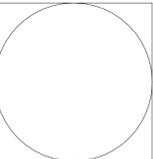
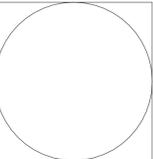


1 GARAGE
1/8" = 1'-0"



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3965 S. 300 EAST
MURRAY, UT 84107

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Date	Issue Date
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Checked by	Checker

FLOOR PLAN - FIRST LEVEL

A2.1



UNIT A
1,200 SQ.FT.

UNIT B
998 SQ.FT.

UNIT C - ADA
1,158 SQ.FT.

UNIT D
998 SQ.FT.

REC. ROOM
1,200 SQ.FT.

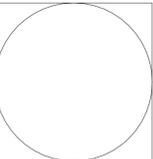
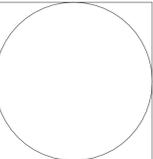
1 FIRST FLOOR
1/4" = 1'-0"

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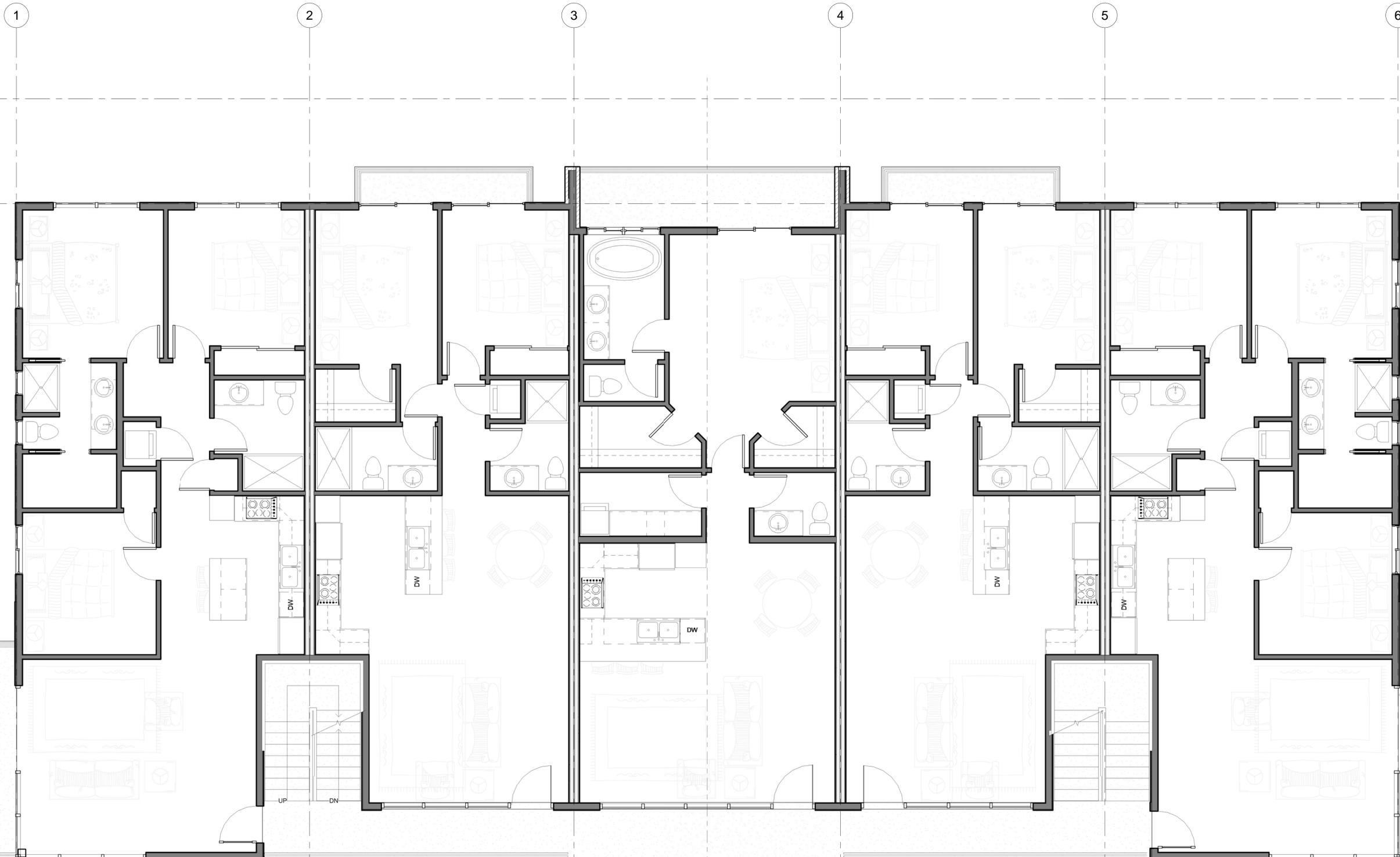
project: **MILLCREEK COVE**
3965 S. 300 EAST
MURRAY, UT 84107

revisions:	
DATE	DESCRIPTION

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

FLOOR PLAN - SECOND LEVEL

A2.2



UNIT A
1,200 SQ.FT.

UNIT B
998 SQ.FT.

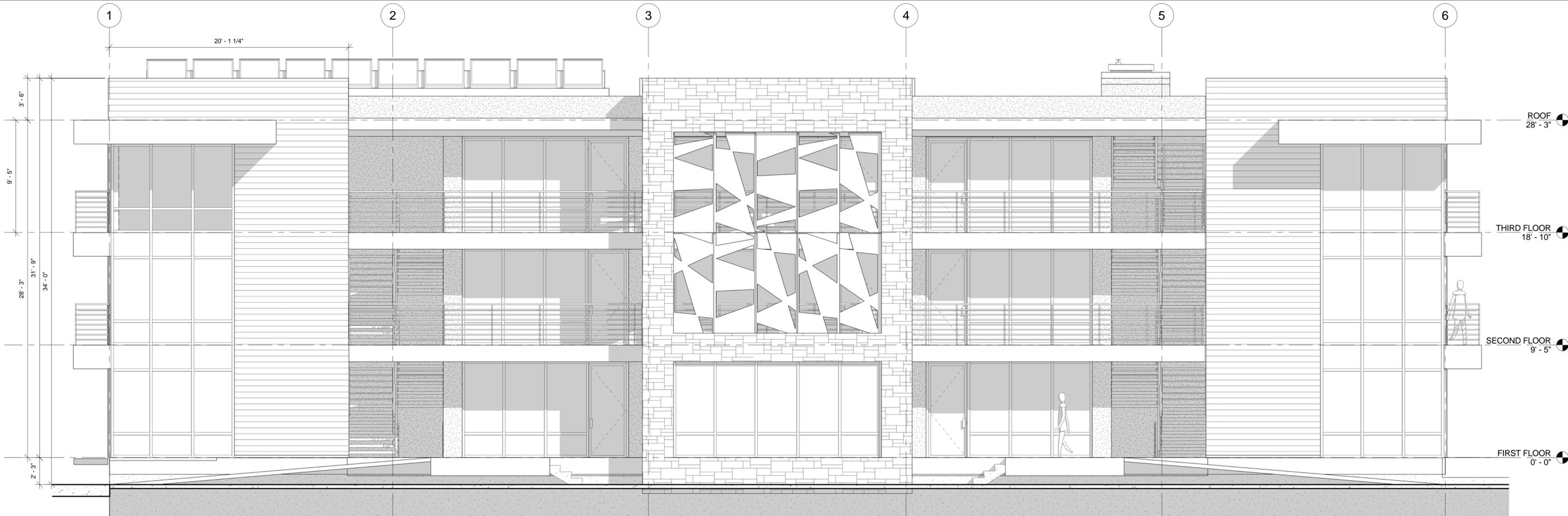
UNIT F
1,015 SQ.FT.

UNIT D
998 SQ.FT.

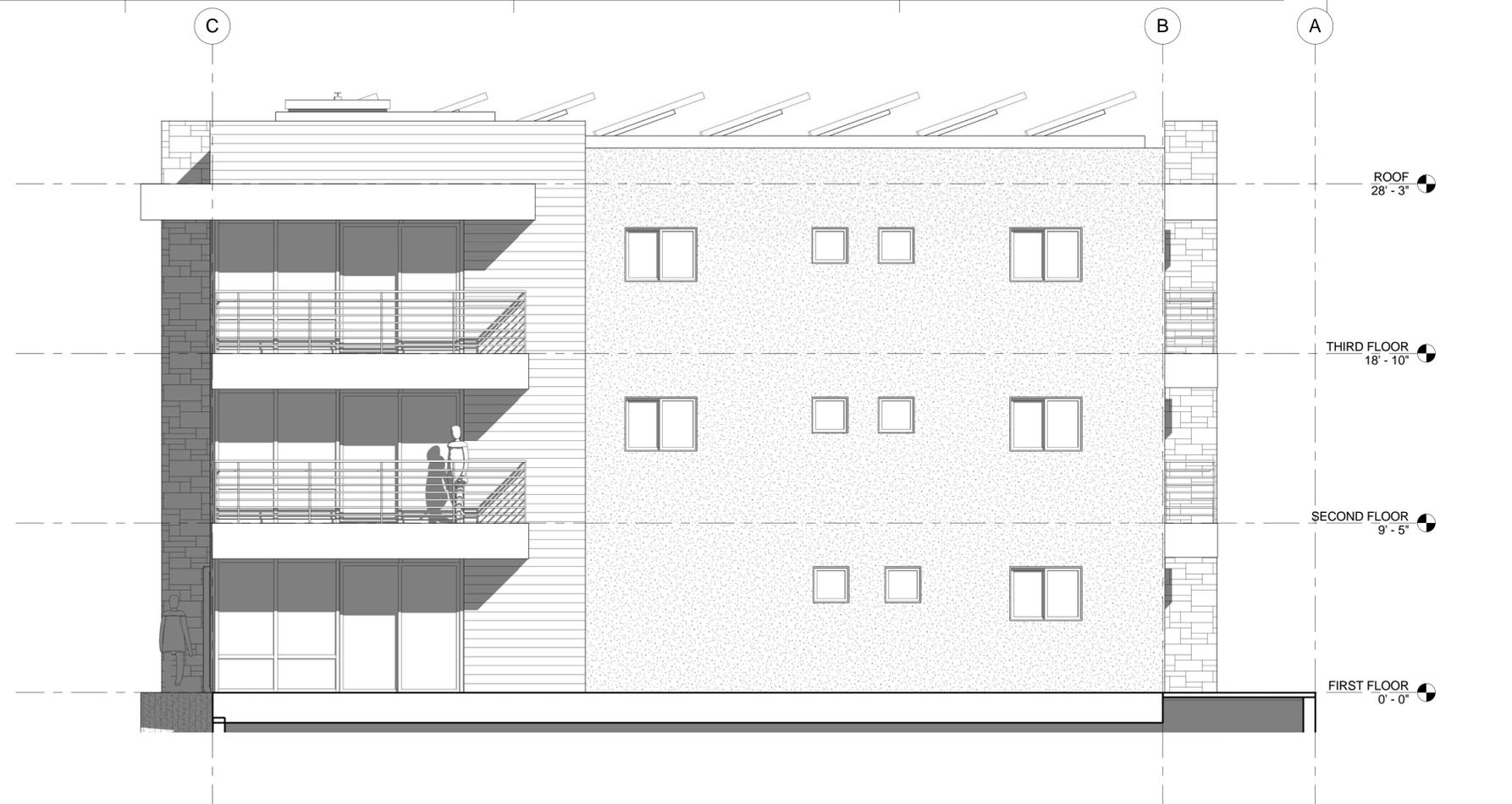
UNIT E
1,200 SQ.FT.

1 SECOND FLOOR
1/4" = 1'-0"

3/4/2016 2:38:08 PM



1 South
1/4" = 1'-0"

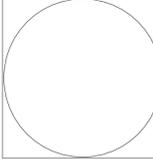
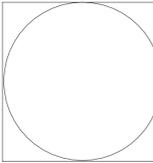


2 East
1/4" = 1'-0"



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project:
MILLCREEK COVE
3965 S. 200 EAST
MURRAY, UT 84107

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ELEVATIONS
A3.0

6

5

4

3

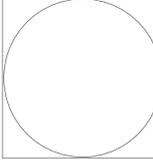
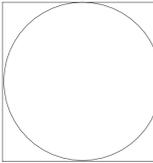
2

1



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ELEVATIONS
A3.1



1 North
1/4" = 1'-0"

ROOF
28' - 3"

THIRD FLOOR
18' - 10"

SECOND FLOOR
9' - 5"

FIRST FLOOR
0' - 0"

A

B

C



2 West
1/4" = 1'-0"

ROOF
28' - 3"

THIRD FLOOR
18' - 10"

SECOND FLOOR
9' - 5"

FIRST FLOOR
0' - 0"





3971
Klos





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 # 29759

Rezone Summary and Recommendation

Public Body: Millcreek Township Planning Commission Meeting Date: April 13, 2016

Parcel ID: 16-32-376-026, 16-32-376-030,

16-32-376-029, 16-32-376-028, and 16-32-376-027

Current Zone: R-2-10

Proposed Zone: R-M

**Property Address: 4102 & 4108 South 900 East,
and 865, 857, & 849 East 4125 South**

Request: Rezone from R-2-10 (Medium Density Residential) to R-M (High Density Residential)

Community Council: Millcreek

Township: Millcreek Township

Planner: Jeff Miller

Planning Commission Recommendation: Not yet received

Community Council Recommendation: Approval with condition

Planning Staff Recommendation: Approval with condition

Applicant Name: Richard Smith

PROJECT DESCRIPTION

Richard Smith is requesting a rezone from R-2-10 to R-M. The requested rezone includes Richard Smith's parcel, as well as four other parcels owned by adjoining property owners. The five parcels total 1.83 acres. The requested rezone will correct a zoning violation for the parcel located at 4108 South in regards to case #19979. In addition, the applicant has informed Planning Staff that the rezone of all five parcels will encourage redevelopment of the parcel to the north, located at 4102 South. The Residential Compatibility Overlay Zone (RCOZ) does not apply in the R-M zone.

SITE & VICINITY DESCRIPTION (see attached map)

The proposed parcels to be rezoned R-M are surrounded by large areas zoned R-M directly north on both sides of 900 East. Some of these parcels are used as high-density residential, and others are primarily used as single-family residential. Directly to the east is a large area zoned R-1-10, which is currently undeveloped and appears to be used for some type of agricultural purpose. Southeast of the parcels to be rezoned are three parcels that are zoned R-M. Surrounding the parcels on the south and on the west are parcels zoned R-2-10, and used as single-family residential. Further south are large areas zoned R-1-5 and R-1-8, and used as single-family residential.

GENERAL PLAN CONSIDERATIONS

The proposed parcels are located in an area of "Moderate Change" according to the Millcreek Township General Plan. Moderate changes in land uses will occur in this area, and may represent reasonable changes to the typical land uses for the area/corridor. Changes may occur in clusters, while the land uses of the overall area/corridor will

remain largely consistent. Growth in these areas will begin to trend upward, allowing for a transition to more intensive land uses.

ZONE CONSIDERATIONS

Requirement	Existing Zone (R-2-10)	Proposed Zone (R-M)
Height	35 feet	75 feet
Front Yard Setback	30 feet	25 feet
Side Yard Setback	8 feet, no setback between two units of a family dwelling. Minimum of 20 feet facing a public street	8 feet, no less than 18 feet
Rear Yard Setback	15 feet with garage, 30 feet without	Buildings: 30 feet Accessory buildings: 1 foot (10 feet on corner lots)
Lot Width	65 feet, at a distance 30 feet from the front lot line	50 feet, 25 feet from the front lot line
Lot Area	5,000 square feet for a lot containing 1 unit of a two-family dwelling. 10,000 square feet for any other main building	The minimum lot area in the R-M zone shall be five thousand square feet for each one-family dwelling, with seven hundred fifty additional square feet for each additional dwelling unit in a dwelling structure having more than one dwelling unit. For group dwellings, the minimum lot area shall be not less than five thousand square feet for the first separate dwelling structure, with three thousand square feet for each additional separate dwelling structure, and with seven hundred fifty square feet additional for each additional dwelling unit in excess of one dwelling unit in each separate dwelling structure, not less than five thousand square feet for any other main building.

Compliance with the General Plan.	Yes
-----------------------------------	-----

ISSUES OF CONCERN/PROPOSED MITIGATION

The allowable height of 75 feet in the R-M zone could be an issue of concern for the owners of the single-family homes surrounding the property to the south and to the west. In order to mitigate against this concern, Planning Staff recommends limiting the height of the proposed parcels to be rezoned to a maximum height of 35 feet.

NEIGHBORHOOD RESPONSE

No response from the neighborhood has been received as of the completion of this report on April 7, 2016.

COMMUNITY COUNCIL RESPONSE

The Millcreek Community Council discussed this item at their March 1, 2016 meeting. The Millcreek Community Council voted 7-1 in favor of recommending approval of the rezone request. The motion also included a recommendation to limit the maximum height to 35 feet.

PLANNING COMMISSIONS' RESPONSE

This item will be heard by the Millcreek Township Planning Commission on April 13, 2016.

REVIEWING AGENCIES RESPONSE

Compliance with current building, construction, engineering, fire, health, landscape and safety standards will be verified prior to final approval of any proposed structures to be built on these parcels.

PLANNING STAFF ANALYSIS

Planning Staff has analyzed the proposed rezone from R-2-10 to R-M, and has found that the request may be cohesive with the surrounding uses and zones, with the exception of reducing the allowable height to 35 feet to be more compatible with the surrounding single-family residential areas.

Please see the attached exhibits below for the permitted uses and conditional uses, which are allowed in the R-M zone.

PLANNING STAFF RECOMMENDATION

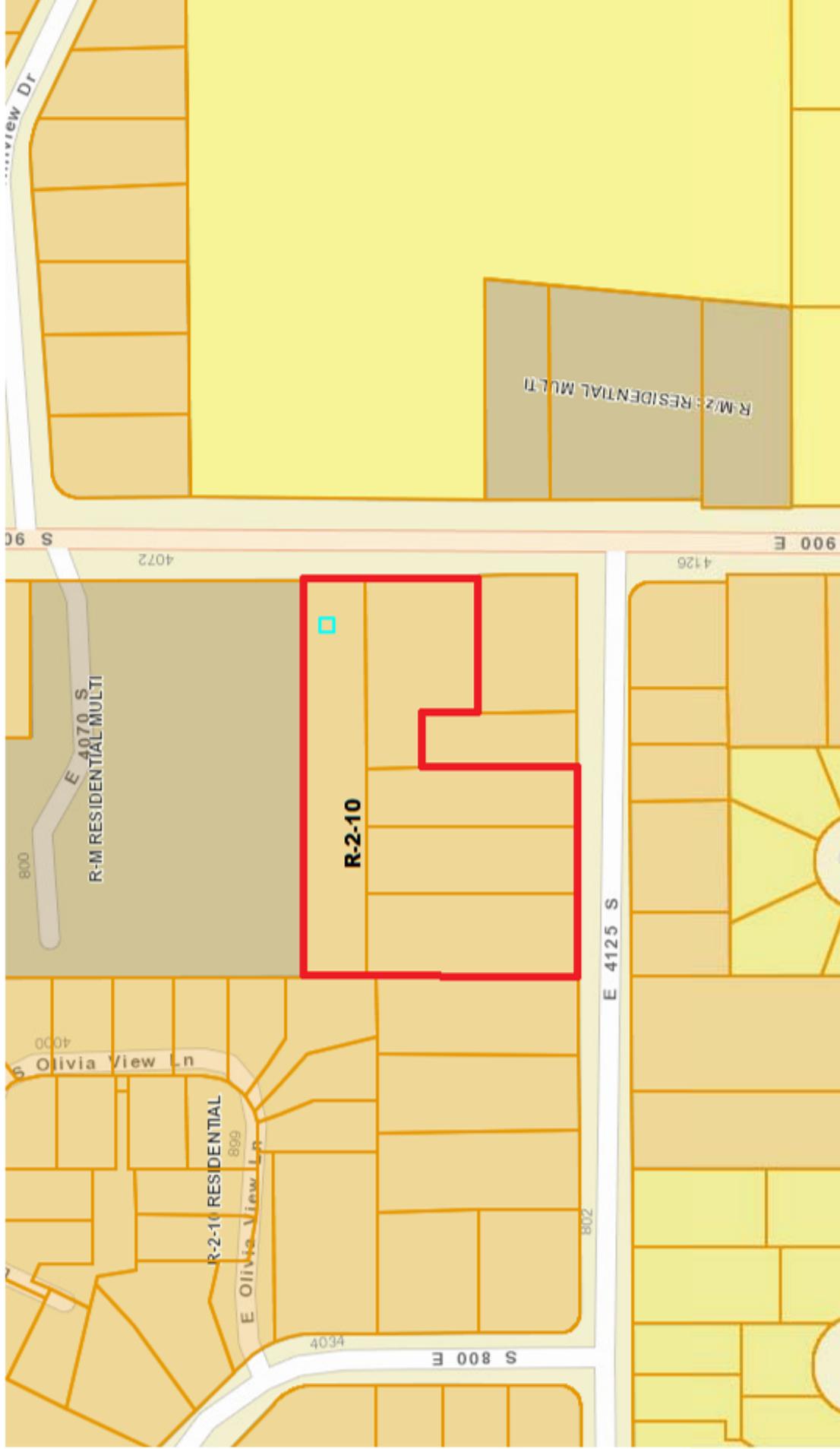
County Ordinance [19.90.030] "The county council, after review of the recommendation of the planning commission, may approve, deny, alter or remand for further review and consideration any application for zone change referred to the council by the planning commission."

Planning Staff has reviewed this rezone request for compliance with the Millcreek Township General Plan, standards set forth in the Salt Lake County Zoning Ordinance (Title 19), and for compatibility with existing neighboring land uses. Staff recommends that the rezone request from R-2-10 to R-M be approved with the following condition of approval:

1. A zoning condition limits the maximum allowable height for the rezoned parcels to 35 feet.

29759

Zoning Map



29759
Aerial Map



19.44.020 - Permitted uses.

Permitted uses in the R-M zone include:

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

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

19.44.030 - Conditional uses.

Conditional uses in the R-M zone include:

- Airport;
- Apartments;
- Apartments for elderly persons;
- Banks;
- Bed and breakfast homestay (provided it is located on a lot which has a minimum area of ten thousand square feet);
- Bed and breakfast inn, which may include conference meeting rooms;
- Boardinghouse;
- Cemetery, mortuary, etc.;
- Day care/preschool center;

- Dwelling group.
- A. The development shall comply with the maximum allowable density for the R-M zone.
- B. The distance between the principal buildings shall be equal to the total side yards required in the zone; provided, however, that at the option of the developer the distance between the principal structures may be reduced to ten feet, provided that the difference between ten feet and the required side yards is maintained as permanently landscaped open space elsewhere on the site. The distance between principal buildings and the nearest perimeter lot line shall not be less than fifteen feet unless demonstrated by the development plan that the yard required for a principal building in the district in which it is located is more appropriate. The distance between the building and a public street shall be not less than the front yard required in the zoning district, except for corner lots the side yard which faces on a public street shall be not less than twenty feet.
- C. Access shall be provided by a private street or right-of-way from a public street; such private street or right-of-way shall not be less than twenty feet wide for one or two rear dwelling units, and not less than thirty feet wide for three or more dwelling units.
- D. A minimum of two parking spaces shall be provided for each dwelling unit. Parking spaces and vehicular maneuvering areas shall be designed to comply with county standards.
- E. Every dwelling in the dwelling group shall be within sixty feet of an access roadway or drive.
- F. The development plan shall provide landscaping as specified in Chapter 19.77 of this title. Solid visual barrier fences shall be provided along all property lines unless the planning commission approves otherwise by deleting or modifying the fence requirement.
- G. The development shall be approved by the development services director and the county fire chief before final approval is given by the planning commission.
 - Electrolysis of hair;
 - Golf course;
 - Gymnastics, dance, dramatic, cosmetic, modeling and art studios for instructional purposes only;
 - Home day care/preschool, subject to Section 19.04.293;
 - Hospital;
 - Hotel;
 - Lodginghouse;
 - Massage (every massage technician shall be licensed by the state);

- Medical, optical and dental laboratories, but not to include the manufacture of pharmaceutical or other products for general sale or distribution, and also not to include the use of animals;
- Mobile home park;
- Nursery and greenhouse, excluding retail sales;
- Nursing home;
- Office, business and/or professional;
- Parking lot;
- Pigeons, subject to health department regulations;
- Planned unit development;
- Private educational institutions having an academic curriculum similar to that ordinarily given in public schools;
- Private nonprofit recreational grounds and facilities;
- Public and quasi-public uses;
- Rail transit mixed-use, provided it meets the following requirements:
 - A. The planning commission shall determine the density based on the specific development proposal, site location and surrounding land uses.
 - B. The property is located within one-quarter mile of a rail station.
 - C. Buildings and impervious areas shall not cover more than eighty percent of the site.
 - D. Office uses shall be allowed on the first and second floor of buildings fronting on a public street.
 - E. Parking is not allowed between the building and the public street.
 - F. The front yard setback shall be fifteen feet and the side and rear yards shall be twenty feet minimum. Corner lots are deemed to have two front yards.
 - G. The front yard setback is the build-to-line. At least fifty percent of the front elevation of the building must be built within ten feet of the build-to-line or as approved by the planning commission.
 - H. The planning commission shall determine the amount of parking required based on projected transit usage and other guidelines found in Section 19.80.090, "Planning Commission Exceptions."

- I. All development in the rail transit mixed-use area shall conform to the Rail Transit Mixed-Use Development Guidelines adopted by the planning commission. The planning commission has the authority to modify or waive guidelines as necessary during development review.
 - Reception center and/or wedding chapel;
 - Reiki business provided it meets the following requirements:
 - A. Hours of operation shall be between 7:00 a.m. and 10:00 p.m.
 - B. Each practitioner that is not an employee of the business licensee shall have a Salt Lake County business license.
 - C. Neither clients nor practitioners shall appear on the premises in a state of nudity or semi-nudity, as defined in the Sexually Oriented Business Chapter of Title 5 of this Code; and
 - D. The premises shall not be used for any conduct that violates Section 58-47b-501 of the Utah Massage Therapy Practice Act (2013) or sexual conduct that violates Title 76 of the Utah Criminal Code.
 - Residential development with any number of dwelling units per structure per lot, pursuant to Section 19.44.040;
 - Shared parking;
 - Short-term rental provided:
 - A. A full-time manager lives on the property. The full-time manager may be the owner of the property; and
 - B. Except for the manager's dwelling unit, all of the dwelling units on the property, lot, planned unit development, or dwelling group shall be rental units, short-term or long-term.
 - Sportsman's kennel (minimum lot area one acre);
 - Tanning studio;
 - Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work. If such buildings are not removed within ninety days upon completion of construction and thirty days after notice, the buildings will be removed by the county at the expense of the owner;
 - Veterinary; provided, that:
 - A. The operation is completely enclosed within an air-conditioned soundproofed building. The noise from the animals shall not be audible at the property line,
 - B. There is no sale of merchandise on the premises, and

C. There is no overnight boarding of animals.

(Ord. No. 1779 § III, 1-6-2015; Ord. No. 1753, § VI, 8-6-2013; Ord. 1609, § 10, 2007; Ord. 1574, § 2 (part), 2005; Ord. 1539, § 12, 2004; Ord. 1535, § 5 (part), 2004; Ord. 1473 (part), 2001; Ord. 1416, § 2 (part), 1998; Ord. 1367, § 7, 1996; Ord. 1331, § 4, 1996; Ord. 1293, § 2, 1995; Ord. 1228, § 2 (part), 1993; Ord. 1216, § 2, 1992; Ord. 1198, §§ 9 (part), 11, 1992; Ord. 1179, § 6 (part), 1992; Ord. 1118, § 6 (part), 1990; Ord. 1115, § 5 (part), 1990; Ord. 1088, § 6 (part), 1989; (part) of Ord. passed 12-15-1982; prior code § 22-22-3)



File # 29837

RCOZ Option C Summary and Recommendation

Public Body: Planning Commission

Meeting Date: April 13, 2016

Parcel ID: 22-04-402-009

Current Zone: R-1-10

Property Address: 1725 East 4620 South

Request: RCOZ Option C

Community Council: Millcreek

Township/Unincorporated: Millcreek

Planner: Spencer Hymas

Community Council Recommendation: Approval

Planning Staff Recommendation: Undetermined

Applicant Name: Charlotte & Jamie Walker

PROJECT DESCRIPTION

The applicant would like approval to have a building that does not meet the building envelope requirements of RCOZ. The building is currently 20 feet tall. The edge of the structure is setback 2 feet from the eastern neighbor's property line. The elevations show the building envelope and how much of the building encroaches into the envelope.

SITE & VICINITY DESCRIPTION (see attached map)

The property is located in a residential neighborhood zoned R-1-10. It is accessed off Highland Drive. The property is adjacent to single family homes to the East, South and West. To the North is an open area that is owned by Salt Lake County which includes Big Cottonwood Regional Park.

LAND USE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
Height*	Height not to exceed 20 feet and is to fit within RCOZ building envelope.	20 feet, but does not fit within RCOZ building envelope.	No – Can be approved with Planning Commission Special Exception.
Front Yard Setback	N/A	N/A	N/A
Side Yard Setback*	1 foot – with RCOZ building envelope	2 foot – Does not fit RCOZ building envelope	No – Can be approved with Planning Commission Special Exception
Rear Yard Setback*	1 foot – with RCOZ building envelope	2 foot – Does not fit RCOZ building envelope	No- Can be approved with Planning Commission Special Exception
Lot Width	90 Feet	N/A	N/A

Lot Area	10,000 square feet	N/A	N/A
Parking	2 Stalls per unit	N/A	N/A
Lot Coverage	31%	Unknown	No
*Denotes requirements for accessory buildings 19.14 SLCO Ordinance			

Compatibility with existing buildings in terms of size, scale and height.	Unable to determine
---	---------------------

NEIGHBORHOOD RESPONSE

Planning Staff has received a phone call and an email from concerned neighbors. Some of the concerns are that the proposal is too tall for the neighborhood; that it does not fit in; the appearance is not good for the community; approval would set a poor precedence; and, they do not like that it is able to be seen from the street. (See pages 6 and 7 of this report for redacted emails received)

COMMUNITY COUNCIL RESPONSE

The Millcreek Community Council gave a favorable recommendation for this application at their April 5, 2016 meeting.

REVIEWING AGENCIES RESPONSE

AGENCY: Building Department

DATE: 4/5/16

1. Applicant will need to obtain a building permit if the application is approved.

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

PLANNING STAFF ANALYSIS

19.04.090 - Building, accessory.

"Accessory building" means a detached, subordinate building clearly incidental to and located upon the same lot occupied by the main building.

Planning staff has determined that the building identified in this application meets the definition of 19.04.090 and considers the development as such. If this determination is deemed accurate by the Planning Commission staff believes the following ordinances apply:

19.71.010 - Purpose of provisions.

A. The general purpose of the residential compatibility overlay zone ("RCOZ") is to promote public welfare and to balance neighborhood compatibility with the private property interests of those who wish to expand, develop, improve or otherwise make exterior modification to their residential property.

B. Recognizing the wide variation of circumstances incident to a residential application and the need for architectural freedom, the county is adopting a three-tiered approach:

1. Option A provides for strict standards of height, area, and setback with permits issued by the Salt Lake County planning and development services division (the "division").

2. Option B allows the division to consider deviations from one or more of the standards provided in Option A based upon the compatibility of the proposed residential application with other houses in the immediate neighborhood.

3. Option C allows a planning commission to consider at a public hearing a special exception for unusual or extraordinary circumstances that justify deviations from one or more of the limitations under Options A and B.

Planning staff has determined the application could be considered an unusual or extraordinary circumstance. The unusual or extraordinary circumstance is that the type of building is ideal to be located around a large mature tree. The large mature tree for this property is located very near to the property line. The proposal is also unusual due to the magnitude.

19.71.020 - Overlay zone, scope and application.

A. Geographic Area of Application. Maps delineating the boundaries of the RCOZ are attached to the ordinance from which this chapter derived as Appendix A and will remain on file with the division. Such maps, as amended, are a part of this title as if fully described and detailed herein. Additional areas may be approved by the county council.

B. Development Activities Covered. The standards and regulations contained in this chapter shall apply to all residential development, exterior remodeling and new construction projects commenced after the effective date of this chapter in the RCOZ, according to the zones listed in Table I below.

C. Applicability to Lots of Record. The standards and regulations contained in this chapter shall apply to all legally subdivided lots, including those that were recorded prior to the enactment of this chapter.

D. Exemption for Previous Residential Development. Noncomplying additions or expansions of buildings or structures commenced or completed prior to the enactment of this chapter are exempt from the requirements of this chapter.

E. Inconsistent Provisions. When the provisions of this chapter are inconsistent with provisions found in any other chapters of county ordinances, the most restrictive provisions shall apply.

Planning staff has determined that the Residential Compatibility Overlay Zone does apply to this proposal as it is within the geographic area (A) and new construction (B) that was commenced after the effective date.

19.71.030 - Option A. General standards—Planning and development services review.

A. Application. Any person seeking to build a new residential structure or to significantly reconstruct, renovate or rebuild an existing structure in any zone listed in Table I shall obtain land-use approval from the division. An applicant may seek a determination of the applicable limits under Option A from the division prior to the submission of any building plans.

B. Standards. Unless applying for approval under Option B or Option C, all applications shall comply with the following minimum standards:

1. Maximum Building Height. Each point on the highest ridge of the structure shall be no more than that specified in Table I, column (b) for the zone in which the property is situated. Maximum building height shall be measured in feet from that point on the original grade vertically below the referenced ridge height (not including chimneys and vent stacks).

2. Maximum Lot Coverage. The lot coverage of all structures on the lot shall be not more than the percentages given in Table I, column (d).

3. Front Yard. The minimum front yard setback shall be as specified in the applicable Salt Lake County code.

4. Side Yard. The combined side yard setbacks for any main structure shall be at least twenty-five percent of the lot width with no side setback less than eight feet. For purposes of this provision, "lot width" is the diameter of the largest circle that can be inscribed entirely within the lot, not including streams, floodplains, wetlands, areas of thirty percent slope or greater or other natural hazard areas. No extensions, bay windows or similar building elements may encroach into the required setbacks under Option A, except for (a) attached air conditioning units, electrical boxes, utility meters and the like and (b) roof overhangs or eaves that extend no more than two feet into the area of the minimum side setback.

5. *Rear Yard.* The minimum rear setback of the primary residence and any accessory building shall be as specified in the applicable Salt Lake County code.

6. Building Envelope. The height of all structures is further limited by the building envelope created by starting at a point eight feet above ground at each point on the property line of the lot and extending on a line at a forty-five degree angle from the vertical toward the interior of the lot, the projection of such line on the horizontal plane of the lot to be perpendicular to the property line. The entire building must fit under this envelope except for dormers and gables that satisfy the following limitations:

a. A dormer may exceed the graduated height envelope, provided:

i. The width of the dormer is no more than fourteen feet;

ii. With multiple dormers, the distance to the front, or side edges of the roof is at least one-half the distance between dormers; and

iii. The dormer is no higher than the ridge of the roof.

b. A gable may exceed the graduated height envelope, provided:

i. The height of the gable is no more than 1.75 times higher than the point where the graduated height envelope intersects the gable; and

ii. The height of the gable is less than the maximum building height.

7. *Mass and Scale.* To avoid a large, continuous building mass of uniform height; no portion of any building shall continue more than forty feet horizontally without a minimum of an eighteen-inch break in the roofline or an architectural element such as an overhang, projection, inset, material and textural change to create shadow patterns along the elevation of the building. The elements required by this section are in addition to all other requirements under this Part.

8. Accessory Building. The highest ridge point of any accessory building shall be no more than twenty feet above the original grade vertically below it. All other requirements for auxiliary structures shall be as specified in the applicable Salt Lake County code (See 19.14.050 B).

Planning Staff has determined that the development as proposed does not meet the building envelope, item B6.

Planning Staff has determined that the development does comply with B8 of RCOZ if the proposed playhouse is not permitted or redesigned to be under 20 feet with Planning Commission approval.

19.71.050 - Option C. Special Exception—Planning commission review.

A. An applicant whose proposed residential structure meets neither the requirements of Option A nor of Option B may seek extraordinary relief and exceptions to the limitations of sections 19.71.030.B.5, **B.6 (Building Envelope)**, or B.7 or sections 19.71.040.D.1, D.2, D.3 or D.4 by submitting an original and seven copies of an application to the applicable planning commission setting forth in detail:

1. The specific provisions from which the applicant seeks exceptions and the requested relief;

2. Detailed information and explanation establishing that:

a. The proposed residence will be in harmony with the purpose of this chapter, the general plan and any other land use document applicable to the area.

b. The proposed residence will be compatible with existing residential development within a reasonable distance in terms of height, mass and lot coverage, with particular focus on the proximate neighborhood.

c. The proposed residence will not be detrimental to the health, safety and general welfare of persons residing within a reasonable distance, with particular focus on the proximate neighborhood.

d. Each point on the highest ridge of the structure will be no more than forty feet above the point on the original grade vertically below it (with allowances for chimneys and vent stacks).

e. The front yard setback will be at least eighteen feet.

3. Additional factors that the planning commission may consider in deciding whether to grant an exception under this Part include:

a. Unusual lot shape;

b. Unusual or difficult terrain;

c. Drainage problems;

d. Situations that appear not to be clearly addressed by the provisions of Options A or B.

4. An application for an exception under this Option C will be subject to a public evidentiary hearing before the planning commission, for which notice of no less than ten days prior to the hearing will be given to:

- a. All property owners appearing on the latest plat in the Salt Lake County recorder's office who own property within three hundred feet of the boundary of the subject lot; and
- b. The chair of the community council for the area in which the subject lot is located.

B. A decision on the application shall be based on the evidence presented at the hearing. The burden of proof shall rest with the applicant. The planning commission may impose such conditions and limitations upon the approval of an exception to the requirements of this chapter necessary to prevent or mitigate adverse effects on other properties in the neighborhood of the subject properties, consistent with the standards of this chapter.

Planning Staff has determined that the playhouse (as proposed) cannot be approved by the Planning Commission because it would make the height of the building over 20 feet which is not allowed (see 19.71.030 B8).

B8 (Accessory Buildings) is not listed as an item for the Planning Commission to provide relief upon as an Option C request.

PLANNING STAFF RECOMMENDATION

Planning Staff has determined that the application meets the requirements to request a special exception. Planning Staff has identified the following potential reasons the Planning Commission might utilize for approval of the special exception:

1. The small size of the buildings questions the need for zoning approval.
2. RCOZ was not intended to impede the development of playground equipment.
3. Treehouses are often built on private property in large trees that may be visible from the street.
4. Enforcement of the ordinance as stated infringes upon private property rights.
5. Planning Commission believes it is supported by the neighbors and community.

Planning Staff has identified the following potential reasons the Planning Commission might utilize for denial of the special exception:

1. Approval of the exception would set a bad precedence.
2. Changes could be made to the building to be less impactful and comply with zoning.
3. Location of the building is too close to the property line.
4. The intent of the ordinance was designed to prohibit tall buildings in close proximity to the property line.
5. Planning Commission believes it is not supported by the neighbors and community.

If the application is approved by the Planning Commission, planning staff recommends the inclusion of the following conditions:

1. Planning Commission acknowledges the requirement for the buildings to obtain a building permit.
2. No portion of the building may exceed the 20' height maximum for the zone.

Spencer Hymas

From:
Sent: Wednesday, April 06, 2016 12:47 PM
To: Spencer Hymas
Subject: Walker Treehouse

Follow Up Flag: Follow up
Flag Status: Flagged

Spencer,

I am writing an anonymous concern regarding Jamie Walker's TWO LARGE Treehouse Structures.

We have concerns regarding the approval of these obnoxious structures.

1. It is a huge eye-sore, can be seen from the street. Not a pleasant structure to look at daily, the view of the trees has been destroyed.
2. Have had numerous folks ask "what the heck is going on there...is that legal?" "why is the county allowing this?"
3. The structure is right on the property line, and may even be overhanging.
4. These structures allows no privacy for neighbors on the East and West. This structure looks directly down onto the East neighbor property. This in, our opinion, an intrusion of our neighbor's privacy, not to mention detrimental to their property values. To grant variances to the setback as requested by Jamie Walker would be a violation of the faith and trust that residents hold in Salt Lake County's ability to protect property values and privacy, one might ask what the purposes of even having a Zoning Ordinance if it is so easily overruled. This will be setting a precedent to allow other such structures on property lines.

The structure is too tall, calling the treehouse two-story structure is deceptive: the roof and Crow's Nest (pirate Lookout) will tower over the street and neighbors. And what are the zoning regulations for the proposed zip-line course in Jamies backyard?

5. This is a direct violation of Zoning rules & regulations, which were made for a reason. So homeowners don't have to look at this monstrosity.
6. Jamie being a Home Designer, was well aware of these rules, thats his job. He chose to violate them.
7. From my understanding a variance is granted when you can not use all of your property as all of your neighbors can use theres. All of the properties on this street are flat, rectangular, and structure can be put anywhere without being hampered by geography. Variance should not be granted just because the designer/owner choose to violet zoning laws.

We respectfully object to the proposal being presented by Jamie Walker and would ask that a revised structure be proposed that does not intrude upon our neighbor's privacy and adheres to Zoning Rules & Regulations.

Spencer Hymas

From:
Sent: Wednesday, April 06, 2016 2:31 PM
To: Spencer Hymas
Subject: addendum to my email

Spencer,

Please attach this to my first email. Consulted with my attorney regarding this matter.

Variances re structures and buildings.

The NORM is that a variance is requested prior to any building, and only after a variance is granted is a property owner authorized to proceed with a project.

In the current case of Jamie Walker, knowingly constructed an illegal edifice, was contacted by the county and told to stop construction, inasmuch as it clearly violated zoning rules. After the fact though, the Jamie is now requesting equitable relief from the county in the form of a variance, after he has already broken the law. In legal parlance the requesting party does not have "clean hands" and equity should not weigh in his behalf.

Other neighbors are likely intimidated by the neighbor and don't wish to offer any statement of concern. The clear fact though that the structure was built, in clear violation of known rules, argues that the homeowner should bear the responsibility for rectifying the problem - taking it down - rather than asking for an 'excuse me" variance after he had been caught.

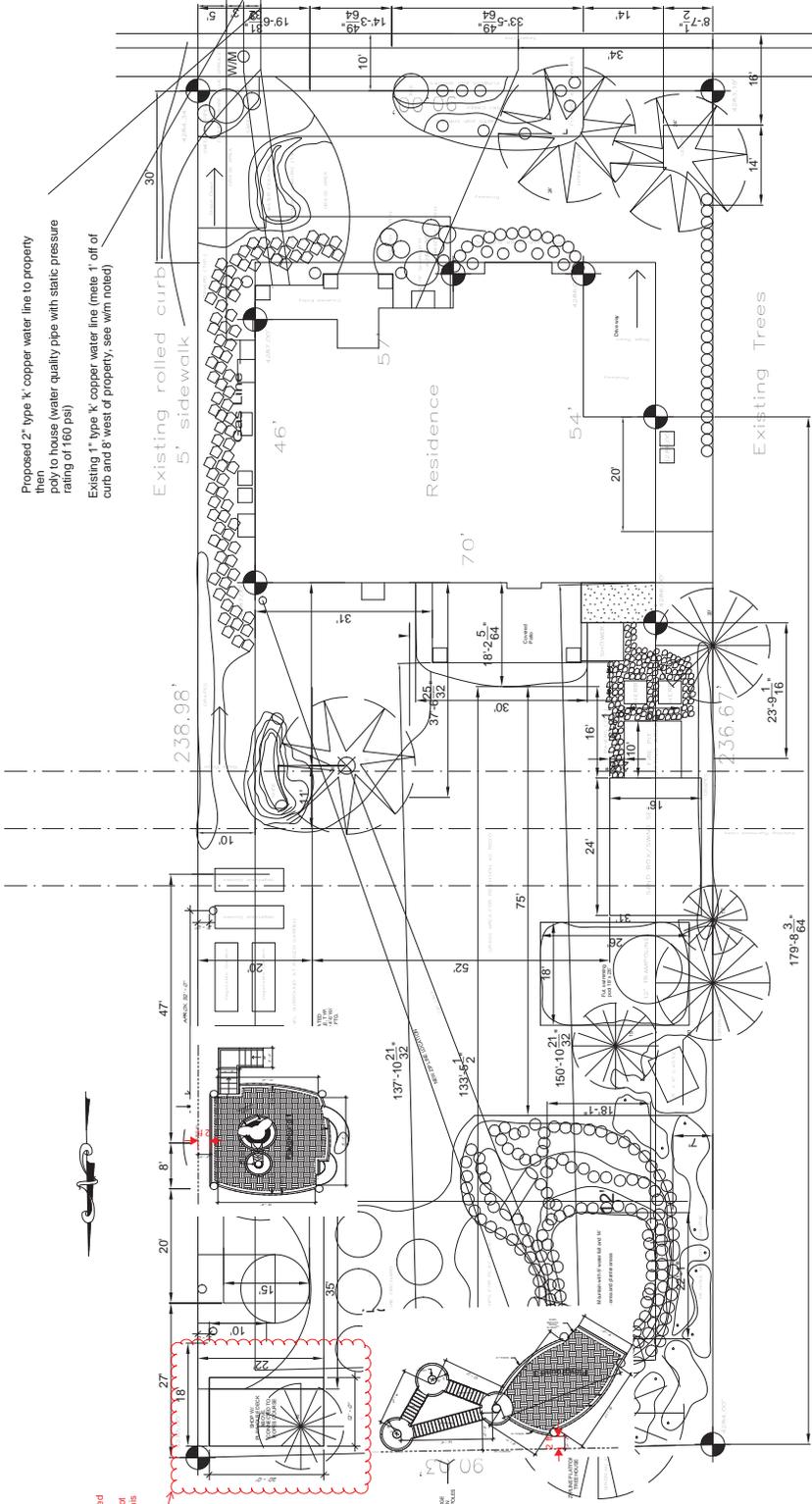
In court there would be a penalty imposed against the party violating the rule. Because he is an architect, he is held to a higher standard of responsibility and can't equitably suggest he didn't know the rules or was ignorant of their application.



Walker Home Design
 408 S. BOWERS (S) PLACE (B2E1)
 N. W. CORNER OF
 800 S. 217 AVENUE
 SUITE 100
 www.walkerhomedesign.com

KEYNOTES

Proposed 2" type 'k' copper water line to property
 to be installed in accordance with local
 code to house (water quality pipe with static pressure
 rating of 160 psi)
 Existing 1" type 'k' copper water line (note 1' off of
 curb and 6' west of property, see w/m noted)



LOT # 009
 ADDRESS: 1725 East 4620 South
 DATE: April 8, 2010
 SQUARE FEET: 21,405'

LANDSCAPE PLAN
 SCALE: 1"=10'

EXISTING FIRE HYDRANT

Mountain View	
Designed by:	Jamie & Charlotte Walker
Drawn by:	APRIL 2007
Scale:	1"=10'
Date:	APRIL 2007
Drawn by:	WHD
Project:	STORAGE, JANE
Client:	FRUIT ROOM 176
Address:	1725 EAST 4620 SOUTH
Map:	MAPLEVIEW 2238
Sheet:	13
Total:	13

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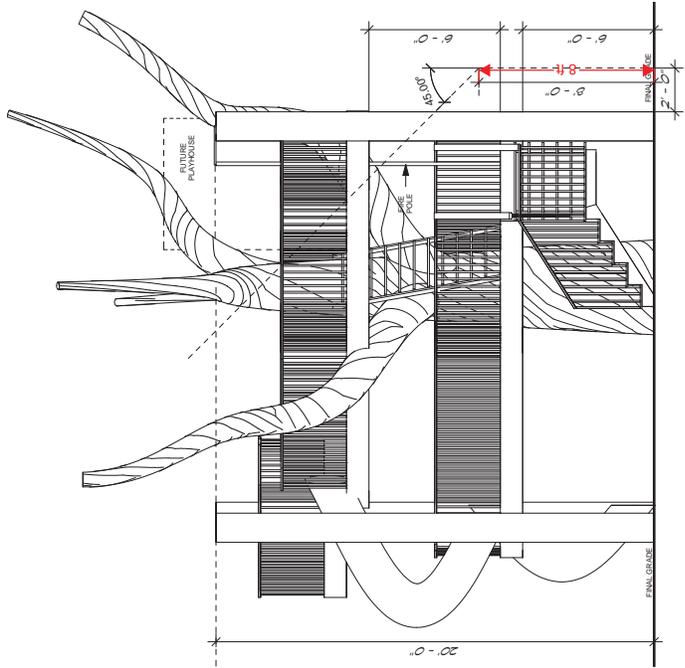
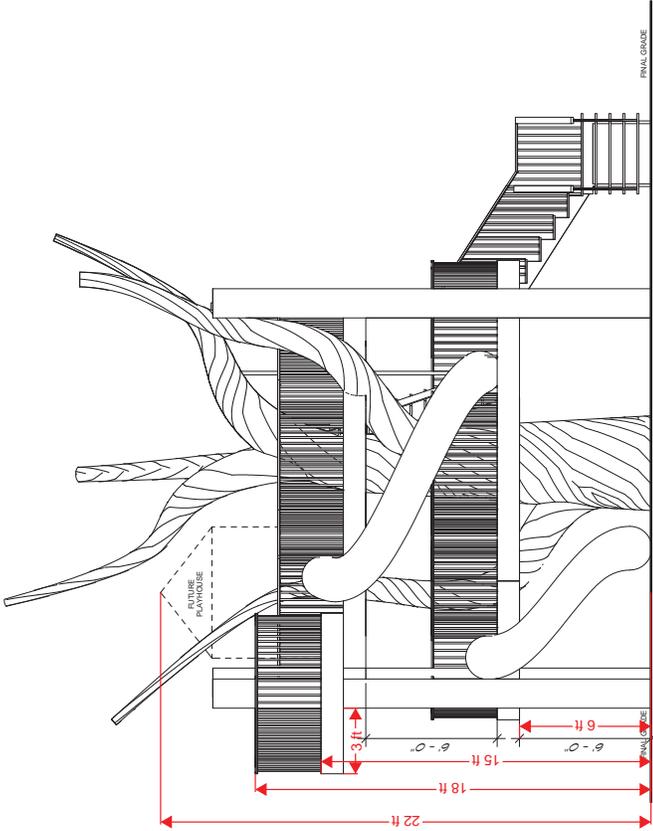
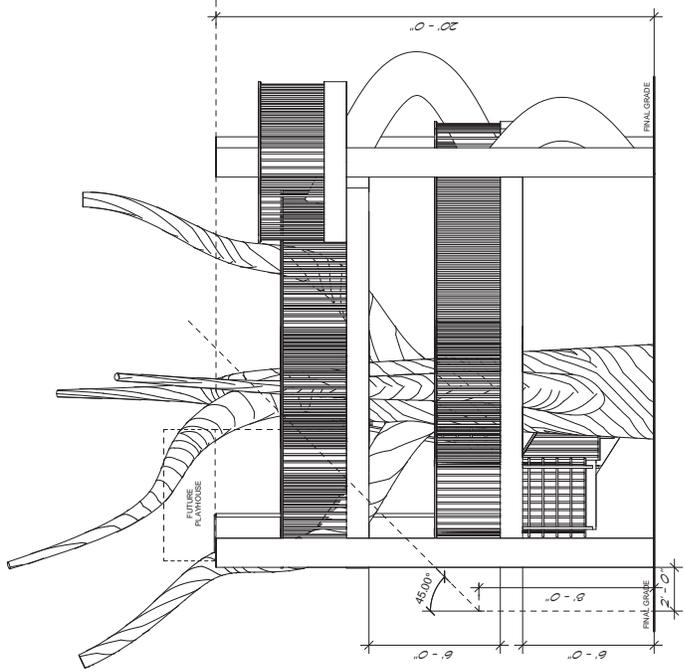
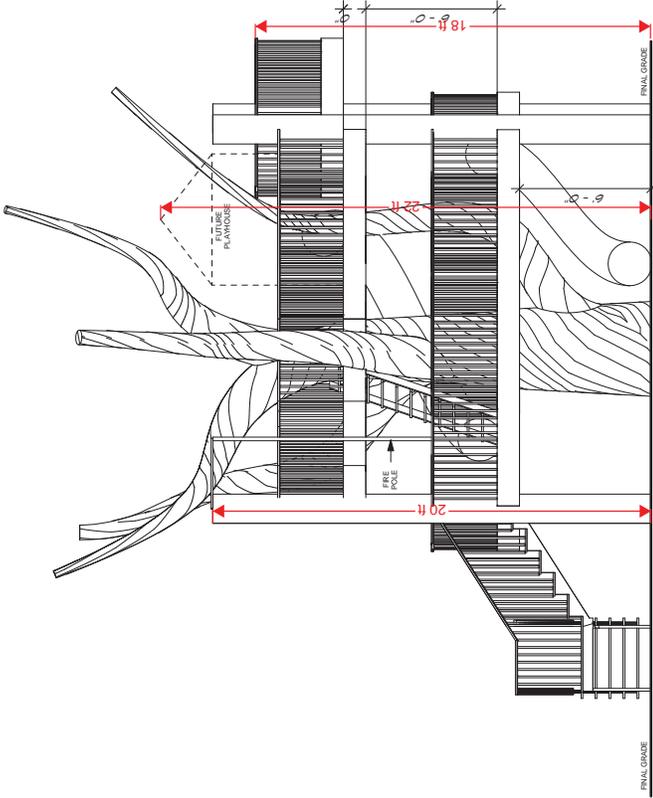


WALKER
HOME DESIGN
801-530-9459 office
www.walkerhomedesign.com

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Ewok Village	
Designed for	
Finished Footage	N/A
Date	Sept. 2014
Drawn by	DSW/MJW
SHEET	
NO. OF SHEETS	31/20/16 12/3/2014 PM
SHEET	2
of	4
TOTAL SHEETS	PLAY 1: 189 PLAY 2: 147 PLAY 3: 166 TOTAL: 484
SCALE:	1/4" = 1'-0"



ELEVATIONS



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911-930-9499 office
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KEYNOTES

Contractor shall verify that all materials are approved for use in the state of Michigan. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

Ewok Village

Designed for

Jamie Walker

Finished Footage N/A

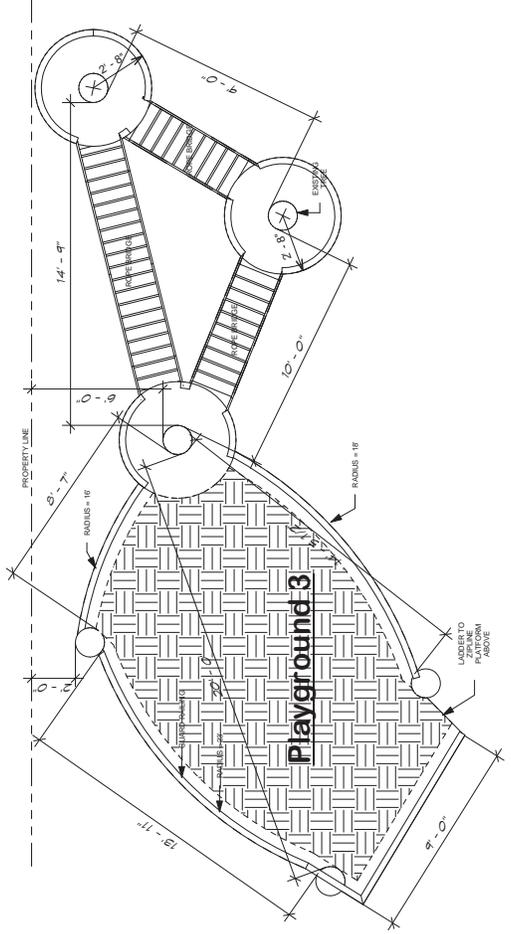
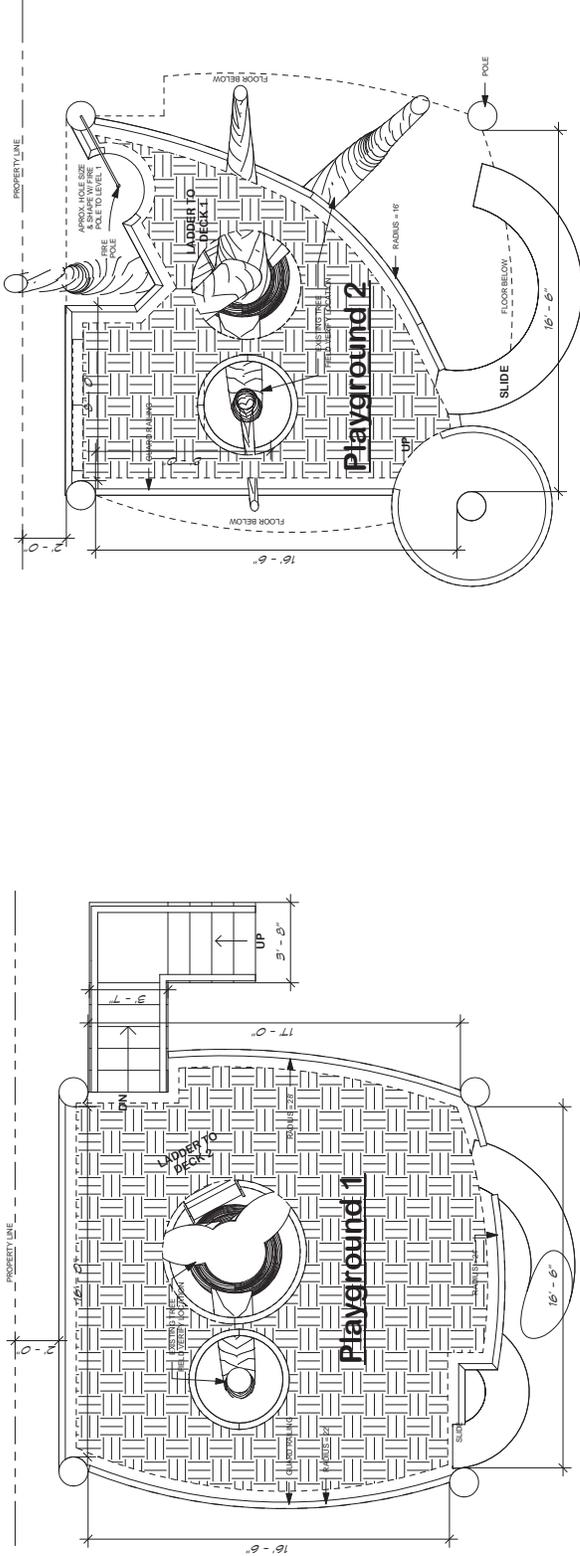
Date Sept. 2014

Drawn by DSW/MJW

Sheet 1 of 4

PLAY 1: 189
PLAY 2: 147
PLAY 3: 166
TOTAL: 484

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



DECKING FLOOR PLAN

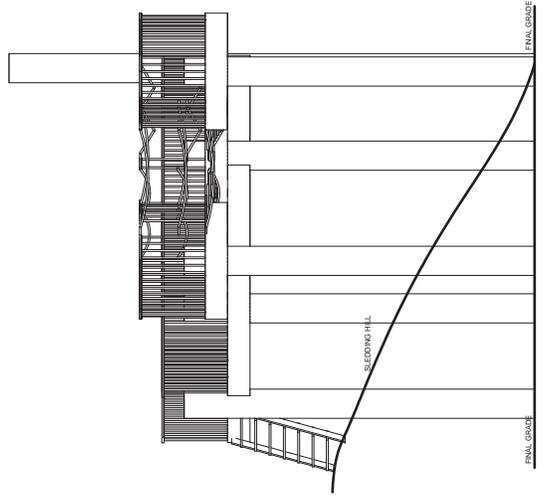
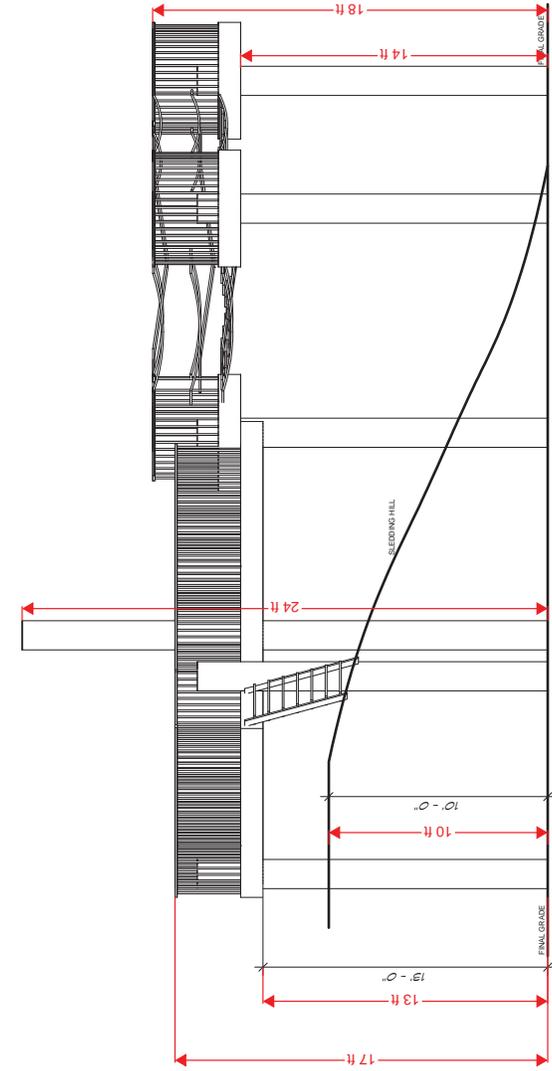
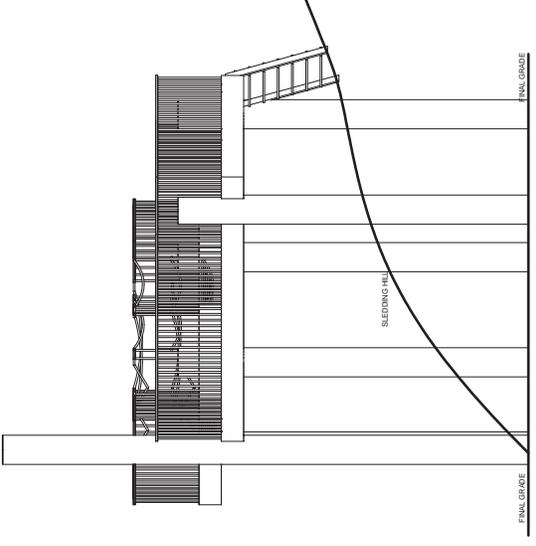
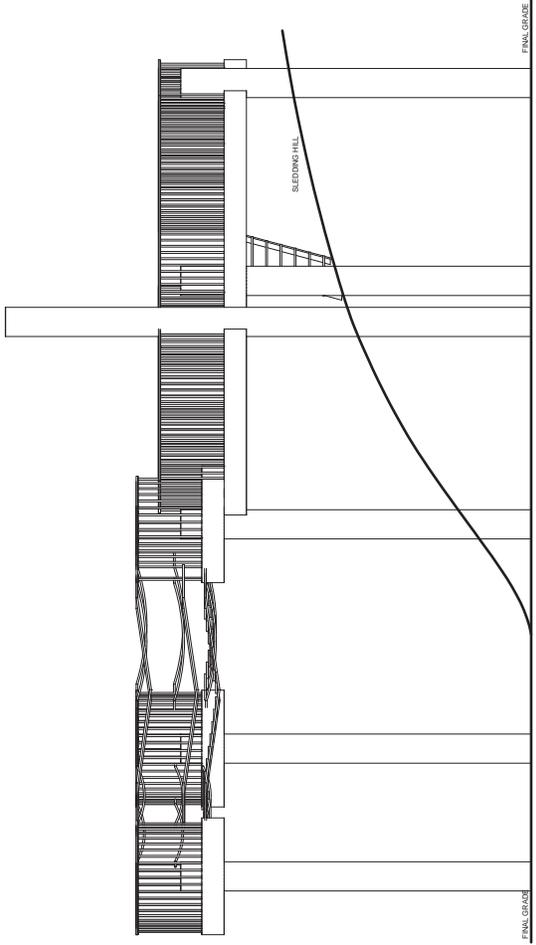


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KEYNOTES

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Ewok Village	
Designed for	Jamie Walker
Finished Footage	N/A
Date	Sept. 2014
Drawn by	DSW/MJW
DATE PLOTTED	3/12/2016 12:33:59 PM
Sheet	3 of 4
PLAY 1:	189
PLAY 2:	147
PLAY 3:	166
TOTAL:	484
SCALE:	1/4" = 1'-0"



ELEVATIONS

Northeast building - two feet to the property line

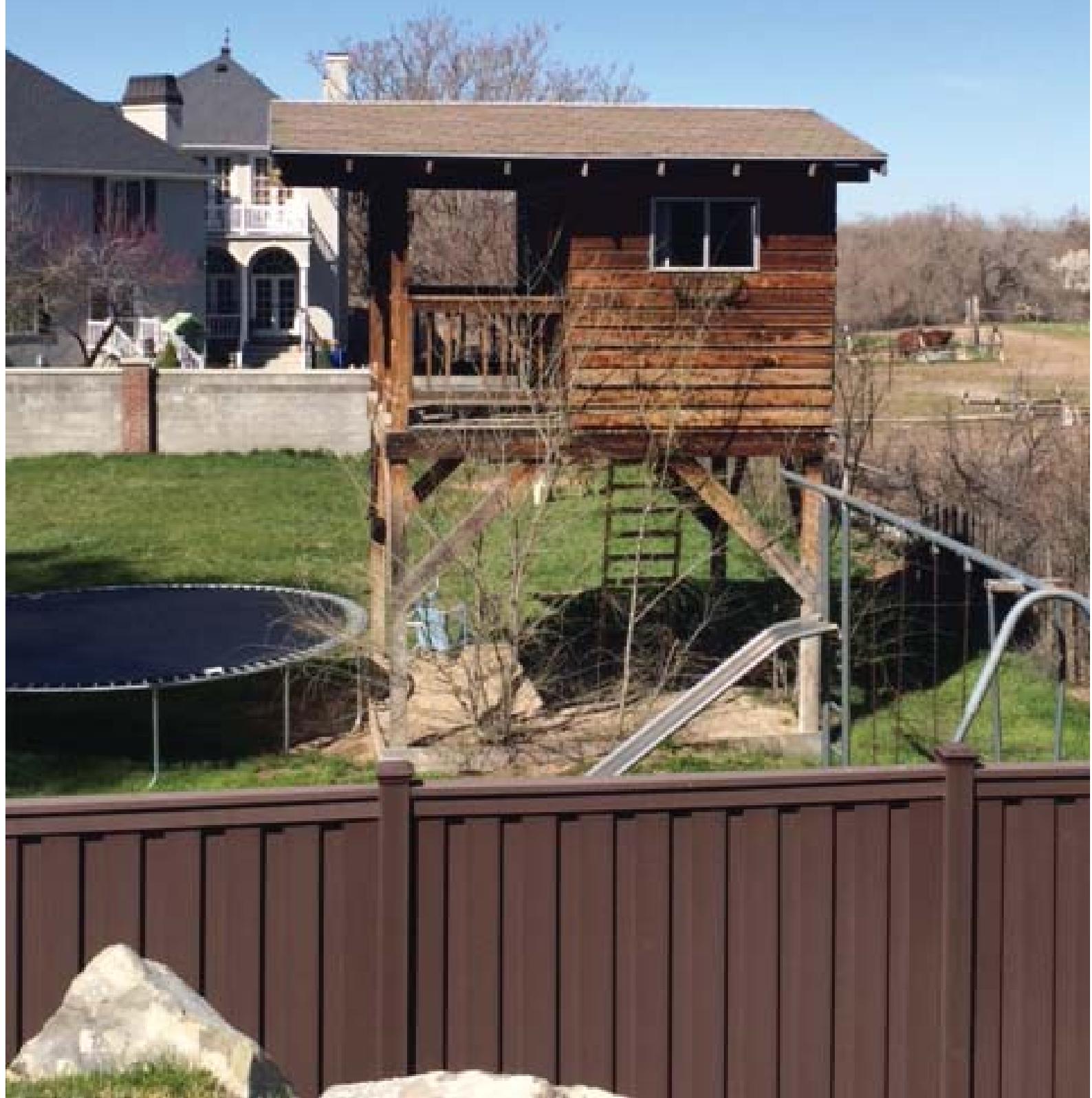




Northeast building looking east



Western neighbor's building



Looking East from rear property line



Northwest Building - two feet from rear property line



North west building

Neighbor's building,
estimated at 20 feet to
the side yard and 10
feet to the rear yard



Northwest building - two feet to the rear property line



Northeast two floor building - two feet from side yard



File # 29853

Rezone Summary and Recommendation

Public Body: Planning Commission
Parcel ID: 15-36-477-036
Property Address: 27 West 3900 South
Request: Rezone
Community Council: Millcreek
Planner: Spencer Hymas
Planning Commission Recommendation: Not Yet Received
Community Council Recommendation: Approval
Planning Staff Recommendation: Approval
Applicant Name: Jake Wood

Meeting Date: April 13, 2016
Current Zone: M-1 **Proposed Zone:** C-2
Township: Millcreek

PROJECT DESCRIPTION

The rezone proposal is to rezone 0.94 acres from M-1 (Manufacturing) to C-2 (Commercial). The rezone, if approved, will join two other parcels which front 3900 West that are zoned C-2 and open up the opportunity for a development application of a Mixed use development. This rezone proposal is in an area of focused change and the request is in line with the Millcreek General plan map.

SITE & VICINITY DESCRIPTION (see attached map)



There are various uses in the vicinity. To the North is a single family home (C-2 Zone). South Salt Lake City is North of 3900 South and the zoning appears to be commercial with office and retail uses. To the East is a used tire, auto sales and repair shop (M-1 Zone). To the South are the Bud Bailey Apartments (R-M Zone). To the West appears to be office uses (C-2 Zone).

GENERAL PLAN CONSIDERATIONS

The Millcreek General Plan map identifies this parcel as being in an area focused for change. This parcel is also addressed in the Meadowbrook Small Area Plan. The rezone is in harmony with the goals of the General Plans for this area.

ZONE CONSIDERATIONS

Requirement	Existing Zone (M-1)	Proposed Zone (C-2)
Height	None	75 feet
Front Yard Setback	20 feet	25 feet
Side Yard Setback	None	8 & 10 feet
Rear Yard Setback	None	30 feet
Lot Width	None	50 feet
Lot Area	None	5,000 square feet

Compliance with the General Plan.	Yes
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NEIGHBORHOOD RESPONSE

No negative responses have been received at the time of this report, April 4, 2016.

COMMUNITY COUNCIL RESPONSE

This proposal was heard by the Millcreek Community Council at their March 1st, 2016 meeting and received a favorable recommendation.

PLANNING COMMISSIONS' RESPONSE

Not yet received

REVIEWING AGENCIES RESPONSE

AGENCY: Planning

DATE: 4/4/16

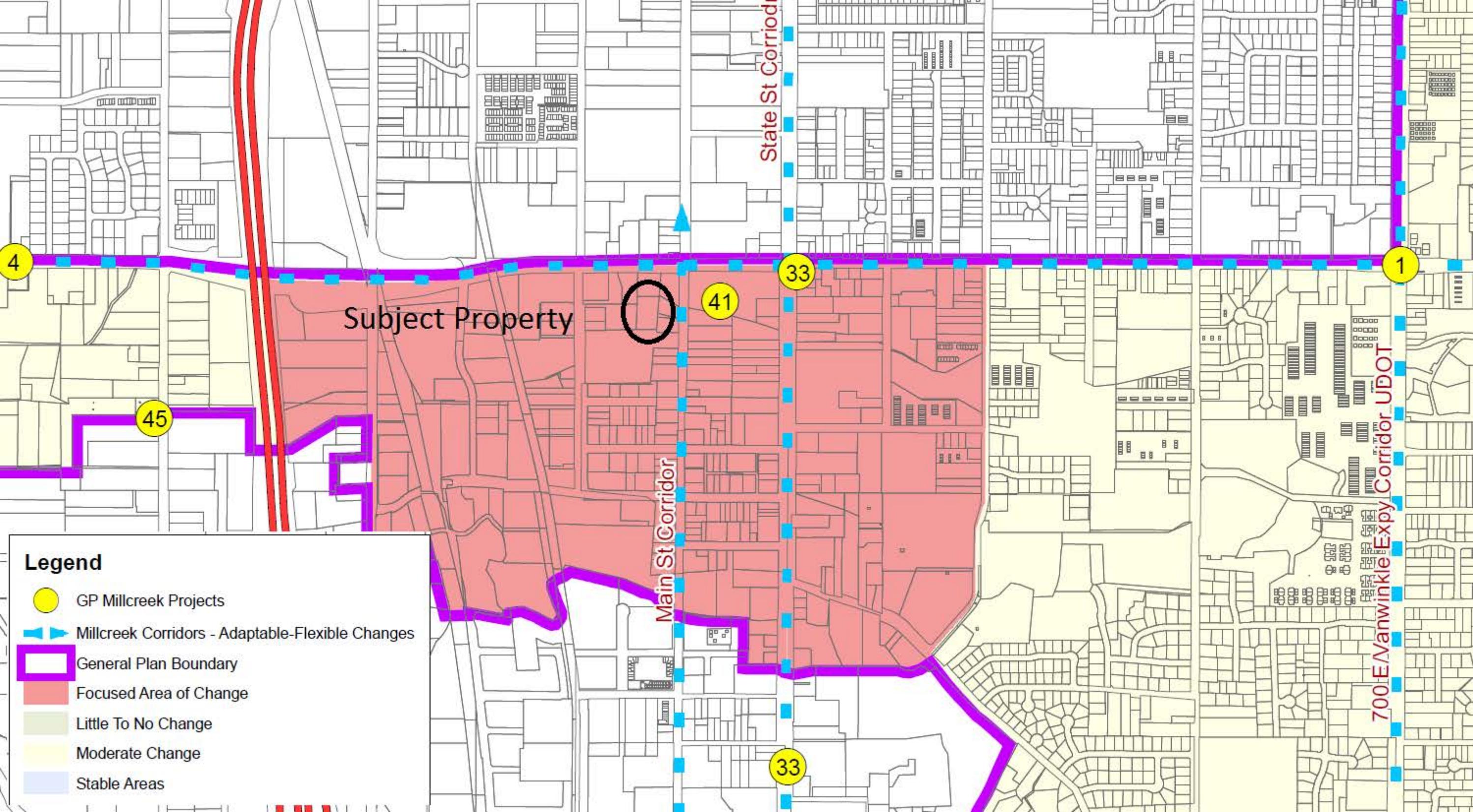
RECOMMENDATION: Approval

This proposal will contribute to development opportunities in this area. It is consistent with the goals and objectives of the Millcreek General Plan and Meadowbrook Small Area Plan.

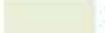
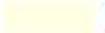
Compliance with current building, construction, engineering, fire, health, landscape and safety standards will be verified prior to final approval.

PLANNING STAFF RECOMMENDATION

Planning Staff has reviewed the request to rezone this parcel from M-1 to C-2 and recommends approval of the rezone.



Legend

-  GP Millcreek Projects
-  Millcreek Corridors - Adaptable-Flexible Changes
-  General Plan Boundary
-  Focused Area of Change
-  Little To No Change
-  Moderate Change
-  Stable Areas

Trax Station

Substation

Call Center

Subject Property

Bud Bailey Apartments

19.62.030 - Permitted uses.

Permitted uses in the C-2 zone include:

- Accessory uses and buildings customarily incidental to permitted uses;
- Addressograph shop;
- Antique shop without outside display;
- Archery shop and range, providing the use is conducted within a completely enclosed building;
- Art needlework shop;
- Art shop and/or artist supply;
- Athletic goods store;
- Automobile service station;
- Awning sales and repair;
- Baby formula service; baby diaper service; babysitter agency;
- Bakery;
- Bank;
- Barbershop;
- Beauty shop;
- Bicycle shop;
- Blueprinting and/or photostating;
- Bookstore;
- Bowling alley, including billiard and/or pool tables;
- Bus terminal;
- Cafeteria; catering establishment;
- Candy store; confectionery;
- Carbonated water sales;
- Class A beer outlet;
- Class B beer outlet;
- Clothes cleaning, dyeing and pressing;
- Clothing store;
- Coal and fuel sales office;

- Costume rental;
- Dancing;
- Department store;
- Delicatessen;
- Dog training, provided all training is within a completely enclosed building;
- Dramatics school;
- Drapery and/or curtain store;
- Dressmaking;
- Drive-in refreshment stand;
- Drugstore;
- Dry goods store;
- Electrical and heating appliances and fixture sales and repair;
- Egg candling and sales;
- Employment agency;
- Film exchange;
- Five-and-ten cent store;
- Fix-it shop;
- Flooring or floor repair shop;
- Florist shop;
- Fountain equipment supply;
- Frozen food lockers;
- Fruit or fruit juice store; fruit and/or vegetable stand;
- Fur sales, storage and/or repair;
- Furniture sales and/or repair;
- Gift shop;
- Greenhouse and nursery; plant materials; soil and lawn service;
- Grocery;
- Gunsmith;

- Gymnasium;
- Hardware store, not including the sale of lumber;
- Health food store;
- Hobby and/or crafts shop;
- Home day care/preschool, subject to Section 19.04.293;
- Hospital supplies;
- House cleaning and repair; house equipment display;
- Ice cream shop;
- Ice vendor units and/or reach-in ice merchandiser units; electrical icemaker units; ice storage of not more than five tons' capacity;
- Insulation sales;
- Interior decorating store;
- Jewelry store;
- Janitorial service;
- Key and lock service;
- Laundry, automatic self-help type; laundry agency;
- Leather goods sales;
- Linen shop;
- Luggage shop;
- Machine tools sales;
- Manicuring, pedicuring and electrolysis of hair;
- Medical and dental clinic and laboratory;
- Milk distributing station and sale of dairy products, excluding processing or bottling;
- Military store;
- Mobile lunch agency;
- Monument sales, retail;
- Motorboat sales;
- Music store;

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

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

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

19.62.040 - Conditional uses.

Conditional uses in the C-2 zone include:

- Agency for the sale of new motor vehicles, trailers and campers, including the incidental sale of used motor vehicles, trailers and campers, provided this use is incidental and located on the same property as the primary use of new motor vehicle sales; agency for the rental of motor vehicles, trailers or campers;
- Ambulance service;
- Apartments for elderly persons;
- Arcade, not to be located within a one thousand foot distance, via the most direct pedestrian route, of the property line of any school or private educational institution having an academic curriculum similar to that ordinarily given in public schools. For purposes of measuring distance, a pedestrian route shall not include a route which requires crossing a physical barrier such as a fence, canal or freeway, or include trespassing across private property.
- Athletic club and/or health club;
- Automobile repair, including incidental body and fender work, painting and upholstery and/or welding; automatic automobile wash;
- Automobile service center, which is limited to tune-ups, lubrication and oil change, front-end alignment, brake repair, and muffler repair, providing there is not outside storage of parts or materials;
- Baking, ice cream making and/or candy making;
- Bath and massage (every massage technician shall be licensed by the state);
- Bed and breakfast inn, which may include a restaurant and conference meeting rooms;
- Cat and dog groomery, excluding overnight boarding;
- Cemetery, mortuary, etc.;

— Check cashing, provided that each check cashing business shall be located a minimum distance of six hundred feet from any other similarly licensed facility;

— Class C fireworks store;

— Copy service;

— Day care/preschool center;

— Golf course;

— Hardware store, including the sale of lumber, providing all storage of lumber is within a completely enclosed building;

— Home day care/preschool, subject to Section 19.04.293;

— Home occupation;

— Hospital;

— Hotel and apartment hotel;

— Indoor firearms and/or archery range;

— Mini-storage units, secondary to the main use of the parcel;

— Mobile home park;

— Mobile store provided it meets the following requirements:

A.

A location on improved property including a main building with paved parking, and landscaping, curb, gutter and sidewalk if required by the county.

B.

A maximum display area of one hundred square feet outside the portable structure, a minimum of ten feet behind the property line, not on landscaped areas, and not obstructing access to the property.

C.

Compliance with the sign ordinance.

D.

The structures comply with the yard requirements of the zone.

E.

The mobile store including display area shall not be located within the clear view of intersecting streets.

F.

Written approval from the property owner to locate on the site.

— Motel;

— Multiple dwellings; group dwellings;

— Neighborhood storage;

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

only to a main use, such as a service station, carwash or similar use. Gravel or grass surfacing will be allowed for the storage area;

- Package agency;
- Parking lot;
- Planned unit development;
- Plumbing shop;
- Printing shops;
- Private nonprofit locker club;
- Private post office box service;
- Private school;
- Public and quasi-public use;
- Rail transit mixed-use, provided it meets the following requirements:

A.

The planning commission shall determine the density based on the specific development proposal, site location and surrounding land uses.

B.

The property is located within one-quarter mile of a rail station.

C.

Buildings and impervious areas shall not cover more than eighty percent of the site.

D.

Commercial uses shall be allowed on the first floor of buildings fronting on a public street.

E.

Office uses shall be allowed on the first and second floor of buildings fronting on a public street.

F.

Parking is not allowed between the building and the public street.

G.

The front yard setback shall be fifteen feet and the side and rear yards shall be twenty feet minimum. Corner lots are deemed to have two front yards.

H.

The front yard setback is the build-to-line. At least fifty percent of the front elevation of the building must be built within ten feet of the build-to-line or as approved by the planning commission.

I.

The planning commission shall determine the amount of parking required based on projected transit usage and other guidelines found in Section 19.80.090, "Planning Commission Exceptions."

J.

All development in the rail transit mixed-use area shall conform to the Rail Transit Mixed-Use Development Guidelines adopted by the planning commission. The planning commission has the authority to modify or waive guidelines as necessary during development review.

— Reception center and/or wedding chapel;

— Recreation, commercial;

— Reiki business provided it meets the following requirements:

A.

Hours of operation shall be between 7:00 a.m. and 10:00 p.m.

B.

Each practitioner that is not an employee of the business licensee shall have a Salt Lake County business license.

C.

Neither clients nor practitioners shall appear on the premises in a state of nudity or semi-nudity, as defined in the Sexually Oriented Business Chapter of Title 5 of this Code; and

D.

The premises shall not be used for any conduct that violates Section 58-47h-501 of the Utah Massage Therapy Practice Act (2013) or sexual conduct that violates Title 76 of the Utah Criminal Code.

— Rent-all store, provided that there is not outside storage;

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

A.

A location on improved property including a main building with paved parking, and landscaping, curb, gutter and sidewalk if required by the county.

B.

All material shall be contained within an enclosed container.

C.

The structures or bins comply with the yard requirements of the zone.

D.

Written approval from the property owner to locate on the site.

E.

Maintenance of the site in a clean, neat and orderly manner.

— Restaurant liquor license;

— Seed and feed store;

— Shared parking;

— Sign-painting shop;

— Single-family dwelling in conjunction with a service station;

— State store;

— Swap meets and flea markets within drive-in theaters or enclosed buildings;

— Tanning studio;

— Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work;

— Theaters, outdoor, providing:

A.

A solid fence or masonry wall with a minimum height of six feet shall be constructed on all sides.

B.

Driveways and parking areas shall be provided with properly maintained dustless surfaces.

C.

Automobile off-street storage areas for automobiles awaiting entrance to the theater shall have a capacity of at least fifteen percent of the number of automobile parking spaces provided inside the theater.

D.

Minimum area for a single-screen theater shall be ten acres; minimum area for a two-screen theater shall be twelve acres.

— Transfer company, provided trucks no larger than two tons' capacity are used;

- Unoccupied model buildings for display, accessory to a sales office;
- Veterinary, providing operation is completely enclosed within an air-conditioned building.

19.62.130 - Density.

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:

Single-family dwellings	7.0 units per acre
Two-family dwellings	12.0 units per acre
Three-family dwellings	15.0 units per acre
Four-family dwellings	18.0 units per acre
Multi-family dwellings	25.0 units per acre*
Rail transit mixed-use	No maximum density

LAND USE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
Height	28 feet	N/A	N/A (will be reviewed at building permit stage)
Front Yard Setback	Base lot - 25 feet Flag lot – 20 feet maintained from all property lines.	29 feet	Yes
Side Yard Setback	Base lot - The combined side yard setbacks shall be at least 25% of the lot width with no side setback less than eight feet (25% of 85 feet = 22 feet). Flag lot – 20 feet maintained from all property lines.	41 feet	Yes
Rear Yard Setback	15 feet with garage 30 feet without garage	16 feet without garage	No
Lot Width	60 feet	85 feet	Yes
Lot Area	6,000 square feet	Base lot – 6,995 square feet Flag lot – 10,553 square feet	Yes
Parking	2 stalls	N/A	N/A (will be reviewed at building permit stage)
Bike Parking	N/A	N/A	N/A
Lot Coverage	35% of the lot	N/A	N/A (will be reviewed at building permit stage)

REVIEWING AGENCIES RESPONSE

AGENCY: Grading Department

DATE: 3/7/16

RECOMMENDATION: Conditional Approval

1. The planned retention pond needs to have a Storm Water Maintenance Agreement.
2. At the time of building permit, a site grading and drainage plan is required to be submitted for review and approval.

AGENCY: Urban Hydrology Department

DATE: 3/9/16

RECOMMENDATION: Revisions Required

1. Add note to plat concerning swale and detention basin.

AGENCY: Building Department

DATE: 3/11/16

RECOMMENDATION: Conditional Approval

1. A building permit needs to be pulled to demolish the existing garage or added required firewall to make compliant with building code.

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

PLANNING STAFF ANALYSIS

18.04.250 - Subdivision.

"Subdivision" means any land that is divided, resubdivided or proposed to be divided into two or more lots, parcels, sites, units, plots or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development. Subdivision does not include a bona fide division or partition of agricultural land for agricultural purposes, provided that such agricultural land shall be subject to the requirements of the subdivision ordinance upon the conversion of the land from agricultural use to residential, commercial or manufacturing use. Further, this definition shall not apply to the sale or conveyance of any parcel of land which may be shown as one of the lots of a subdivision of which a plat has theretofore been recorded in the office of the county recorder. The word "subdivide" and any derivative thereof shall have reference to the term subdivision as defined in this section.

The proposal meets the definition of a subdivision. Staff believes that the proposal has the ability to meet all technical requirements to gain final approval without significant alteration of the plans within this staff report.

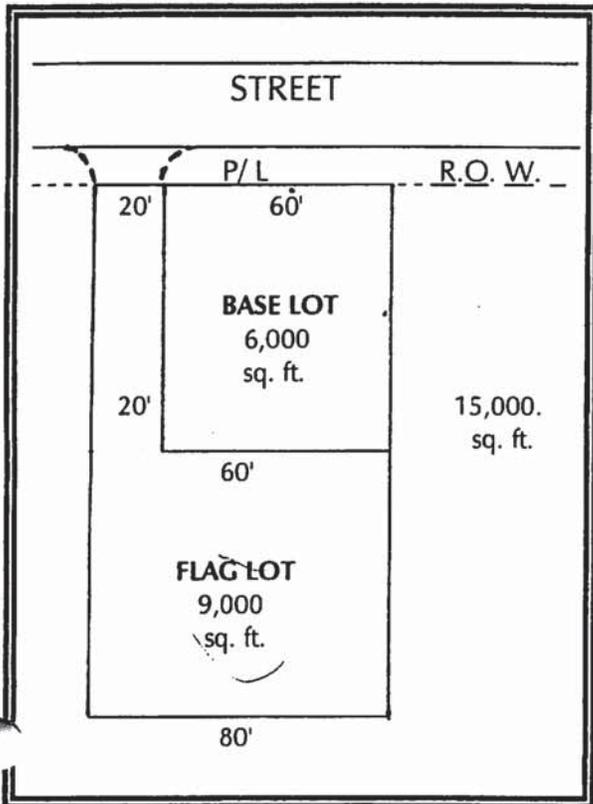
PLANNING STAFF RECOMMENDATION

Approval subject to the following:

1. Applicant works with staff to resolve issue with rear yard setback to create compliance with ordinance.
2. Applicant works with staff to complete steps for preliminary plat approval.
3. Applicant works with staff to complete final plat approval.

FLAG LOT in the R-1-6 Zone

7 . 1



Base Lot Requirements

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

Flag Lot in R-1-6 Zone

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

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

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

Yard Requirements

Main Dwelling

(w/garage)

Base Lot

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

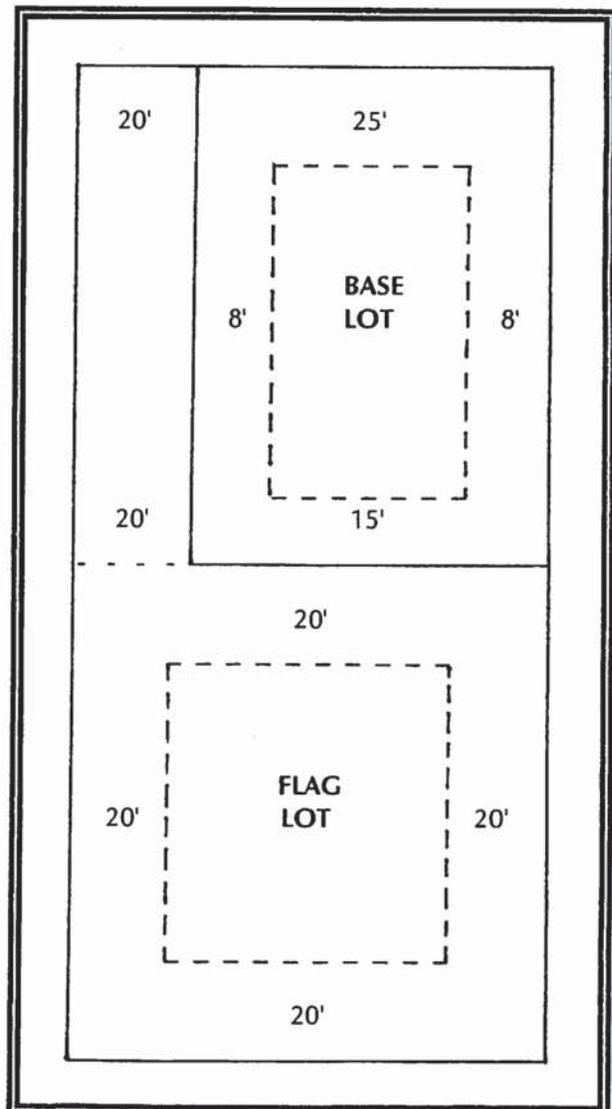
Flag Lot

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

Detached Accessory Structures

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

Adjacent to any street
 = 20 ft.







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:

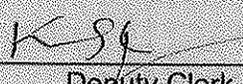
The Salt Lake County Council, at its meeting held this day, approved the attached RESOLUTION NO. 5048 approving the RULES OF PROCEDURE for the Salt Lake Planning Commission and the Copperton, Emigration, Kearns, Magna, and Millcreek Township Planning Commissions.

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.

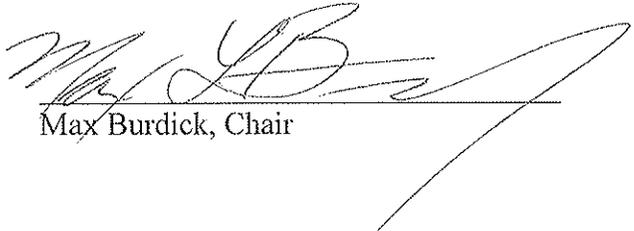
Section 3. Ex Parte Communications – No member of the Commission shall have any ex parte discussion regarding any administrative land use application before the Commission. Ex parte communication means any communication with interested parties of an administrative land use application coming before the 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: _____

From: Shawn LaMar [REDACTED]
Sent: Tuesday, March 22, 2016 6:08 PM
To: Wendy Gurr; [REDACTED]
[REDACTED]
[REDACTED] Millcreek Township Planning Commission DL
Cc: Spencer Hymas; Curtis Woodward; Max Johnson; Chris Preston;
Zachary Shaw; Jeff C Miller; Thomas Zumbado; Todd Draper
Subject: RE: March Millcreek Township Planning Commission Meeting

Thanks for compiling, Tom. I have some thoughts on the first two items. Regarding the zoning maps, yes, I 100% agree we need to restore that functionality. Not just for us as a commission, but for the planners, developers, applicants, and really anyone that needs that overview.

For the hard copies, maybe that can vary depending on the commissioner. If hard copies are sent, one way we may be able to cut down is with items that are continued. When that happens, I'd like to suggest only new information is added (if any) to the packet. For the reference pages with the zoning ordinances, maps, etc.--basically the info that doesn't change--perhaps we could refer to the previous packets for that information. I'm trying to 'switch' from hard copies to a .pdf version so can do without the mailed packet for now.

Shawn

From: WGurr@slco.org
To: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Subject: FW: March Millcreek Township Planning Commission Meeting
Date: Mon, 21 Mar 2016 20:45:12 +0000

All,

The below email is from Tom Stephens. He has asked me to forward on his behalf.

Thanks.

Wendy Gurr

County Planning Coordinator



o. 385.468.6707

slco.org/townships

Hello everyone,

A couple of thoughts about Wednesday's public hearing and public meeting:

1. The new interactive zoning map needs to be changed to include the zone overlay. I and others consult the interactive zoning map specifically to see the surrounding zones to a property that is the subject of an application. Not having this feature makes the current interactive map close to worthless from a planning commission perspective.
2. In the future, I, and perhaps others, need a hard copy of the staff report. Only reading it online is inadequate, for me, at least (perhaps a generational problem!). I also don't want to incur the cost of printing the staff report on my home printer. Suggest that staff poll the other commissioners to determine their preferences.
3. In terms of applications and zoning ordinance reviews, we were at the max. For both the PUD and FCOZ ordinance reviews, we actually did not spend much time on them. Most of the time was spent on applications. Staff and the commission all worked diligently to get through the agenda. Any thoughts as to how to manage future public meeting agendas that risk becoming unmanageable?
4. Policy versus ordinances – could have been an issue on one of the applications. The sooner the County codifies these policy items into ordinances, the better.
5. Anyone have any other thoughts about Wednesday's meeting?

Regards,

Tom

From: Rob DeBirk [REDACTED]
Sent: Wednesday, March 16, 2016 4:48 PM
To: Wendy Gurr
Subject: FCOZ - Wildlife Habitat language

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Wendy,

Could you please forward the following along to members of the Millcreek Planning Commission? Thank you.

Sincerely,
Rob

Dear Commissioners,

Thank you for listening to my testimony before today's (3/16) Millcreek Planning Commission. In my testimony I mentioned part of the FCOZ ordinance under Wildlife Habitat which had been removed from the revised draft. Below is the language from the original FCOZ which is no longer found in the current revised draft and which Save Our Canyons finds valuable.

19.72.030(K)(3)(c)(i) - Retaining pre-development, high-quality habitat to the maximum extent feasible, including large patches of natural, vegetated areas that have not yet been fragmented by roads or residential development;

https://www.municode.com/library/ut/salt_lake_county/codes/code_of_ordinances?nodeId=TIT19ZO_CH19.72FOCAOVZO

Thank you for your consideration.

Sincerely,
Robert DeBirk

[REDACTED]
[REDACTED]