

Millcreek Township Planning Commission

Public Meeting Agenda

Wednesday, October 12, 2016 4:00 P.M.

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

30008 – Paul Ehlert is requesting a rezone from R-1-8 (Single-Family Residential) to R-1-21 (Single-Family Residential). **Location:** 2892 East Brookburn Road. **Community Council:** East Mill Creek. **Planner:** Jeff Miller

29823 – Ken Menlove is requesting conditional use approval for a 4 story indoor storage facility. Parcel is 1.18 acres. **Location:** 750 East 3300 South. **Zone:** C-2. **Community Council:** Millcreek. **Planner:** Tom Zumbado

30115 – Adam Nash is requesting approval for a rezone from R-M to R-1-4. **Location:** 912 East College Street (4580 South). **Community Council:** Millcreek. **Planner:** Spencer Hymas

30088 – Jodie Leavitt is requesting a rezone from FR-1 z/c (Forestry and Recreational, zoning condition limits density) and R-1-21 z/c (Single Family Residential, ½ acre lot min., zoning condition limits animals to household pets) to R-1-21 z/c (Single Family Residential, ½ acre lot min., zoning condition limiting animals to household pets). **Location:** 4619 Jupiter Drive. **Community Council:** Mount Olympus. **Planner:** Todd A. Draper

29942 – John Nielson is requesting preliminary plat approval of a two lot subdivision. **Location:** 2809 South 2000 East. **Zone:** R-1-8 (Single-Family Residential) **Community:** Canyon Rim. **Planner:** Jeff Miller

BUSINESS MEETING

- 1) Approval of Minutes from the September 14, 2016 meetings.
- 2) Updating the Commercial, Mixed Development, R-M Residential ordinances
- 3) Ordinance Issues from today's meeting
- 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 # 30008

Rezone Summary and Recommendation

Public Body: Millcreek Township Planning Commission **Meeting Date:** October 12, 2016
Parcel ID: 16-35-130-001 **Current Zone:** R-1-8 **Proposed Zone:** R-1-21
Property Address: 2892 East Brookburn Road
Request: Rezone from R-1-8 to R-1-21

Community Council: East Mill Creek **Township:** Millcreek
Planner: Jeff Miller
Planning Commission Recommendation: Not yet received
Community Council Recommendation: Not yet received
Planning Staff Recommendation: Approval with condition
Applicant Name: Paul Ehlert

PROJECT DESCRIPTION

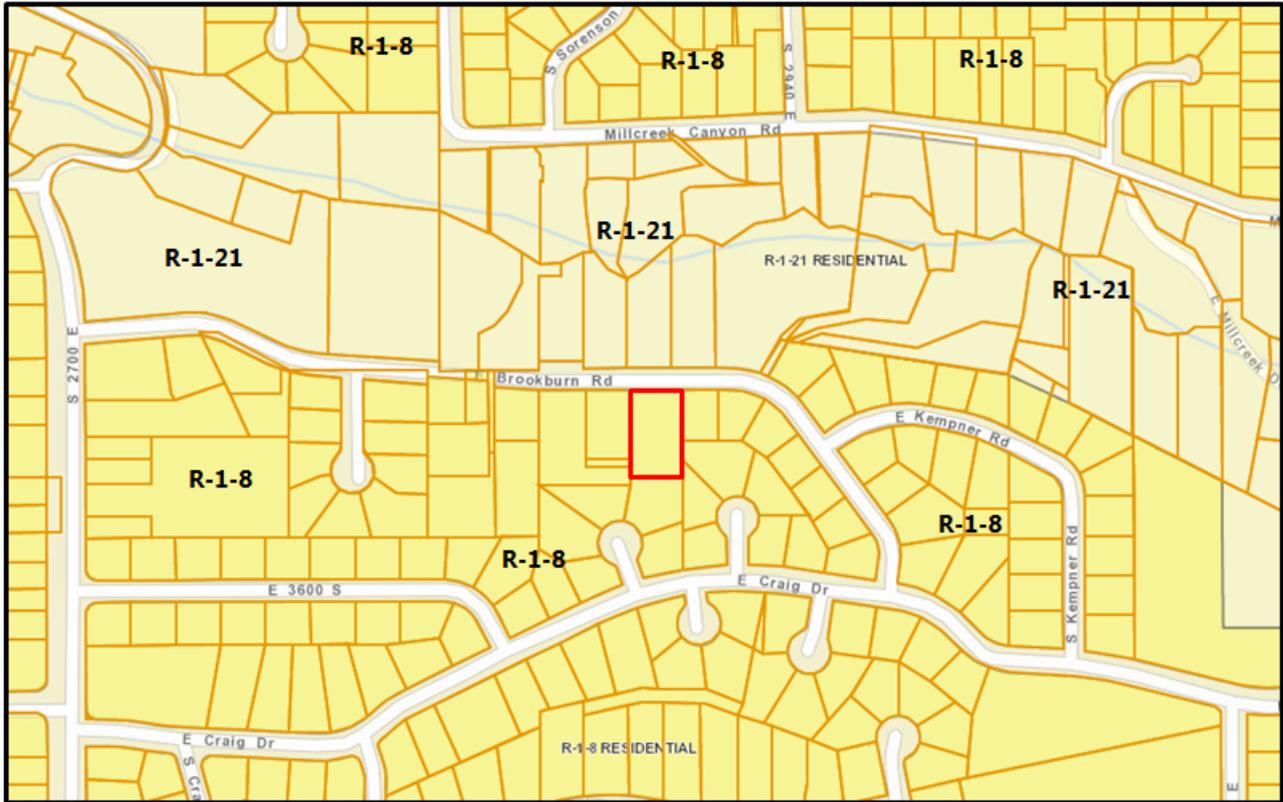
Paul Ehlert is requesting a rezone from R-1-8 (Single-Family Residential, 8,000 Square Feet lot size) to R-1-21 (Single-Family Residential, ½ acre lot size) to accommodate the usage of an existing accessory structure on the property as a Guest House, which is a permitted use in the R-1-21 zone. The existing accessory structure located in the rear yard of the main house was originally constructed as the main house on the property. Both the R-1-8 and R-1-21 zones are subject to the Residential Compatibility Overlay Zone (RCOZ 19.71).

SITE & VICINITY DESCRIPTION (see attached map)

The subject property borders large areas of single-family homes in both the R-1-8 along the south side of Brookburn Road and the R-1-21 zone along areas of the north side of Brookburn Road.

File # 30008: Rezone Request from R-1-8 to R-1-21

2892 East Brookburn Road (Parcel # 16-35-130-001)



ZONE CONSIDERATIONS

Requirement	Existing Zone (R-1-8)	Proposed Zone (R-1-21)
Height	35 feet (28 feet for RCOZ)	30 feet (32 feet for RCOZ)
Front Yard Setback	25 feet	30 feet
Side Yard Setback	5 feet one side and 11 feet on the garage or driveway side or 8 feet on each side (The combined side yard setbacks shall be at least 25% of the lot width, with no side yard setback less than eight feet).	10 feet on each side (The combined side yard setbacks shall be at least 25% of the lot width, with no side yard setback less than eight feet).
Rear Yard Setback without Garage	30 feet	30 feet
Rear Yard Setback with Garage	15 feet	15 feet
Lot Width	65 feet	100 feet (Subject property has a width of approximately 120 Feet)
Lot Area	8,000 Square Feet	21,780 square feet (1/2 acre)
Density (per acre)	4.5 Units	2.0 Units

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

GENERAL PLAN CONSIDERATIONS

The proposed parcel is located in a "Stable" area according to the Millcreek Township General Plan. However, since the subject property borders a large area in the R-1-21 zone, a rezone to R-1-21 would be considered a reasonable zone change for a stable area.

ISSUES OF CONCERN/PROPOSED MITIGATION

The R-1-21 zone allows "Animals and fowl for family food production" as a Conditional Use. Due to the close proximity of the subject property to other single-family homes in the R-1-8 zone, Planning Staff feels that this potential use could be a nuisance to surrounding homes. As such, Planning Staff is requesting a zoning condition that prohibits "Animals and fowl for family food production".

NEIGHBORHOOD RESPONSE

Planning Staff received a phone call from one of the neighbors near the subject property. He wanted to know what the intent of the rezone was, and was familiar with the subject property and the existing accessory structure in the rear of the property. Staff explained that the applicant would like to rezone his property to R-1-21 to allow the accessory structure in the rear yard to be used as a guest house. The neighbor was not opposed to the rezone request from the applicant. Any additional response from the surrounding neighbors will be provided to the Millcreek Township Planning Commission on October 12th.

COMMUNITY COUNCIL RESPONSE

This item will be heard by the East Mill Creek Community Council on Wednesday, October 5, 2016. Their recommendation and any conditions of approval will be presented to the Millcreek Township Planning Commission on October 12th.

PLANNING COMMISSIONS' RESPONSE

This item will be heard by the Millcreek Township Planning Commission on October 12, 2016.

REVIEWING AGENCIES RESPONSE

Compliance with current building, construction, engineering, fire, health, landscape and safety standards will be verified prior to final approval of a Guest House on this property, if the property is rezoned to R-1-21.

PLANNING STAFF ANALYSIS

19.90.010 - Amendment procedure.

The county council may amend the number, shape, boundaries or area of any zone or any regulation within any zone. Any such amendment shall not be made or become effective unless the same shall have been proposed by or be first submitted for the recommendation of the relevant planning commission.

19.90.030 - Determination of council.

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.

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.

Planning Staff has analyzed the proposed rezone from R-1-8 to R-1-21, and has found that the request is cohesive with the surrounding uses and zones. The Residential Compatibility Overlay Zone (RCOZ) will still apply in the R-1-21 zone.

“Guest house” means a separate dwelling structure located on a lot with one or more main dwelling structures and used for housing of guests or servants, and not rented, leased or sold separate from the rental, lease or sale of the main dwelling.

PLANNING STAFF RECOMMENDATION

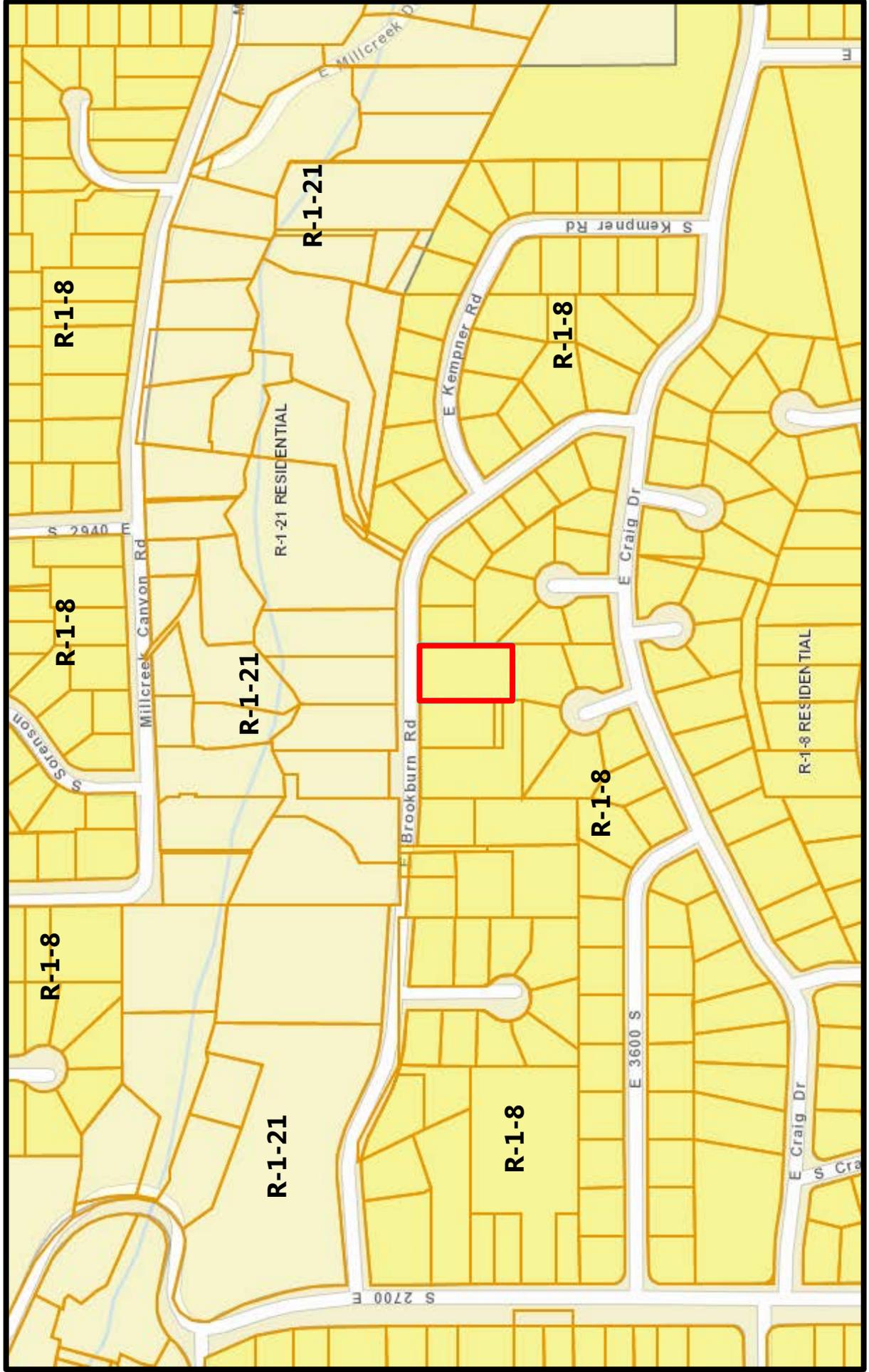
County Ordinance [19.90.030] “The county council, after review of the recommendation of the planning commission, may approve, deny, alter or remand for further review and consideration any application for zone change referred to the council by the planning commission.”

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 Millcreek Township Planning Commission gives a favorable recommendation to the Salt Lake County Council for approval of this rezone request from R-1-8 to R-1-21, subject to the following zoning condition:

1. Animals and fowl for family food production are prohibited.

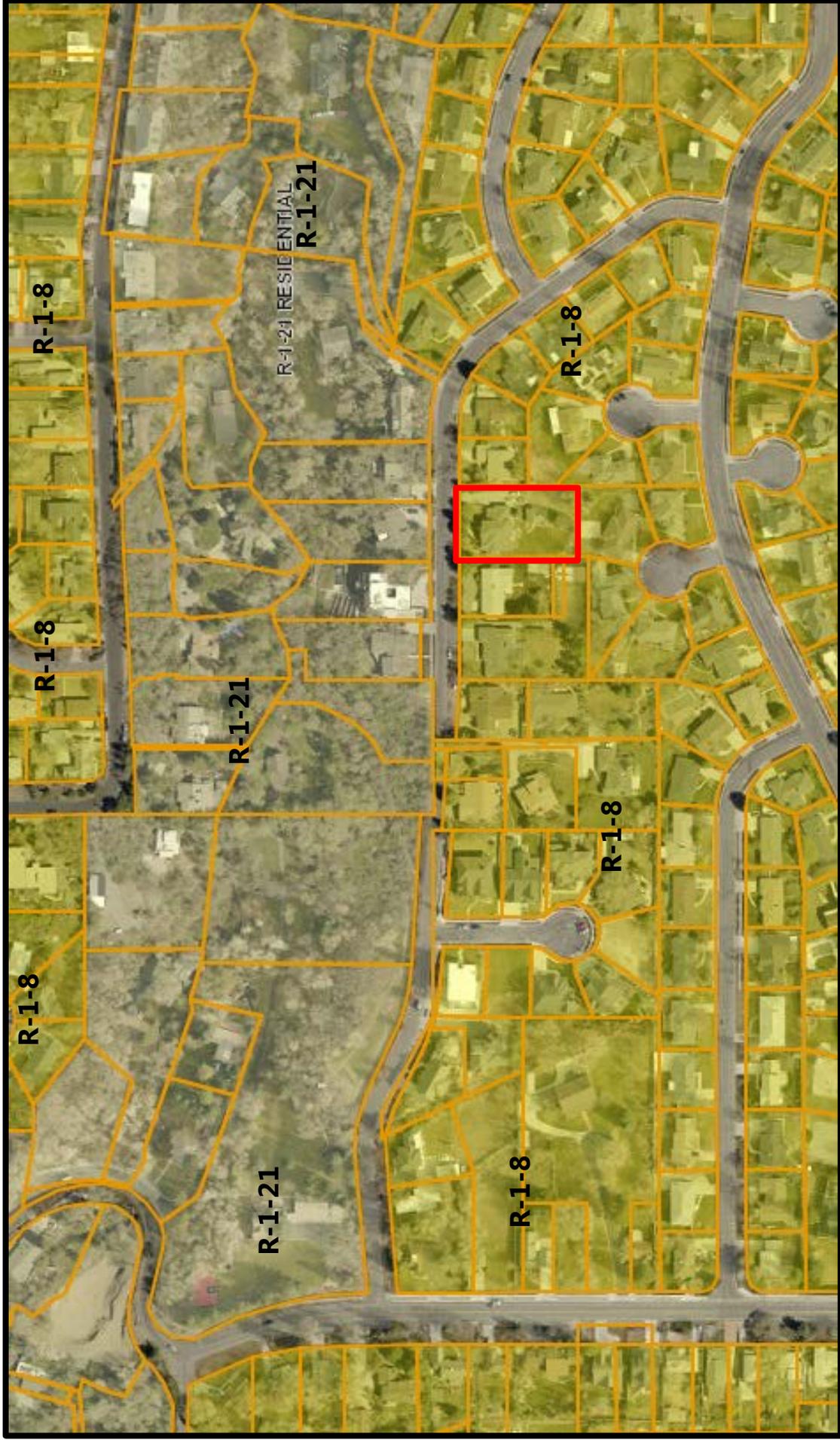
File # 30008: Rezone Request from R-1-8 to R-1-21

2892 East Brookburn Road (Parcel # 16-35-130-001)



File # 30008: Rezone Request from R-1-8 to R-1-21

2892 East Brookburn Road (Parcel # 16-35-130-001)







File # 29823

Conditional Use Summary and Recommendation

Public Body: Millcreek Planning Commission

Parcel ID: 1629354008

Property Address: 750 East 3300 South

Request: Conditional Use

Meeting Date: October 12, 2016

Current Zone: C-2

Community Council: Millcreek

Planner: Tom C. Zumbado

Community Council Recommendation: Approval

Planning Staff Recommendation: Approval

Applicant Name: Ken Menlove

Township/Unincorporated: Millcreek Township

PROJECT DESCRIPTION

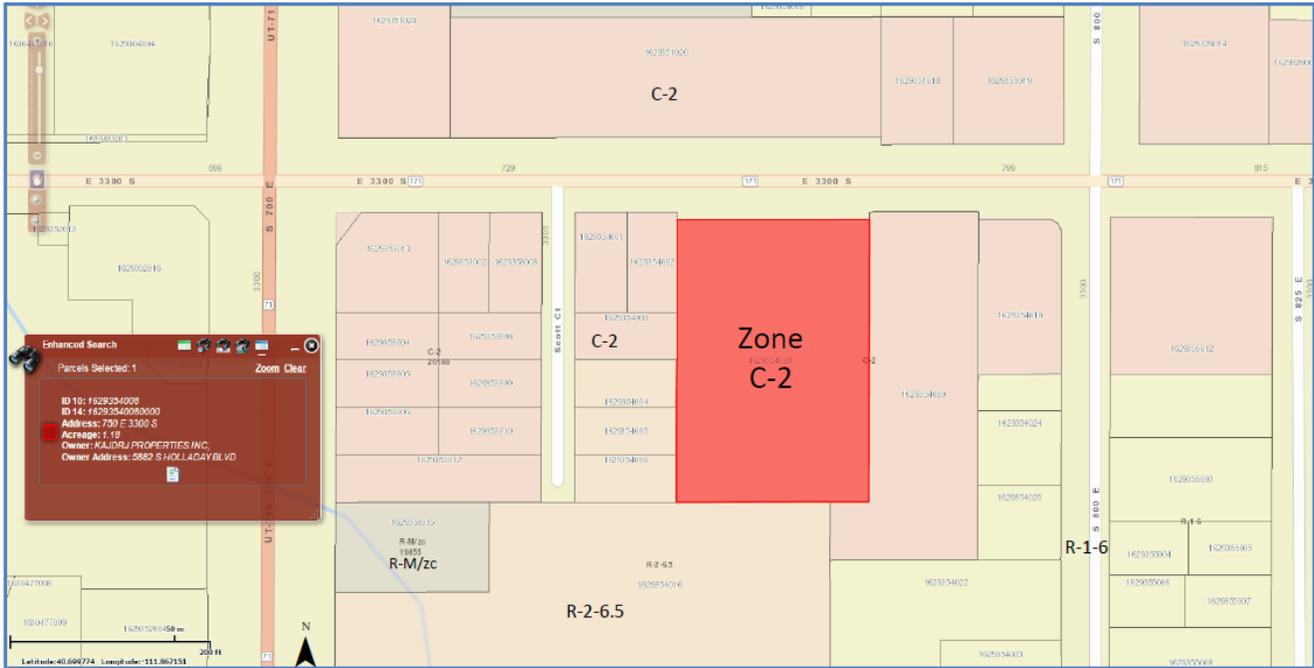
Ken Menlove is requesting approval for a 4 story indoor storage facility.

SITE & VICINITY DESCRIPTION (see attached map)

The subject property is part of a larger C-2 block running along 3300 South from 700 East to 825 East. It is bordered to the north by another large stretch of C-2 running along 3300 South. To the south is a section of R-2-6.5 currently used as a large community gardens. To the southeast is a section of R-1-6 zoning along 825 East. To the southwest is an R-M/zc property where the zoning condition limits uses to:

- Residential Facility for Elderly
- Office, Business and/or Professional
- Public & Quasi-Public
- Residential Health Care Facility
- Medical, Dental and Optical Laboratories

File #29823 : Zoning Map
Conditional Use, Four-Story Storage Facility
 750 East 3300 South



LAND USE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
Height	No building or structure in the C-2 zone shall contain more than 6 stories, or exceed 75 feet in height, and no dwelling structure shall contain less than 1 story.	42 Feet	Yes
Front Yard Setback	The minimum depth of the front yard shall be 20 feet.	44.5 Feet	Yes
Side Yard Setback	When a building is located upon a lot adjacent to a residential land use, there shall be provided a side yard of not less than 10 feet on the side of the building adjacent to the	50.4 Feet	Yes

	residential property.		
Rear Yard Setback	None	47.6 Feet	Yes
Landscaping Buffers & Setback Modifications	A landscaped buffer area not less than 20 feet wide shall be required between nonresidential and residential uses.	20.4 Feet	Yes
Lot Width	None	194 Feet	Yes
Parking	Off-street parking requirement shall be determined by the division director being guided by comparable ordinances from other jurisdictions, accepted planning industry standards, or the requirements set forth in this section for uses or buildings which, in the opinion of the division director, are similar to the use or building under consideration.	9 Spaces	Yes
Bike Parking	The number of bicycle parking spaces required shall be equal to 5% of the vehicular parking spaces required for such use, with a minimum requirement of 2 spaces, and a maximum requirement of 12	None	No
Lot Coverage	No building or group of buildings, with their accessory buildings, shall cover more than 60% of the area of the lot.	34%	Yes
Lot Area	None	52,572 Square Feet	Yes
Compatibility with existing buildings in terms of size, scale and height.			Yes
Compliance with Landscaping Requirements Verified.			Yes
Compliance with the General Plan.			Yes

NEIGHBORHOOD RESPONSE

As of September 27 2016, there has been no neighborhood response to File #29823.

COMMUNITY COUNCIL RESPONSE

At their regularly scheduled meeting on October 4 2016, the Millcreek Community Council voted unanimously to recommend approval of File #29823 to the Millcreek Planning Commission, with the added condition that the height limit of the structure remain at 42 feet.

REVIEWING AGENCIES RESPONSE

AGENCY: Planning

DATE: September 26 2016

RECOMMENDATION: Approved With Comments

1. Landscape plan must include hydrozone mapping in the calculation of landscape water allowance. A handout is available from planning staff.
2. SLCo Ordinance 19.80.040.D(1) requires the installation of bicycle parking facilities for new commercial uses for which automobile parking is required.

AGENCY: Geology

DATE: September 20 2016

RECOMMENDATION: Revisions Required

1. The geotechnical engineering report (by Gordon Geotechnical Engineering, Inc. dated January 29, 2016) is incomplete.
2. The site occurs in a "moderate" liquefaction zone and the building is greater than 5,000 sq. ft. (see Chart 19.75.050 of the Geologic Hazards Ordinance); as such, a site-specific liquefaction assessment shall be conducted in accordance with Appendix B of the SLCo Ordinance, addressing/including the following:
 - a. A liquefaction analysis based on consideration of highest seasonal groundwater levels (the boring must penetrate a minimum of 45 ft below final ground surface).
 - b. The methodology used for assessing liquefaction potential at the site (the preferred method for assessing liquefaction potential follows NCEER 1997).
 - c. Calculations for assessing liquefaction potential at the site.
 - d. An assessment of lateral spread potential at the site, including the methodology utilized and supporting calculations.
3. Appendix B of the ordinance also requires a stamped letter from the structural engineer of record addressing the following:
 - a. Acknowledging receipt of the liquefaction report (with an understanding of the total & differential settlements).
 - b. Proposed design measures
 - c. The expected behavior of the structure during an earthquake with respect to life safety.
4. Exception to the above requirements: Noting that there is a boring (B-4) that extends to 39 ft and due to the density of the soil encountered, the requirement to obtain a boring to the 45 ft depth will be permitted to be waived; however, all other requirements stated above shall be strictly adhered to (please note that this is an exception rather than the rule. For all future liquefaction assessments, the 45 ft required boring depth shall always be met).

AGENCY: Grading

DATE: September 1 2016

RECOMMENDATION: Approved With Comments

1. Need to complete a Stormwater Maintenance Agreement, then record it with Salt Lake County Recorder's office. After the agreement is recorded provide a copy with stamps for our files.
2. Need to submit N.O.I. (Notice of Intent) from the State of Utah DEQ(Department of Environmental Quality). The N.O.I.is required to be submitted for permitting. As required by Salt Lake County, Code of

Ordinances Chapter 17.22. Provide copy of actual permit, both pages with the required signatures on the last page.

3. Need to submit 2 signed copies of the SWPPP for the project. As required by Salt Lake County, Code of Ordinances Chapter 17.22.
4. Footing excavations shall be inspected and approved in writing by a qualified Geotechnical engineer prior to the placement of concrete forms or rebar.
5. A retaining wall in excess of 4' in height measured from the bottom of the rock or footing requires Engineering and its own building permit.

AGENCY: Urban Hydrology

DATE: September 7 2016

RECOMMENDATION: Approved With Comments

1. Provide calculations for orifice plate and show elevation of orifice plate on plans.
2. Show existing and proposed 1' contour lines.
3. Final Grading and Drainage Plan is required to be stamped and signed by a Utah Professional Engineer (Section 17.20.150.A).
4. Show elevations of storm drain pipes. Cover is to be 2 feet on all pipes, except 1 foot cover is acceptable on all RCP pipes.
5. If there is an irrigation component, water master must approve all drawings that show irrigation. Water master's approval is required as a signature block on the final irrigation drawings prior to approval.
6. An Encroachment Permit from UDOT allowing discharge of storm water runoff into the State storm drain system is required.
7. All boxes in the roadway must conform to Salt Lake county standards. Provide details conforming to Salt Lake County standards.
8. Provide Engineer's estimate of storm drain improvements for bond estimate after plans are finalized. (Section 17.20.150.A)

AGENCY: Health Department

DATE: August 30 2016

RECOMMENDATION: Approved With Comments

1. Water and Sewer letters required by the department.
2. If existing structures are to be removed, a pre-demolition inspection form must be filled out and returned to the department.

AGENCY: Traffic

DATE: September 28 2016

RECOMMENDATION: Revisions Required

1. Show path for single unit truck or minimum 20' width with 28' inside turning radius for access completely around building. The plan seems to provide for this minimum requirement for all turns except for the turn at the northeast corner of the property.
2. Submit copy of UDOT approval for access.
3. Replace existing east drive approach with high back curb and gutter, replace any non-standard or damaged curb, gutter, sidewalk, or other roadway improvements along frontage.

AGENCY: Subdivision / Boundary

DATE: September 28 2016

RECOMMENDATION: Approved With Comments

1. Resolve the boundary conflicts between new and existing fence lines located on the East and South sides of the project.
2. Show location of existing utility easements.
3. Reference the vesting deed as part of the description.
4. Add Legend to the site plan.
5. A boundary survey has not been filed in the Office of the County Surveyor.

AGENCY: Fire

DATE: September 16 2016

RECOMMENDATION: Approved With Comments

1. Fire Department Access is required. An unobstructed minimum road width of twenty-six (26) feet exclusive of the shoulders and a minimum height of thirteen (13) feet six (6) inches shall be required. The road must be designed and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road shall have an inside turning radius of twenty – eight (28) feet. There shall be a maximum grade of 10%. The 30ft width shown on plans meets this requirement.
2. Fire Hydrants are required there shall be a total of 3 hydrants required spaced at 400ft spacing, 40 feet minimum distance out from the building. Hydrants are to be protected with bollards if susceptible to vehicle damage. The required fire flow for this project is 2750GPM for full 2 hour duration.
3. Hydrants and Site Access. All hydrants and a form of acceptable temporary Fire Department Access to the site shall be installed and APPROVED by the Fire Department prior to the issuance of any Building Permits. If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.
4. No combustible construction shall be allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on building site.
5. Fire Flow Letter Required. Please contact the water provider for this property and get a written verification of adequate flow and number of hydrants. Submit fire flow information for the nearest fire hydrant to the property. This is required for this project. Again please contact the water provider for this property to get this information.
6. Fire Sprinklers Required. Deferred submittal for fire sprinkler shop drawings are to be sent directly to the following address: Unified Fire Authority, 3380 South 900 West, Salt Lake City, Utah 84119. Attention: Stewart Gray. A minimum of two sets of plans, complete with manufacturer cut sheets, and hydraulic calculations. Plans must be ink signed by a NICET level III or better in Auto Sprinkler Layout. (There needs to be a hydrant with-in a 100 feet of the FDC.) FDC is required to have KNOX Locking Caps. ALL FIRE PROTECTION PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE UNIFIED FIRE AUTHORITY.
7. Standpipes May Be Required. This building may be required to have standpipes. This standpipe will be required to be pressure tested and a Contractor Certificate of Completion will be required to be filled out.
8. Post Indicator Valve with Tamper Required. If there is no designated fire riser room with a direct access door from the outside. There shall be either a wall mounted P.I.V (OS&Y) or a typical P.I.V placed a minimum distance of 40 feet from the building with a tamper switch.
9. Fire Alarm Required. Deferred submittal for fire alarm shop drawings are to be sent directly to the following address: Unified Fire Authority, 3380 South 900 West, Salt Lake City, Utah 84119. Attention: Stewart Gray. A minimum of two sets of plans, complete with manufacturer cut sheets, and battery calculations. Plans must be ink signed by a NICET level III or better in Fire Alarm Systems. ALL FIRE ALARM PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE UNIFIED FIRE AUTHORITY.
10. Knox Boxes Required. Fire Department "Knox Brand" lock box to be mounted to exterior walls, near the main entrance and/or nearest the door serving the exterior access to the fire sprinkler riser room. (At a height of 5 feet to the top of the box) Lock box purchase can be arranged by the General Contractor. See attached information form.
11. 2A-10BC Fire Extinguishers required. The extinguisher needs to be a serviceable type meaning metal head and metal neck. Extinguishers need to be located in a conspicuous location where they will be readily accessible and immediately available for use. Placed every 75 feet of travel. If in cabinet or not the extinguisher or cabinet needs to be mounted so that the top is not more than five (5) feet above the floor.
12. Visible Addressing Required. New and existing buildings shall have approved address numbers plainly legible and visible from the street fronting the property. These numbers shall contrast with their background.

13. All plans pertaining to fire protection and/or life safety are to be made available upon request at the construction site.
14. Plan approval or review shall not be construed to relieve from or lessen the responsibility of any person designing, owning, operating or controlling any building. Damages to persons or property caused by defects, fire, improper installation, or other emergency conditions that occur in or on the building property shall not hold the Unified Fire Authority as assuming any liability.

AGENCY: Building

DATE: September 6 2016

RECOMMENDATION: Approved With Comments

1. No issues with the site plan.
2. A demo permit is required to take down the existing building and structures on the site. Please apply for this demo permit in our office.
3. Building permits are required for the construction of the new building. At time of building permit application, provide complete building plans showing compliance with current building code. At time of building permit application, provide fire flow verification for the nearest fire hydrant and show how compliance is going to be made with any Unified Fire District Guidelines.
4. Please also note that a separate building permit is required for any of the site retaining walls.

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

PLANNING STAFF ANALYSIS

19.04.370 - Neighborhood Storage

"Neighborhood storage" means a building not served by sewer, water or gas utilities and used exclusively for storing personal property of an individual or family, retail business inventory items, and business records and accounts.

File #29823 does not directly match the definition of neighborhood storage because it has sewer and water servicing restrooms in the lobby area.

19.76.030 - Uses not listed—Administrative Determination

Determination as to the classification of uses not specifically listed in this title shall be made by the planning and development services division director and shall be subject to appeal to the planning commission. Such appeal shall be filed in writing within ten days after written notification to applicant of the planning and development services division director's determination. The procedure shall be as follows:

- A. *Written Request. A written request for such a determination shall be filed with the planning and development services division director. The request shall include a detailed description of the proposed use and such other information as may be required.*
- B. *Investigation. The planning and development services division director shall thereupon make such investigations as are deemed necessary to compare the nature and characteristics of the proposed use with those of uses specifically listed in this title, and to make a determination of its classification.*
- C. *Determination. The determination of the planning and development services division director shall be rendered in writing within thirty days unless an extension is granted by the planning commission. The determination shall state the zone classification in which the proposed use will be permitted as well as the findings which established that such use is of the same character as uses permitted in that zone classification. Upon making this decision, the planning and development services division director shall forthwith notify the applicant, the planning commission and the development services division.*
- D. *Effect. The determination and all information pertaining thereto shall become a permanent public record in the office of the planning and development services division director. Such use shall thereafter become*

a permitted or conditional use in the class of district specified in the determination, and shall have the same status as a permitted or conditional use specifically named in the regulations for the zone classification.

Staff has sought and received an administrative determination for indoor self-storage allowing them as a conditional use in C-2 and C-3 zones. A copy of the determination has been included with the file packet.

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 verified that File #29823 meets the standards of approval for conditional uses.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends the approval of File #29823 for the purpose of building a 4 story storage facility.

Ben McAdams
Mayor

Lori Bays
Deputy Mayor

Rick Graham
Township Executive



Scott R. Baird, P.E., Director
Engineering Services

Rolen Yoshinaga, Director
Planning & Development Services

Alison Weyher, Director
Economic Development

September 30, 2016

Thomas Zumbado
2001 S State Street, suite N3-600
Salt Lake City, Utah 84114

Mr. Zumbado,

I have considered your request to review the application of Menlove Construction to build an indoor self-storage facility in a C-2 zone in Salt Lake County, and whether said use is allowed in the C-2 zone. As you pointed out, the definition of "neighborhood storage" under 19.04.370 is: "a building *not served by sewer, water or gas utilities* and used exclusively for storing personal property of an individual or family, retail business inventory items, and business records and accounts." Because the proposed use is designed as a climate controlled self-storage building, it is planned to be served by sewer, water, and gas utilities. It therefore cannot be considered "neighborhood storage" by definition.

The question then to be considered is: in what zone is an indoor self-storage facility allowed? Indoor self-storage facilities are buildings in which storage units are available for rent in which personal or business inventory items may be stored within a secured, climate controlled building. The spaces are not designed for use as individual businesses, and do not have individual utilities (other than lighting). Pursuant to section 19.76.030 of the County Zoning Ordinance, I have determined that because indoor self-storage facilities are similar in nature and intensity, and in essence combine elements of business offices and neighborhood storage facilities, **indoor self-storage facilities shall be allowed as conditional uses in the C-2 and C-3 zones** in Salt Lake County.

Pursuant to this administrative determination, you are authorized to process the application as a conditional use.

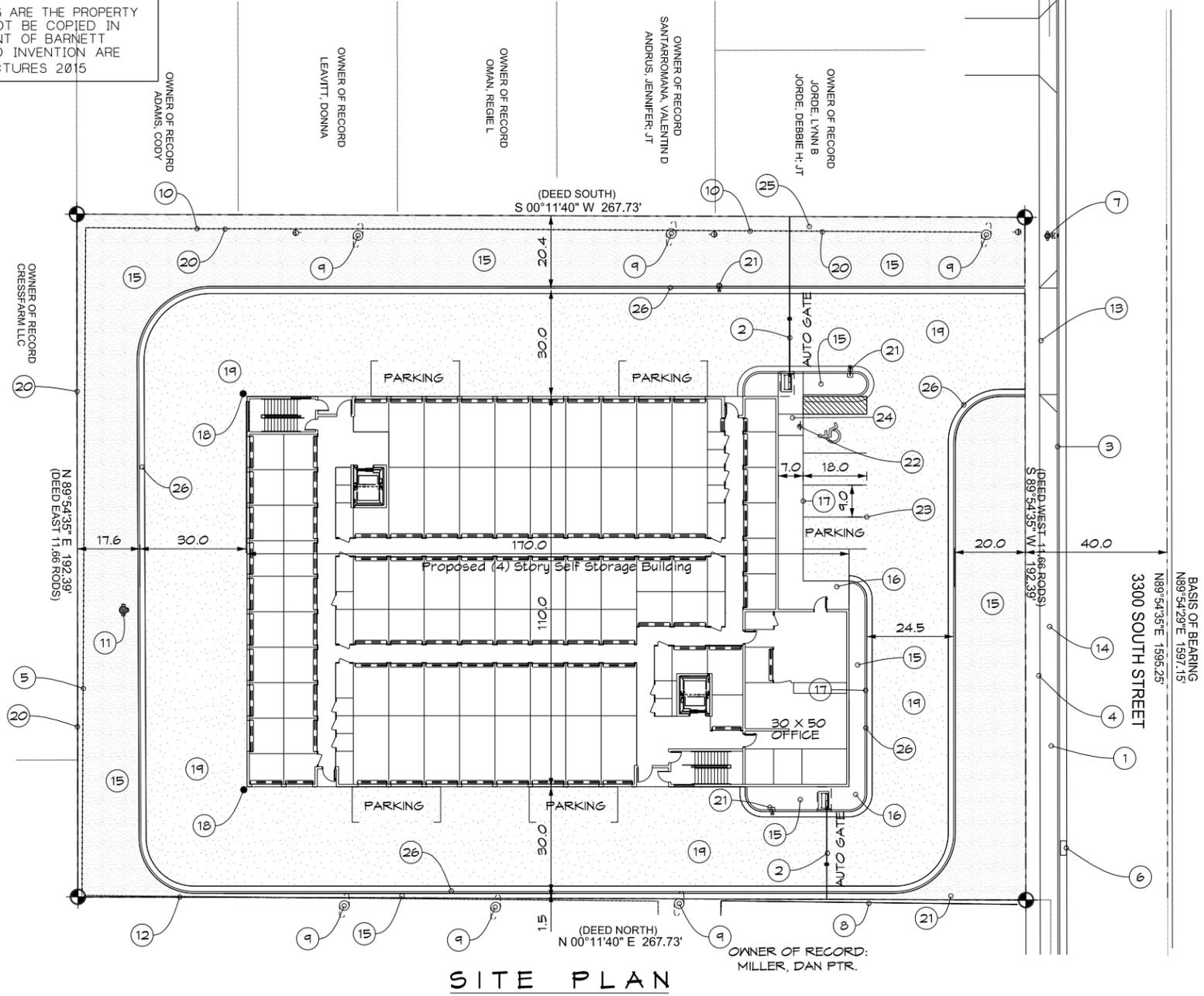
Sincerely,

A handwritten signature in blue ink, appearing to read 'Curtis Woodward'.

Curtis Woodward
Zoning Administrator

THIS DRAWING AND ITS DESIGN AND DETAILS ARE THE PROPERTY OF BARNETT STRUCTURES, L.C. AND SHALL NOT BE COPIED IN WHOLE OR PART WITHOUT WRITTEN CONSENT OF BARNETT STRUCTURES, L.C. ALL RIGHTS OF DESIGN AND INVENTION ARE RESERVED. COPYRIGHT © BARNETT STRUCTURES 2015

REVISION				
SYM.	DESCRIPTION	DATE	APPROVAL	CAD
3	UDOT APPROVAL	4-22-16	LB	TMN
4	CIVIL SET	5-16-22	MENLOVE	TMN
5	CIVIL SET UPDATE	6-27-16	MENLOVE	TMN



KEY NOTES:

- 1 EXISTING DRIVE APPROACH TO BE REMOVED.
- 2 PROPOSED 20' AUTO LIFT GATE. INSTALL KNOX BOX OR KNOX SWITCH FOR FIRE DEPARTMENT ACCESS.
- 3 EXISTING CURB AND GUTTER TO REMAIN.
- 4 EXISTING 4'-0" SIDEWALK TO REMAIN.
- 5 EXISTING WOOD FENCE TO BE REMOVED..
- 6 EXISTING CURB INLET BOX.
- 7 EXISTING FIRE HYDRANT.
- 8 EXISTING IRON FENCE TO REMAIN.
- 9 EXISTING POWER POLE TO REMAIN.
- 10 EXISTING WOOD FENCE TO REMAIN.
- 11 PROPOSED FIRE HYDRANT. SEE SITE UTILITY PLAN. NO OBSTRUCTION'S INCLUDING LANDSCAPING SHALL BE WITH IN 3 FEET OF FIRE HYDRANT.
- 12 EXISTING CHAIN LINK FENCE TO REMAIN.
- 13 PROPOSED 30' DRIVE APPROACH CONSTRUCT PER UDOT STD. DWG. GW 4A-B.
- 14 EXISTING LANDSCAPING TO BE REPAIRED OR REPLACED. (SEE LANDSCAPE PLAN).
- 15 PROPOSED LANDSCAPING. (SEE LANDSCAPE PLAN)
- 16 PROPOSED CONCRETE SIDE WALK SEE DETAIL (4) CVL
- 17 PROPOSED THICKENED FACE SIDEWALK SEE DETAIL (2) CVL
- 18 PROPOSED PIPE BOLLARDS. SEE DETAIL (6) CVL
- 19 PROPOSED ASPHALT PAVING. SEE DETAIL (3) CVL
- 20 PROPOSED 6' SOLID VINYL FENCE.
- 21 PROPOSED GATE KEYPADS.
- 22 PROPOSED VAN HANDICAP PARKING SIGN SEE DETAIL (7) CVL
- 23 4" WIDE WHITE PARKING LOT STRIPES AND HANDICAP SYMBOL.
- 24 PROPOSED HANDICAP RAMP. SEE DETAIL (5) CVL
- 25 EXISTING OVERHEAD POWER LINES.
- 26 PROPOSED 24" CONCRETE CURB AND GUTTER SEE DETAIL (1) CVL

SITE PLAN

NOTES:

1. ALL PUBLIC WAY IMPROVEMENTS SUCH AS EXISTING CURB AND GUTTER, SIDEWALK AND DRIVE APPROACHES REQUIRE INSPECTION BY THE SL COUNTY ENG. DEPT., PRIOR TO FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY ISSUANCE, TO DETERMINE REPLACEMENT REQUIREMENTS OF DEFECTIVE AND HAZARDOUS CONDITION'S.
2. AFTER THE BUILDING PERMIT IS ISSUED, A PUBLIC WAY PERMIT WILL BE REQUIRED FROM THE ENGINEERING DEPARTMENT PRIOR TO COMMENCING ANY WORK IN THE PUBLIC WAY.
3. PROVIDE A TEMPORARY ADDRESS SIGN WHICH IS VISIBLE AND DISTINGUISHABLE FROM BOTH DIRECTION'S OF THE STREET.
4. FIRE HYDRANTS SHALL NOT BE BLOCKED BY BUILDING MATERIAL'S EQUIPMENT OR TEMPORARY OFFICE.
5. LOADING AND UNLOADING WILL BE RESTRICTED TO SINGLE UNIT VEHICLES AS PER SLC DEPT.
6. ALL CONSTRUCTION IN PUBLIC WAY AS PER APWA 2007 PLAN'S AND SPECIFICATION'S.

PARKING CALCULATIONS:

GROSS BUILDING AREA = 70,000 SQ. FT.
 GROSS OFFICE AREA = 1,500 SQ. FT.
 GROSS STORAGE AREA = 51,230 SQ. FT.
 GROSS COMMON AREA = 17,270 SQ. FT.

PARKING REQUIREMENTS FOR OFFICE = 3 STALLS PER 1000 SQ. FT.
 OFFICE STALL'S REQUIRED = 1500/1000 X 1.5
 3 = 4.5 STALL'S (5 STALL'S)
 PARKING REQUIREMENTS FOR STORAGE = 0 STALL'S

TOTAL PARKING STALL'S REQUIRED = 5 STALL'S
 TOTAL PARKING STALL'S PROVIDED = 5 STALL'S.

LAND USE ALLOCATION TABLE:

BUILDING AREA: 17,500 SQ. FT. (34%)
 ASPHALT/CONCRETE AREA: 21,555 SQ. FT. (41.8%)
 LANDSCAPE AREA: 12,454 SQ. FT. (24.2%)
 TOTAL AREA: 51,509 SQ. FT.

BOUNDARY DESCRIPTION:

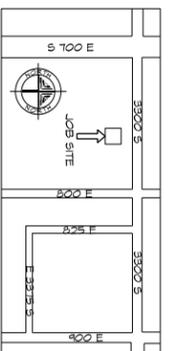
COMMENCING 20 2/3 RODS EAST AND 7 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 9, BLOCK 20, TEN ACRE PLAT "A", BIG FIELD SURVEY ; THENCE SOUTH 267.725 FEET; THENCE EAST 11.66 RODS, THENCE NORTH 267.725 FEET; THENCE WEST 11.66 RODS TO THE POINT OF BEGINNING.

PROJECT ENGINEER/APPLICANT:
 KEN MENLOVE, P.E.
 MENLOVE CONSTRUCTION, INC.
 4243 W. NIKE DR. STE. C
 W. JORDAN, UTAH 84088
 801-671-4697 CELL
 MENLOVEC@GMAIL.COM

PROJECT DATA:

SITE AREA: 1.18 AC (51,509 SQ. FT.)
 ZONING: C2
 TAX ID #: 16-29-354-008 (4-LEVELS)
 BUILDING CODE: 2012 IBC
 OCCUPANCY: S-1/B
 CONSTRUCTION TYPE: IIB
 TOTAL BUILDING AREA : 70,000 SQ. FT.
 FIRE SPRINKLERS : YES

VICINITY MAP



MENLOVE
 CONSTRUCTION
 INC.

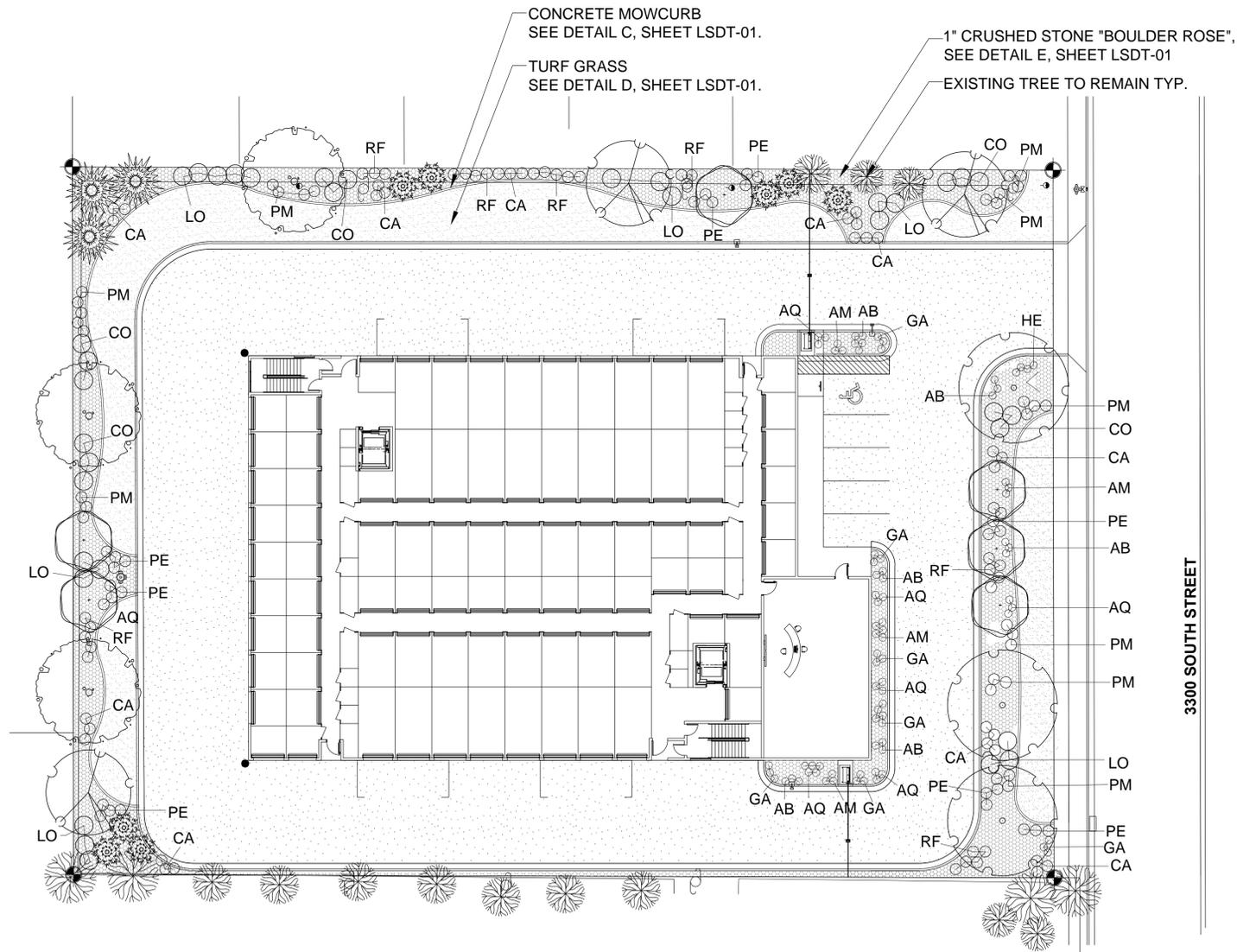


DRAWN BY	TROY NIELSEN	12/15
CHECKED		
CHECKED	LYNN BARNETT	12/15
ENGINEER	KEN MENLOVE	12/15
ADDRESS:	P.O. BOX 1248 1499 S. MAIN CENTERVILLE, UT 84014	
PHONE:	(801) 244-2450	
FAX:	(801) 244-2434	
DO NOT SCALE DRAWING		

CANYON STORAGE 750 E. 3300 S. SLC, UTAH					BARNETT STRUCTURES COPYRIGHT ©
SITE PLAN					
SCALE	SIZE	SHEET	PROJECT #	DRAWING	REV.
1-20	D	1 OF 1	1531	SP	5

CANYON STORAGE UNITS

750 EAST 3300 SOUTH, SALT LAKE CITY, UTAH



LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 2" IN ALL BROADCAST SEED AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
- STONE AND COBBLE MULCH TO BE IMPLEMENTED AT A DEPTH OF 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS. PULL COBBLE MULCH AND CRUSHED STONE MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
- INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL LAWS AND ORDINANCES.
- ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF THE QUALITY AND PERFORMANCE SPECIFIED, AND SHALL MEET THE REQUIREMENTS OF THIS SYSTEM. USE MATERIALS AS SPECIFIED, NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN PERMISSION OF THE OWNER OR LANDSCAPE ARCHITECT.
- BASE PLAN & LOCATION OF EXISTING EQUIPMENT ARE SCHEMATIC IN NATURE. FIELD VERIFY ALL BASE & EXISTING ELEMENTS PRIOR TO CONSTRUCTION & PROVIDE NECESSARY ADJUSTMENTS.

TREE LEGEND

SYMBOL	BOTANICAL NAME/ COMMON NAME	QTY	SIZE
GL	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER' HONEYLOCUST	3	2" CALIPER
KO	TILLIA CORDATA LITTLE LEAF LINDEN	2	2" CALIPER
BE	QUERCUS ROBUR FASTIGIATA CRIMSON SPIRE OAK	6	2" CALIPER
MA	MALUS 'RADIANT' FLOWERING CRABAPPLE	3	2" CALIPER
PI	PICEA PUNGENS GLAUCA 'FASTIGIATA WELLS BLUE TOTEM' COLUMNAR COLORADO BLUE SPRUCE	3	6-7'
PG	PICEA GLAUCA 'PENDULA' WEEPING WHITE SPRUCE	8	6-7'

TOTAL- 25

SHRUB LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	SIZE
LO	LONICERA X XYLOSTEOIDES 'CLAVEY'S DWARF' HONEYSUCKLE SHRUB	20	5 GAL.
CO	CORNUS SERICEA 'FIREDANCE' RED TWIG DOGWOOD	15	5 GAL.
CA	CARYOPTERIS CLANDONENSIS 'DARK KNIGHT' BLUEBEARD	30	2 GAL.
PM	PINUS MUGO 'SLOWMOUND' SLOWMOUND MUGO PINE	31	5 GAL.
PE	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	29	5 GAL.
RF	RHAMNUS FRANGULA COLUMNARIS TALL HEDGE BUCKTHORN	30	5 GAL.

TOTAL- 155

PERENNIAL / ORNAMENTAL GRASS LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	SIZE
AM	ACHILLEA MILLEFOLIUM 'RED VELVET' YARROW	14	1 GAL.
AB	AGASTACHE 'BOLERO' HYSSOP	20	1 GAL.
AQ	AQUILEGIA 'SONGBIRD MIX' COLUMBINE	20	1 GAL.
GA	GAILLARDIA X GRANDIFLORA 'BURGUNDY' BLANKET FLOWER	26	1 GAL.
HE	HEMEROCALLIS 'WINEBERRY CANDY' DAYLILY	4	1 GAL.

TOTAL- 84

LANDSCAPE FEATURES LEGEND

SYMBOL	NAME	QTY	SIZE
	CRUSHED STONE "BOULDER ROSE"	6,549 SF	1-2"
	TURF SOD	5,389 SF	N/A

OWNER/CLIENT



4243 NIKE DR # C
WEST JORDAN, UTAH
84088
(801) 280-3000

ENGINEER/ARCHITECT

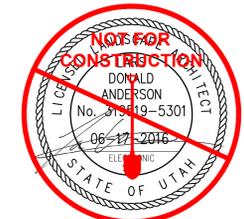


PROJECT ENGINEERING CONSULTANTS
986 WEST 9000 SOUTH
WEST JORDAN, UTAH, 84088
OFFICE: 801-495-4240
INFO@PEC.US.COM

PROJECT INFORMATION

CANYON STORAGE
750 EAST 3300 SOUTH
SALT LAKE CITY, UTAH

SEAL/STAMP OF APPROVAL

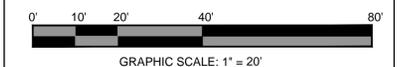


ISSUE DATE

06-29-2016

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PLAN INFORMATION

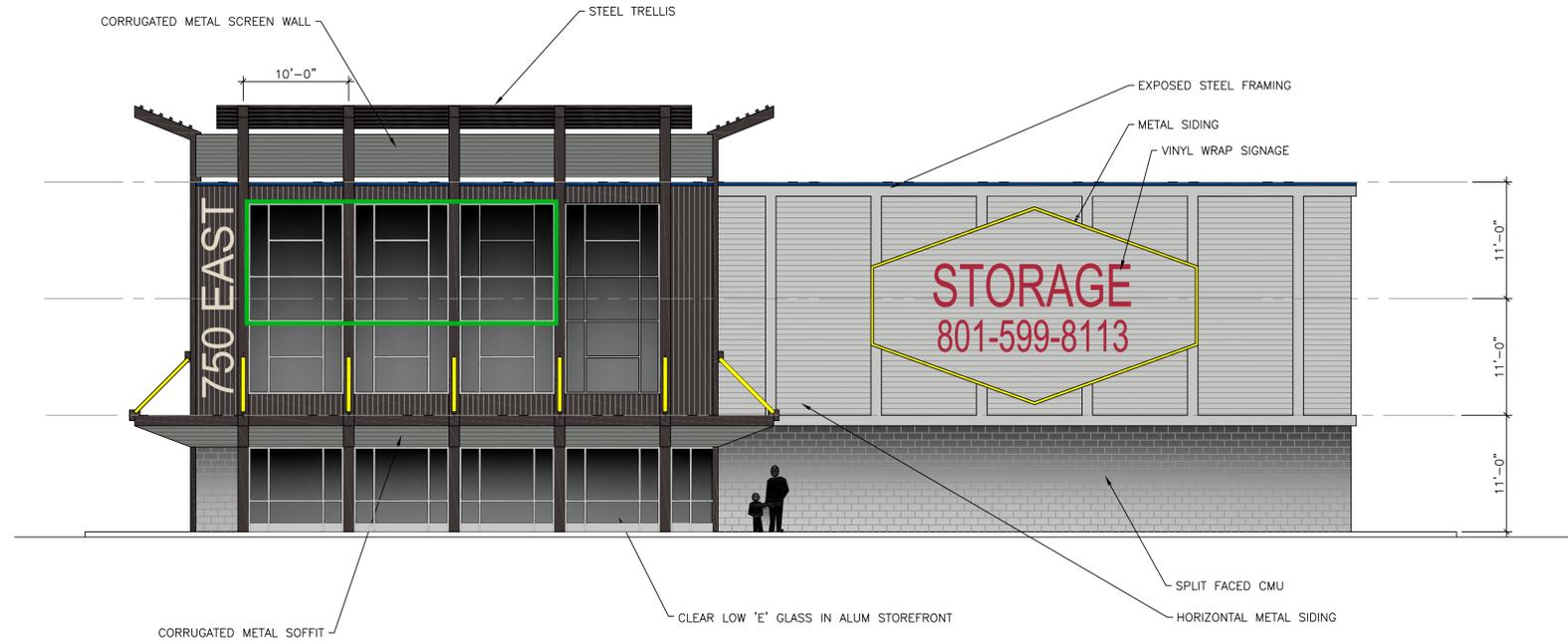


SHEET NAME

PRELIMINARY PLANS NOT
FOR CONSTRUCTION
PLANTING PLAN

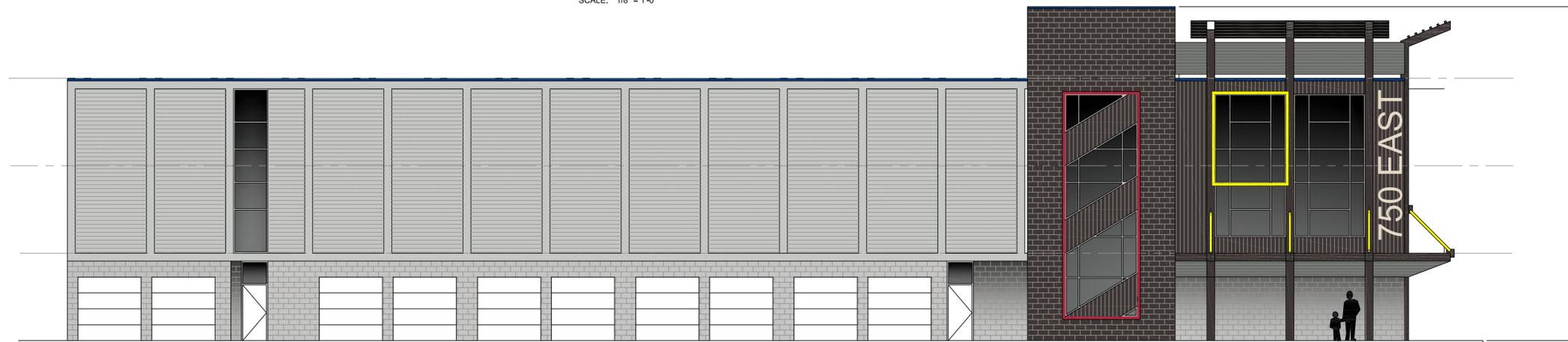
SHEET NUMBER

LS-01



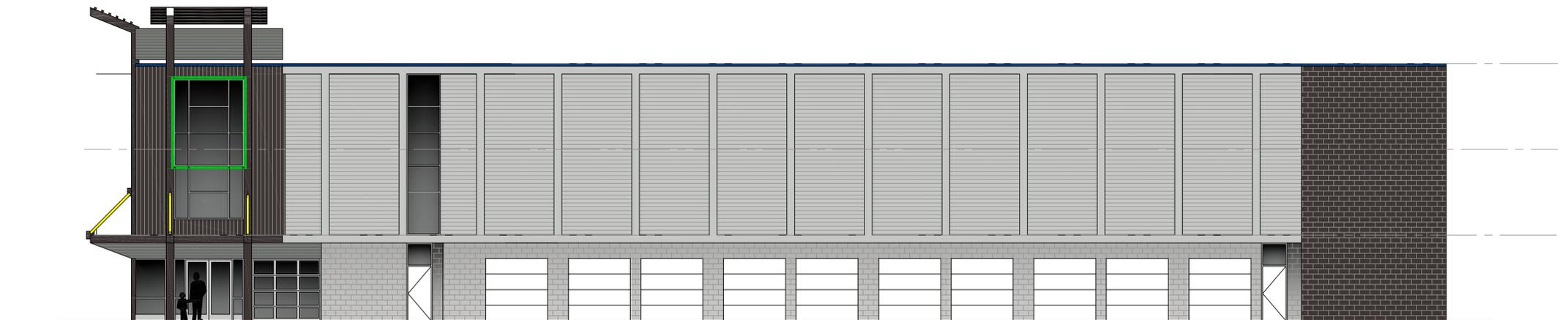
PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"

VDC VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801)-484-2046

NEW BUILDING FOR:
CANYON STORAGE

3300 SOUTH STORE
PROPOSED ELEVATION

ARCH. PROJECT NO: XX-XXX
DATE: 5/27/16
DRAWN BY: BRENT
CHECKED BY:
DESIGNED BY:

© COPYRIGHT VDC ARCHITECTS

DATE	REVISION

SHEET TITLE
A-2.00
ARCHITECTURAL 1 of 1

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF VINCENT DESIGN GROUP, INC. WARNINGS: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET, MISAPPROPRIATION, IN VIOLATION OF I.C. 24-2-31 ET. SEQ. AND OTHER LAWS.



750 East

SL





File # 30115

Millcreek Planning Commission Summary and Recommendation

Public Body: Planning Commission

Meeting Date: October 12, 2016

Parcel ID: 20-05-377-001

Current Zone: RM z/c **Proposed Zone:** R-1-4

Property Address: 912 East College Street (4580 South)

Request: Rezone

Community Council: Millcreek

Planner: Spencer Hymas

Planning Commission Recommendation: Not Yet Received

Community Council Recommendation: Not Yet Received

Planning Staff Recommendation: Approval

Applicant Name: Adam Nash

PROJECT DESCRIPTION

The applicant was approved for a rezone to RM that had a zoning condition to limit the density to 6 units and a condition that the property could only be developed as a PUD or Dwelling Group. The new changes to the PUD ordinance prohibit PUD's under 1 acre in size. The developer would like to subdivide the property for individual ownership. The R-1-4 zone would better accommodate the development type to subdivide the property for individual ownership with the PUD not being an available option. The density would not be increased with the change in zoning.

SITE & VICINITY DESCRIPTION (see attached map)

There are a multitude of uses and housing types in the vicinity. To the east are single family homes zoned R-1-8. To the south are the Hilltop Park condominiums – a townhouse development zoned R-M with underground parking. To the north are the Cottages on College, single family homes on 0.1 acre lots developed as a PUD in the R-M zone. To the west are single family homes and townhouses with zoning ranging from R-1-10, R-M and C-2. This property is a short distance to the Walmart and K-mart on 900 East.

ZONE CONSIDERATIONS

Requirement	Existing Zone (RM)	Proposed Zone (R-1-4)
Height	75 feet	35 feet
Front Yard Setback	25 feet	20 feet
Side Yard Setback	10 & 8 feet (18 feet total)	5 feet unless attached to a dwelling on

		an adjacent lot
Rear Yard Setback	15 feet	15 feet
Lot Width	50 feet	25 feet
Lot Area	5,000 square feet	4,000 square feet

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

GENERAL PLAN CONSIDERATIONS

The **Millcreek General Plan** map identifies this parcel for **moderate change**. It is also close to the 900 East corridor which allows adaptive/flexible changes.

The rezone may contribute to the following objectives identified in the general plan:

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

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

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

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

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

Planning staff believes that the rezone proposal is in harmony with the general plan.

NEIGHBORHOOD RESPONSE

No response at the time of this report 9/28/16.

COMMUNITY COUNCIL RESPONSE

This item was heard at the Millcreek Community Council meeting held on 10/4/16 and received unanimous recommendation for approval.

PLANNING COMMISSIONS' RESPONSE

Not Yet Received

PLANNING STAFF ANALYSIS

19.90.010 - Amendment procedure.

The county council may amend the number, shape, boundaries or area of any zone or any regulation within any zone. Any such amendment shall not be made or become effective unless the same shall have been proposed by or be first submitted for the recommendation of the relevant planning commission.

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.

C. In the event any zoning condition is declared invalid by a court of competent jurisdiction, then the entire zoning map amendment shall be void. Any deletion in or change to zoning condition shall be considered an amendment to the zoning ordinance and shall be subject to the requirements of this chapter.

Staff believes the applicant has complied with the applicable ordinances. Staff recommends the continued use of a zoning condition to limit the density to no more than 6 units.

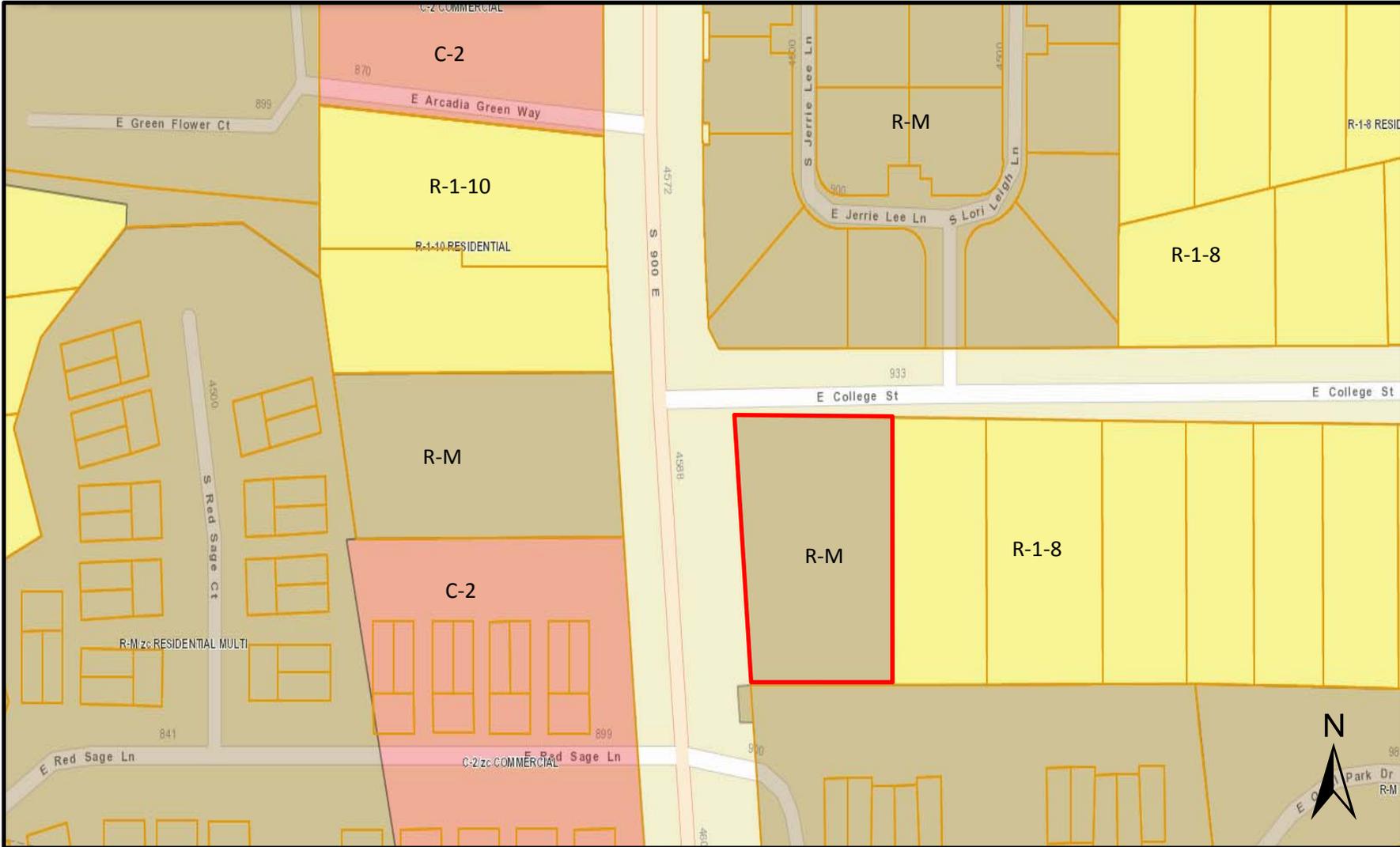
PLANNING STAFF RECOMMENDATION

Planning Staff recommends approval of the rezone from RM to R-1-4 with the zoning condition to limit the density to no more than 6 units.

File #30115: Zoning Map

Rezone from R-M to R-1-4

912 E College Street (Subject Property Outlined In Red)



RECORDED BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS WEST 660 FEET AND N05°W 1237.5 AND EAST 33.12 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 143.5 FEET; THENCE NORTH 188.1 FEET; THENCE WEST 133.07 FEET; THENCE S0°08'30"E 4.00 FEET; THENCE S89°51'30"E 4.78 FEET; THENCE S31°08'48"W 17.40 FEET; THENCE S04°54'30"E 169.13 FEET; THENCE N89°43"W 11.55 FEET; THENCE S5°E 3.43 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.61 ACRES MORE OR LESS

AS SURVEYED BOUNDARY DESCRIPTION

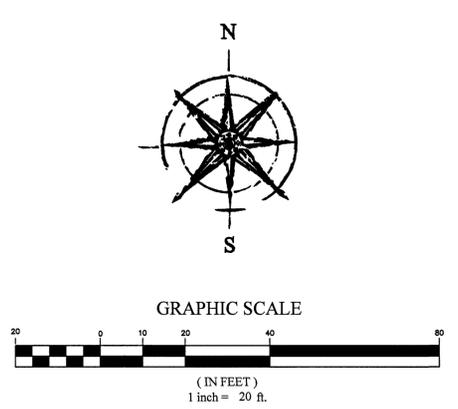
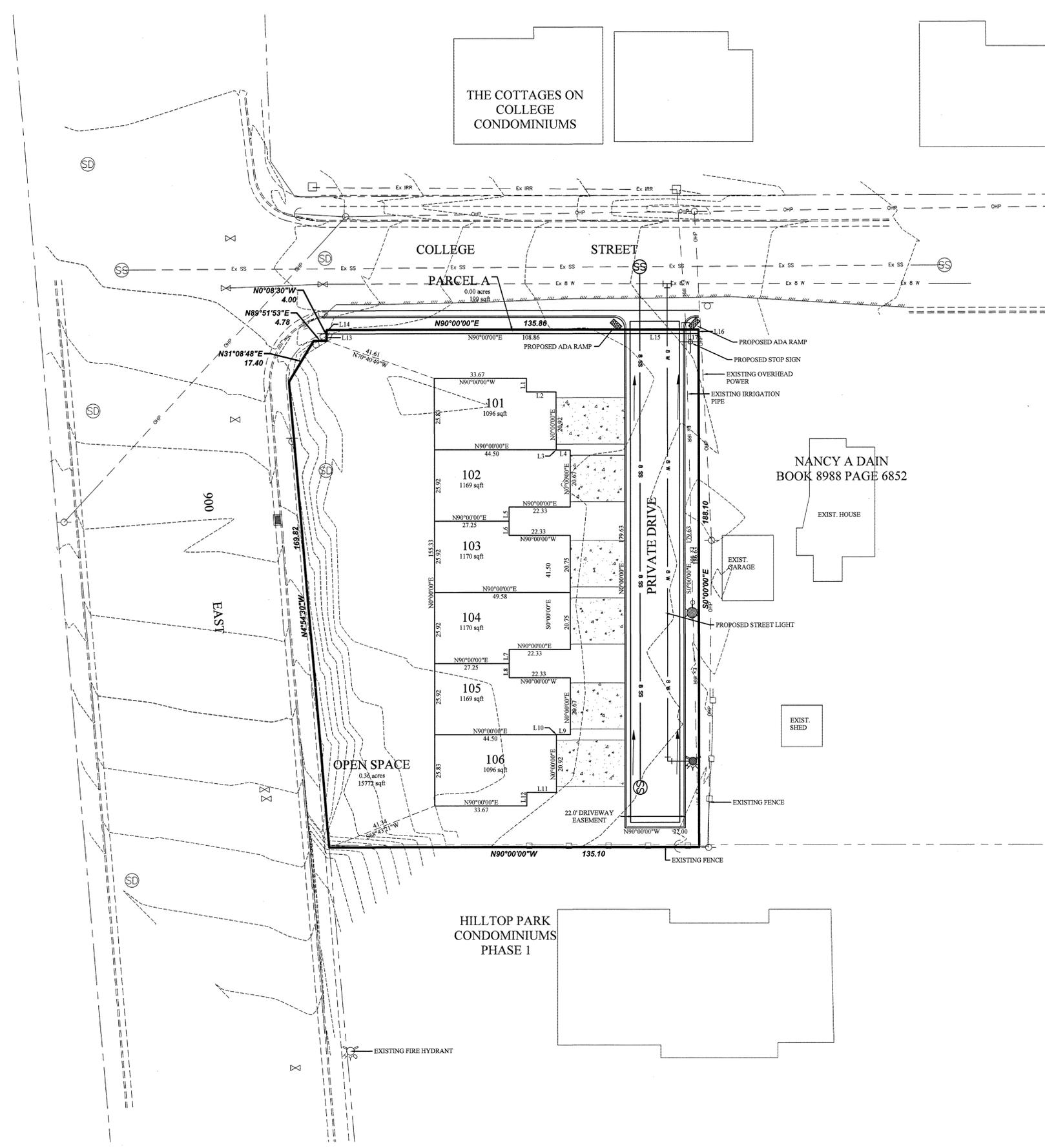
BEGINNING AT A POINT THAT IS WEST 660 FEET AND N89°50'00"W 667.14 FEET AND N04°54'30"W 1210.05 FEET AND N85°05'30"E 44.50 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 135.10 FEET; THENCE NORTH 188.10 FEET; THENCE WEST 135.86 FEET; THENCE S0°08'30"E 4.00 FEET; THENCE S89°51'30"W 4.78 FEET; THENCE S31°08'48"W 17.40 FEET TO THE EAST RIGHT OF WAY LINE OF 4500 SOUTH STREET; THENCE S04°54'30"E 169.82 FEET ALONG THE EAST RIGHT OF WAY LINE OF 4500 SOUTH TO THE POINT OF BEGINNING.

CONTAINS 0.615 ACRES MORE OR LESS

NOTE:

1. NO EXISTING STRUCTURES ON SUBJECT PROPERTY
2. NO EXISTING SEPTIC TANK OR LEACH FIELDS ARE PRESENT ON SUBJECT PROPERTY
3. PARCEL A TO BE DEDICATED TO MILLCREEK TOWNSHIP

LINE	DIRECTION	LENGTH
L1	N00°00'00"E	4.92
L2	N90°00'00"W	10.83
L3	N00°00'00"E	0.08
L4	N90°00'00"W	5.08
L5	N00°00'00"E	5.17
L6	N00°00'00"E	5.17
L7	N00°00'00"E	5.17
L8	N00°00'00"E	5.17
L9	N90°00'00"W	5.08
L10	N00°00'00"E	0.08
L11	N90°00'00"W	10.83
L12	N00°00'00"E	4.92
L13	S00°08'30"E	2.53
L14	S00°08'30"E	1.47
L15	N90°00'00"E	22.00
L16	N00°00'00"E	1.47
L17	N90°00'00"E	5.00



LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION

FOCUS
ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
SANDY, UTAH 84070 PH: (801) 352-0075
www.focusutah.com

Professional Engineer
No. 343833-2202
RONALD A. PAUL
STATE OF UTAH

**PRELIMINARY
COLLEGE STREET TOWNHOMES
MILLCREEK, UTAH
PRELIMINARY SITE PLAN**

REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

**PRELIMINARY
SITE PLAN**

Scale: 1"=20' Drawn: DRP
Date: 07/12/16 Job #: 09-020
Sheet: C2





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 # 30088

Rezone Summary and Recommendation

Public Body: Millcreek Township Planning Commission **Meeting Date:** October 12, 2016
Parcel ID: 22-01-352-013-0000 **Current Zone:** FR-1 z/c and R-1-21 z/c
Proposed Zone: R-1-21 z/c
Property Address: 4619 Jupiter Drive
Request: Rezone from FR-1 z/c and R-1-21 z/c to R-1-21 z/c

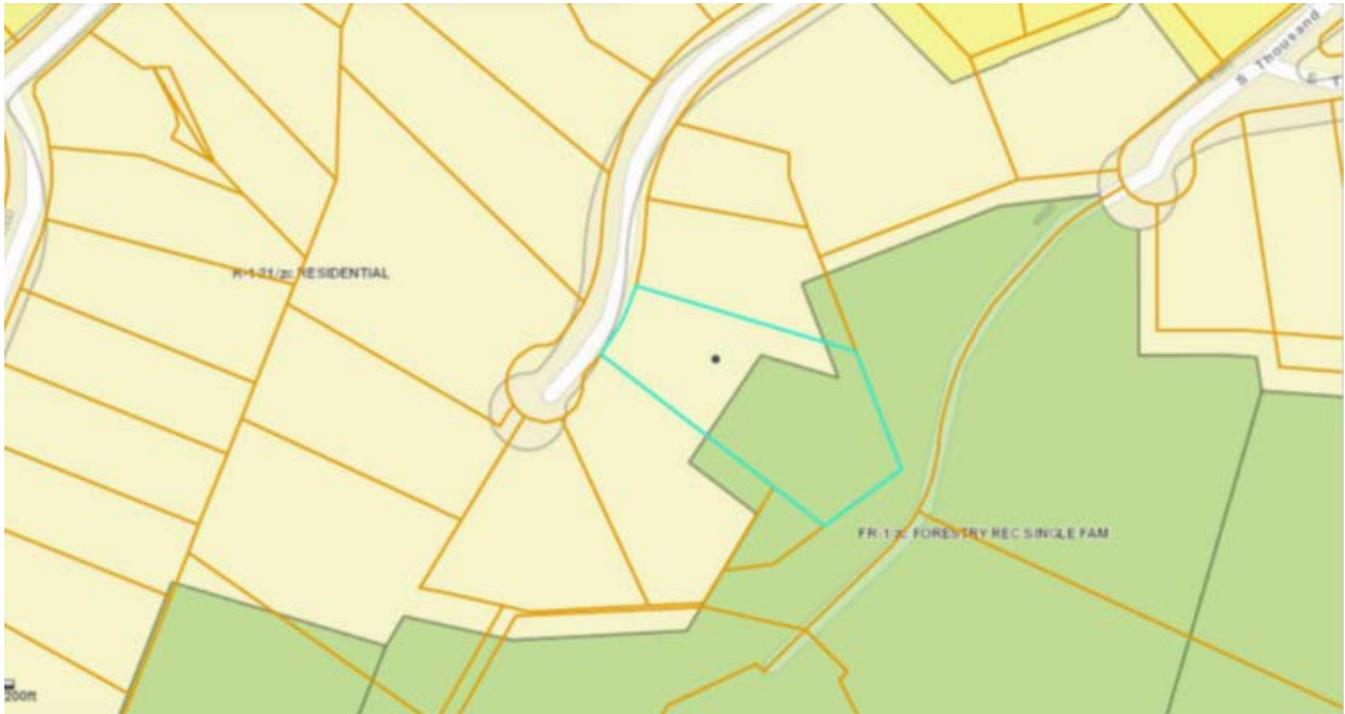
Community Council: Mount Olympus **Township:** Millcreek
Planner: Todd A. Draper
Community Council Recommendation:
Planning Staff Recommendation: Approval
Applicant Name: Jodie Levitt

PROJECT DESCRIPTION

The applicant is requesting a rezone from FR-1 z/c (Forestry and Recreational, zoning condition limits density) and R-1-21 z/c (Single Family Residential, ½ acre lot min., zoning condition limits animals to household pets) to R-1-21 z/c (Single Family Residential, ½ acre lot min., zoning condition limiting animals to household pets). The property is not located in the adjacent Foothills and Canyons Overlay Zone (FCOZ).

SITE & VICINITY DESCRIPTION (see attached map)

Property is located in the foothills of the mount Olympus community and is adjacent to properties within the Foothills and Canyons Overlay Zone (FCOZ). The neighborhood is exclusively made up of Single Family Dwellings on larger estate lots.



ZONE CONSIDERATIONS

Requirement	Existing Zone (FR-1 z/c and R-1-21 z/c)	Proposed Zone
Height	30-35 feet / 30-35 feet	30-35 feet
Front Yard Setback	None / 30 feet	30 feet
Side Yard Setback	None / 10 feet	10 feet
Rear Yard Setback	None / 30 feet (15 feet with garage)	30 feet (15 feet with garage)
Lot Width	200 feet / 100 feet	100 feet
Lot Area	1 Acre / ½ Acre	½ Acre

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

GENERAL PLAN CONSIDERATIONS

Area is considered stable with only minor changes in zoning supported by the official general plan map. Portions of this property are also currently subject to FCOZ overlay zone requirements, although the property is not located in the FCOZ overlay. Objective 5.5: of the Millcreek Township General Plan promotes development of residential neighborhoods that are integrated into the natural environment. Objective 5.7: supports preserving and protecting the quality and character of existing neighborhoods. Objective 7.1: preserve and sustain the function of natural systems and environments. Objective 7.2: protect valuable environmental resources along the foothills and throughout the township, including natural areas. Objective 7.6: Create land use and development patterns that integrate natural areas and resources into the built environment and increase responsibility towards the natural environment.

ISSUES OF CONCERN/PROPOSED MITIGATION

The applicant has included a statement regarding their desire to rezone in an effort to eventually construct a separate dwelling on the property and/or to subdivide the existing lot. As a subdivision application has not been proposed or received, planning staff has not completely evaluated the feasibility of such a development or subdivision. There are several factors (steep slopes, lack of access, existing property development) that might preclude such development altogether or make it difficult to achieve.

NEIGHBORHOOD RESPONSE

No neighborhood response has been received as of the writing of this report.

COMMUNITY COUNCIL RESPONSE

The Mount Olympus Community Council will hear this item at their October 4, 2016 meeting. Their responses and recommendations will be presented to the Planning Commission directly at the Planning Commission meeting on October 12, 2016.

PLANNING STAFF ANALYSIS

19.90.010 - Amendment procedure.

The county council may amend the number, shape, boundaries or area of any zone or any regulation within any zone. Any such amendment shall not be made or become effective unless the same shall have been proposed by or be first submitted for the recommendation of the relevant planning commission.

19.90.030 - Determination of council.

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.

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.

The applicant has proposed that the same zoning condition applicable to the front portion of the property and other neighboring R-1-21 zones which limits uses involving animals to those of household pets only. Should the rezone be approved, staff believes that the inclusion of such a zoning condition would be beneficial for neighborhood continuity.

The Millcreek Township General Plan supports development patterns that integrate natural areas into the built environment. The existing FR-1 zone directly supports these and other related objectives. Removal of the FR zoning would be contrary to those aspects of the General Plan.

The street face is predominantly developed with single family residences on ½ acre and larger lots in the R-1-21 z/c zone. Rezoning of the property as proposed would bring the current lot more in line with the immediately adjacent residences on Jupiter Drive.

Rezoning the property would help to remove currently existing inconsistencies between the Foothill and Canyons Overlay Zone (FCOZ) and the Residential Compatibility Overlay Zone (RCOZ). Currently the rear section of the property zoned FR-1 is subject to the provisions of both overlay zones.

PLANNING STAFF RECOMMENDATION

Reasons in support of Approval:

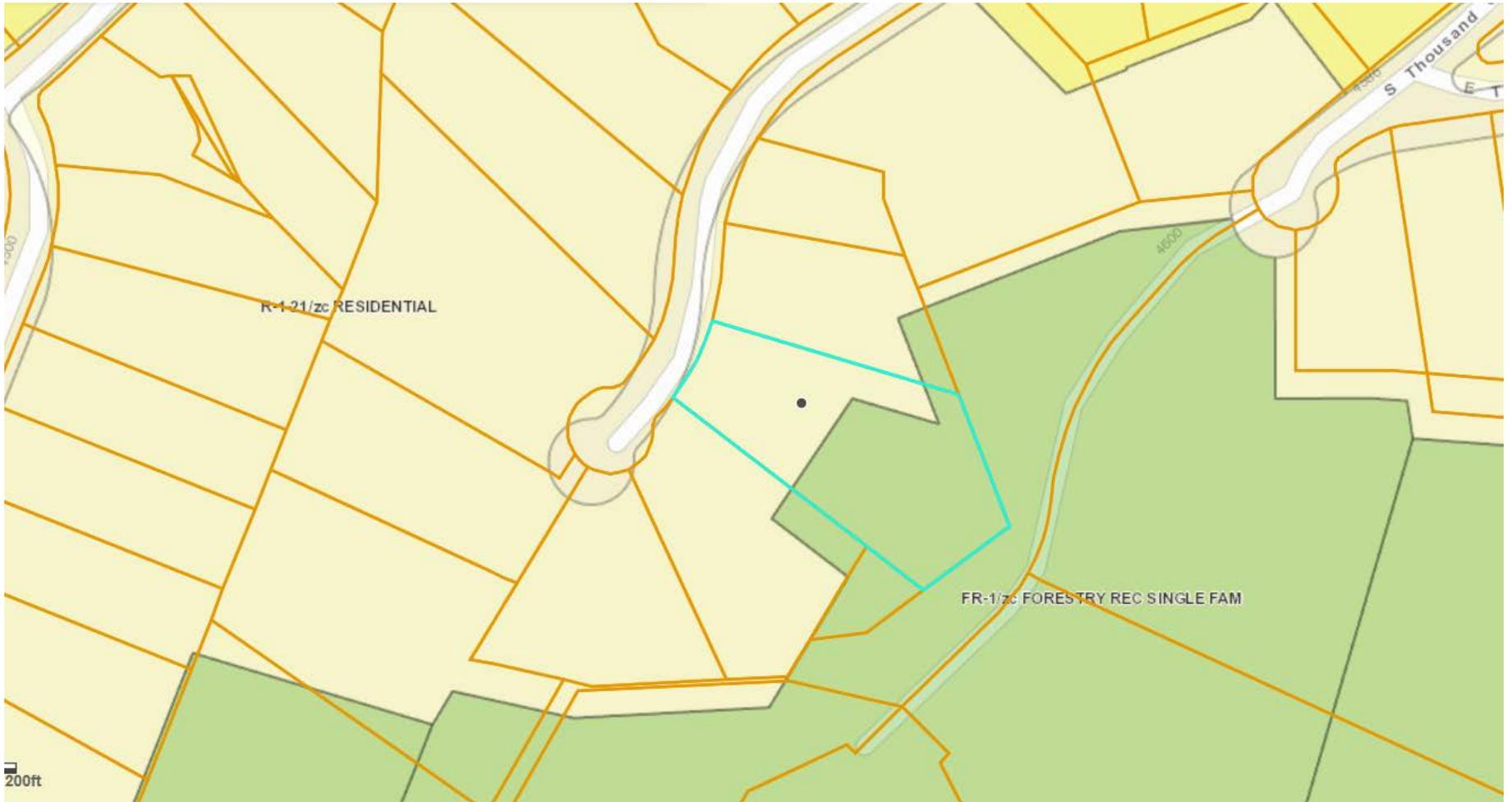
1. The property is currently split between two different zones. Approval of the rezone would make the zoning for the entire property consistent.
2. The proposed zoning conditions match those of adjacent neighboring properties along the street face.
3. The FR zones are mainly applicable to properties located within the Foothills and Canyons overlay zone (FCOZ) and the subject property is not located within the FCOZ overlay.
4. Approval of the rezone would remove any conflicts between the FCOZ overlay and the RCOZ overlay.

Reasons in support of Denial:

1. Property is located in a stable area of the community with little to no change in zoning designations anticipated.
2. Approval of the proposed zone would remove protections regarding the preservation of the natural vegetation on the property.

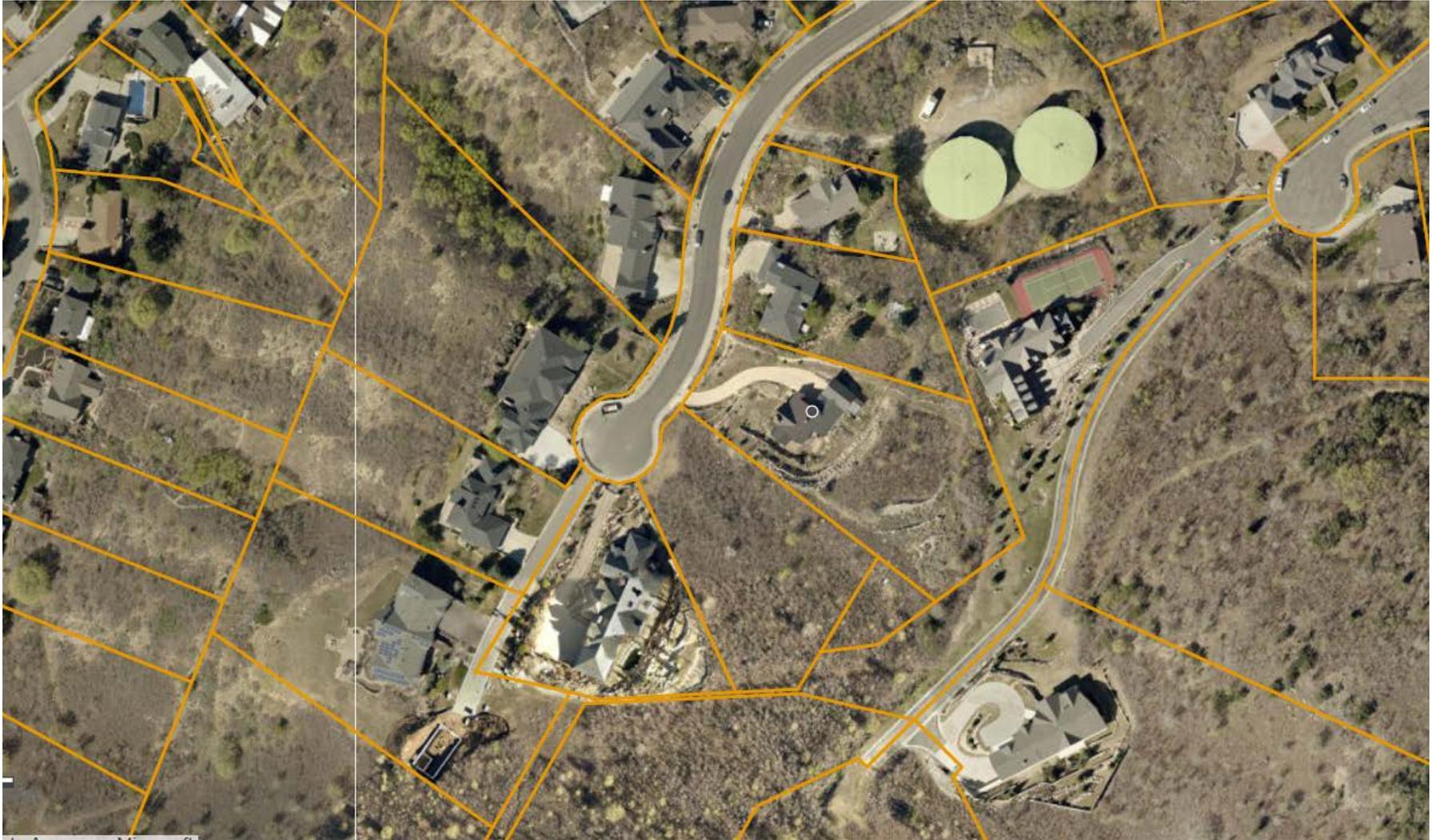
#30088

Zoning Map



#30088

Aerial Map



#30088

FCOZ research



August 24,2016

Dear Salt Lake County Planning,

I am the current, sole owner of property and home on 4619 Jupiter Drive, in Mount Olympus. I purchased the 1.24 acres in 2004, with the dream of building a home I could live in forever. I designed the home, and have put my love into it. Currently my lot has 2 separate zonings. The front part of my lot is zoned R-1-21 and the east portion is Zoned FR-1. This creates some problems as I would like to have the opportunity to build a home on the east portion of my lot have a consistent zoning. If our zoning change is approved we would have the same restrictions that currently exist of only allowing household animals on the property.

Life doesn't always go as planned, and as a physician I know this well. I have been ill for some time, to include breast cancer the last 3 years. I continue to require IV therapy every 3 days. I continue to work, but have had to cut down on the amount I am able to do. Despite this I have tried to keep up on mortgage payments. I did try to sell the house 2 years ago, but was unable to get a bid high enough to come close to paying off the mortgage. As you can understand, I ran through all my savings to stay here, and am at a point where it is no longer an option.

Through my current realtor, I found out that my lot plus home cannot sell for even close to what it cost me to buy and build. I had no idea that the back of the property, on which I initially built a flat area that was going to be used for recreation, was not worth enough to make the property value equivalent to others near by.

I know that I will be losing the home I built and designed. That in itself is a horribly emotional hardship. However, to be selling the entire property, knowing that I can get out of debt despite illness by splitting it and using the portion I prepared years ago to live on would be a gift.

I am asking you to please consider the rezoning so I may keep and use the upper portion. This would be a way for me to stay in the area which I consider home.

Thank you,



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 # 29942

Subdivision Summary and Recommendation

Public Body: Millcreek Township Planning Commission Meeting Date: October 12, 2016

Parcel ID: 16-27-104-002

Current Zone: R-1-8

Property Address: 2809 South 2000 East

Request: 2 lot subdivision

Community Council: Canyon Rim

Township: Millcreek

Planner: Jeff Miller

Planning Staff Recommendation: Approval with Conditions

Applicant Name: John Nielson

PROJECT DESCRIPTION

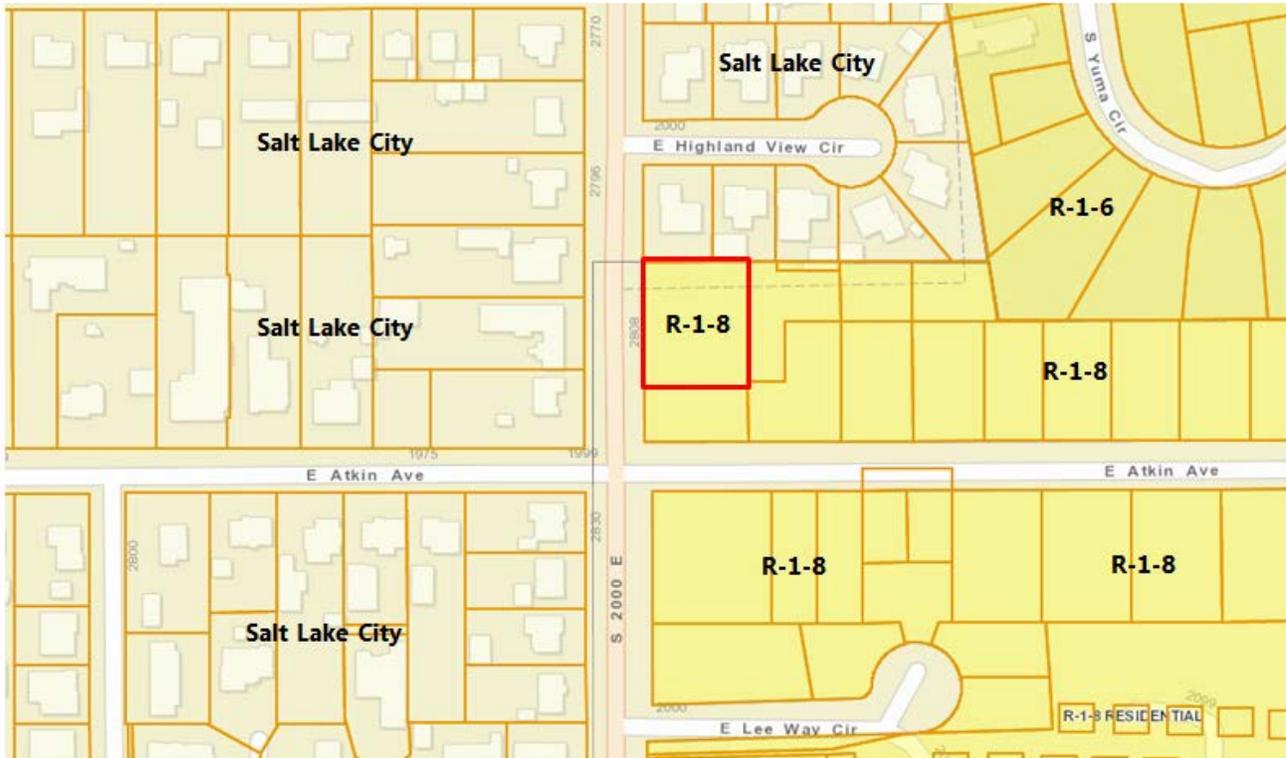
John Nielson is requesting preliminary plat approval of a two lot subdivision. The existing lot is a legal lot of record, but is not part of a previously established subdivision. The existing parcel is 0.49 acres in size (approximately 21,344 square feet).

SITE & VICINITY DESCRIPTION (see attached map)

The immediate vicinity surrounding the proposed subdivision are large areas of R-1-8 and R-1-6 zones to the south and the east located within Millcreek Township. To the north and the west are large areas of single family homes located within the boundaries of Salt Lake City. The lots in these residential areas of Salt Lake City vary in size, with some of the lots appearing to be roughly the same size as the lots proposed by the applicant and other lots being considerably larger.

File # 29942: 2 Lot Subdivision

2809 South 2000 East (Parcel # 16-27-104-002)



LAND USE CONSIDERATIONS (R-1-8 Zone)

Requirement	Standard	Compliance Verified
Height	35 Feet (28 feet for RCOZ)	N/A
Front Yard Setback	25 Feet	Yes
Side Yard Setback	5 feet one side and 11 feet on the garage or driveway side or 8 feet on each side (The combined side yard setbacks shall be at least 25% of the lot width, with no side yard setback less than eight feet)	Yes
Rear Yard Setback Without Garage	30 Feet	Yes
Rear Yard Setback With Garage	15 Feet	Yes
Lot Width	65 Feet at a distance 25 Feet from the front lot line	Yes
Lot Coverage	No accessory building or accessory buildings shall cover more than twenty-five percent of the rear yard	N/A
Lot Area	8,000 Square Feet	Yes

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

ISSUES OF CONCERN/PROPOSED MITIGATION

There is an existing house located on the property, which is situated over the proposed property line for the proposed lots. Building Code requirements do not allow buildings to straddle property lines. This house must be demolished before the Final Plat can be recorded. Planning Staff is recommending that a condition of approval is put in place which requires that this existing building is demolished prior to recordation of the Final Plat.

NEIGHBORHOOD RESPONSE

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

REVIEWING AGENCIES RESPONSE

AGENCY: County Geology

DATE: 08/30/2016

RECOMMENDATION: Conceptual Approval – Technical Review Required – 1. No significant geologic issues. 2. Footing excavations shall be inspected and approved in writing by a qualified Geotechnical Engineer prior to placement of concrete forms and rebar.

AGENCY: County Grading

DATE: 08/16/2016

RECOMMENDATION: Conceptual Approval – Technical Review Required – 1. Need to complete the Storm Water Maintenance Agreement. Then have it recorded at Salt Lake County Recorder's Office. After it is recorded return a copy to this office for approval.

AGENCY: County Hydrology

DATE: 08/26/2016

RECOMMENDATION: Conceptual Approval – Technical Review Required – At Technical Review Submittal: 1. Show elevations at appropriate locations. 2. Curb in the roadway must conform to Salt Lake County standards. Provide details conforming to Salt Lake County standards. 3. If there is an irrigation component, water master must approve all drawings that show irrigation. 4. Provide Engineer's estimate of storm drain improvements for bond estimate after plans are finalized. (Section 17.20.150.A)

AGENCY: County Health Department

DATE: 08/30/2016

RECOMMENDATION: Conceptual Approval – Must provide Water and Sewer Availability letters for Final Approval.

AGENCY: County Planning

DATE: 09/01/2016

RECOMMENDATION: Conceptual Approval – Technical Review Required – 1. Zoning requirements for new single-family homes on new lots (compliance verified before building permit will be issues): Front Yard Setback is 25 Feet, Side Yards are "5 feet one side and 11 feet on the garage or driveway side or 8 feet on each side", Rear Yard with Garage is 15 Feet, without Garage is 30 Feet, Heights are limited to 35 Feet. 2. Applicant is required to bond for civil improvements before plat can be recorded. 3. New homes must comply with the Residential Compatibility Overlay Zone (RCOZ 19.71).

AGENCY: County Traffic

DATE: 09/06/2016

RECOMMENDATION: Revisions Required – 1. The right-of-way does not appear to line up correctly with the subdivision to the north. Please confirm that the 33’ half width and the improvements on adjacent properties are shown correctly. 2. The curb and gutter should continue in the same alignment as the property to the north. Narrowing of the park strip may be necessary if alignment isn’t resolved with requirement #1. 3. Cross access agreements required for shared driveways. 4. Submit plan and profile drawings for roadway improvements for technical review. Profile must continue to the south to show that drainage can be routed into existing storm drain.

AGENCY: County Subdivision/ Boundary Engineer

DATE: 08/29/2016

RECOMMENDATION: Conceptual Approval – Technical Review Required – 1. Correct the Quarter section, Section, Township & Range on the title and the lower right-hand corner. 2. Show the entire width of 2000 East Street. 3. Set the lot corners between Lot 1 and 2. 4. Add owner/developer address to plat. 5. Add the record of survey no. to the plat. 5. Show a symbol for the lot corners. 6. Revise description to include “bounds” calls. For Final Review: 1. No contours shown on final plat. 2. Need a title report and they are good for 60 days. 3. Submit a letter of conformation regarding the staking of corners and request for County Surveyor to check boundary, include coordinates and material set.

AGENCY: United Fire Authority

DATE: 08/31/2016

RECOMMENDATION: Conceptual Approval – Technical Review Required – 1. Fire Flow Letter Required. 2. 1 Fire Hydrant is required for this project. 3. Visible Addressing Required on new buildings.

AGENCY: County Building

DATE: 08/18/2016

RECOMMENDATION: Conceptual Approval – Technical Review Required – The following needs to be resolved before the Final Plat is approved: The existing home and detached garage at 2809 South 2000 East will need to be removed under a demolition permit before the final plat is recorded since both buildings cross through the new property line which would not be allowed per the building code. Once these issues have been resolved, the approval from building would be conditional based on: Building permits are required for the construction of the new homes as well as the proposed structures regulated by the building code. At time of building permit application, provide complete building plans showing compliance with current building code. At time of building permit application, provide fire flow verification for the nearest fire hydrant and show how compliance is going to be made with any Unified Fire District Guidelines.

AGENCY: County Operations

DATE: 08/17/2016

RECOMMENDATION: Conceptual Approval – Technical Review Required – No issues.

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

PLANNING STAFF ANALYSIS

Minimum lot sizes in the R-1-8 zone are required to be a minimum of 8,000 square feet. Both of the proposed lots are roughly 0.18 acres in size (8,061 square feet for lot one, and 8,050 square feet for lot two). The remaining square footage from the existing lot is located in an area that will be dedicated to Salt Lake County for the public street (2000 East).

Planning Staff has analyzed this subdivision request and has found that it can meet the minimum subdivision requirements in the R-1-8 zone.

PLANNING STAFF RECOMMENDATION

Staff recommends that the Millcreek Township Planning Commission grants approval to the preliminary plat for the proposed 2-lot Millcreek Subdivision, subject to the following conditions:

1. The existing home and detached garage must be demolished before the Final Plat can be recorded.
2. Comply with all requirements of the reviewing agencies identified during the agency review and subsequent technical review process.

File # 29942: 2 Lot Subdivision

2809 South 2000 East (Parcel # 16-27-104-002)



File # 29942: 2 Lot Subdivision
2809 South 2000 East (Parcel # 16-27-104-002)



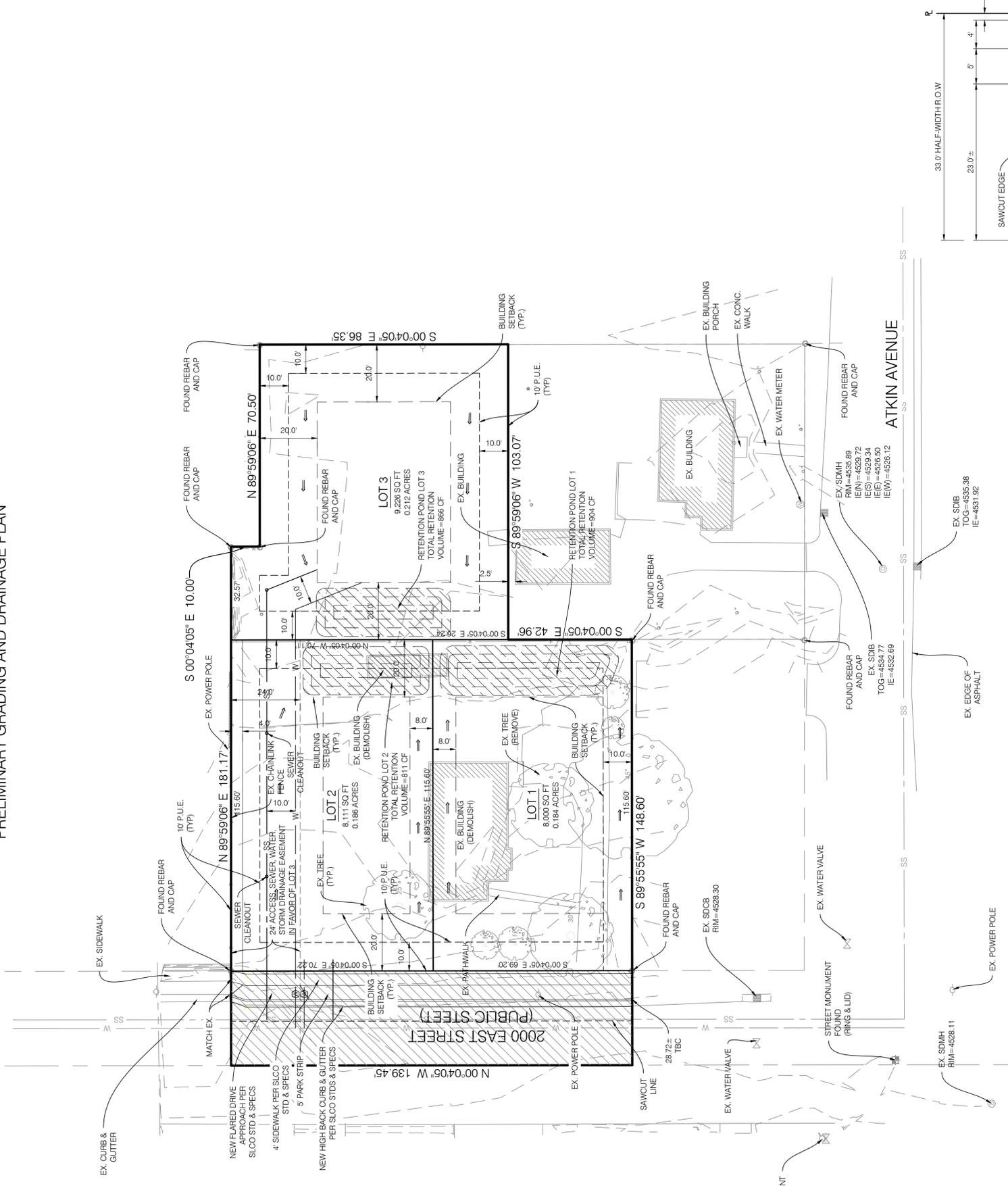
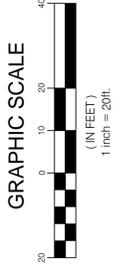
2809 S. MILLCREEK SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE COUNTY, UTAH

"PRELIMINARY GRADING AND DRAINAGE PLAN"

NO.	DESCRIPTION	DETAIL
1	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	

NOTE: ONLY THOSE TREES INDICATED ON THIS PLAN WILL BE REMOVED. THE PROPERTY HAS OVER 200 TREES, MOST OF WHICH WILL REMAIN.



SURVEY CONTROL NOTE:
THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

STORM DRAINAGE CALCULATIONS Rational Method (Q=CIA)

Area Identification (A) = 2,000
Roof = 1,800 SF
Pavement = 300
Landscaping = 5,700
Sum: 8,000 SF

Rational Coefficient (C) = 0.9
C*A = 1,800 SF
Sum: 270 SF

Retention Volume = 800 cf

Time (min)	Intensity (in/hr)	Rainfall Excess (in)	Allowed Volume to Detain (cu.ft)	Allowable Discharge (cfs)
5	3.60	0.90	242	0
10	2.50	1.25	337	0
15	1.45	1.45	391	0
20	0.55	1.10	296	0
30	0.40	1.20	323	0
45	0.33	1.98	533	0
75	0.23	2.70	727	0
1440	0.13	3.00	808	0

Existing Storm water detention:
Retention Area: Area 1 (A1) = 1000 s.f. Basin Depth (H): 1.50 ft
Area 2 (A2) = 250 s.f.
Frustum of Pyramid: $V = \frac{1}{3} \pi (A1 + A2 + \sqrt{A1 \cdot A2}) \cdot H = 904 \text{ cf}$

Total Retention Volume: 904 cf
Is there enough existing storm water storage? YES

STORM DRAINAGE CALCULATIONS Rational Method (Q=CIA)

Area Identification (A) = 2,000
Roof = 1,800 SF
Pavement = 300
Landscaping = 5,811
Sum: 8,111 SF

Rational Coefficient (C) = 0.9
C*A = 1,620 SF
Sum: 1,152.2 SF

Retention Volume = 811 cf

Time (min)	Intensity (in/hr)	Rainfall Excess (in)	Allowed Volume to Detain (cu.ft)	Allowable Discharge (cfs)
5	3.60	0.90	242	0
10	2.50	1.25	337	0
15	1.45	1.45	391	0
20	0.55	1.10	296	0
30	0.40	1.20	323	0
45	0.33	1.98	533	0
75	0.23	2.70	727	0
1440	0.13	3.00	808	0

Existing Storm water detention:
Retention Area: Area 1 (A1) = 750 s.f. Basin Depth (H): 2.00 ft
Area 2 (A2) = 153 s.f.
Frustum of Pyramid: $V = \frac{1}{3} \pi (A1 + A2 + \sqrt{A1 \cdot A2}) \cdot H = 811 \text{ cf}$

Total Retention Volume: 811 cf
Is there enough existing storm water storage? YES

STORM DRAINAGE CALCULATIONS Rational Method (Q=CIA)

Area Identification (A) = 2,000
Roof = 1,800 SF
Pavement = 300
Landscaping = 6,256
Sum: 9,216 SF

Rational Coefficient (C) = 0.9
C*A = 1,620 SF
Sum: 1,152.2 SF

Retention Volume = 866 cf

Time (min)	Intensity (in/hr)	Rainfall Excess (in)	Allowed Volume to Detain (cu.ft)	Allowable Discharge (cfs)
5	3.60	0.90	242	0
10	2.50	1.25	337	0
15	1.45	1.45	391	0
20	0.55	1.10	296	0
30	0.40	1.20	323	0
45	0.33	1.98	533	0
75	0.23	2.70	777	0
1440	0.13	3.00	864	0

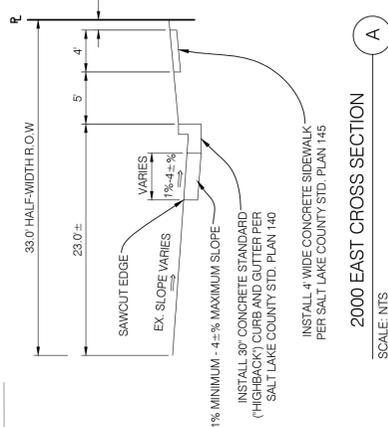
Existing Storm water detention:
Retention Area: Area 1 (A1) = 773 s.f. Basin Depth (H): 2.00 ft
Area 2 (A2) = 167 s.f.
Frustum of Pyramid: $V = \frac{1}{3} \pi (A1 + A2 + \sqrt{A1 \cdot A2}) \cdot H = 866 \text{ cf}$

Total Retention Volume: 866 cf
Is there enough existing storm water storage? YES



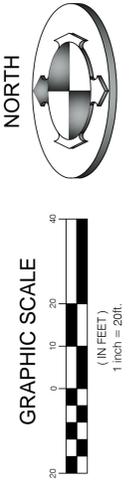
CALL BEFORE YOU DIG,
IT'S FREE & IT'S THE LAW
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER
1-800-662-4111
www.bluestakes.org

2000 EAST CROSS SECTION
SCALE: NTS



2809 S. MILLCREEK SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE COUNTY, UTAH
"PRELIMINARY UTILITY PLAN"



NO.	DESCRIPTION	DETAIL
①	6" PVC SDR-35 SEWER LATERAL @ 1% MIN. SLOPE	
②	3/4" WATER SERVICE LINE PER S.L.C.P.U. STDS. & SPECS.	
③	3/4" WATER METER PER S.L.C.P.U. STDS. & SPECS.	
④	4" SDR-35 SEWER LATERAL @ 2% MIN. SLOPE WITH CLEANOUT EVERY 50' OR CLOSER	

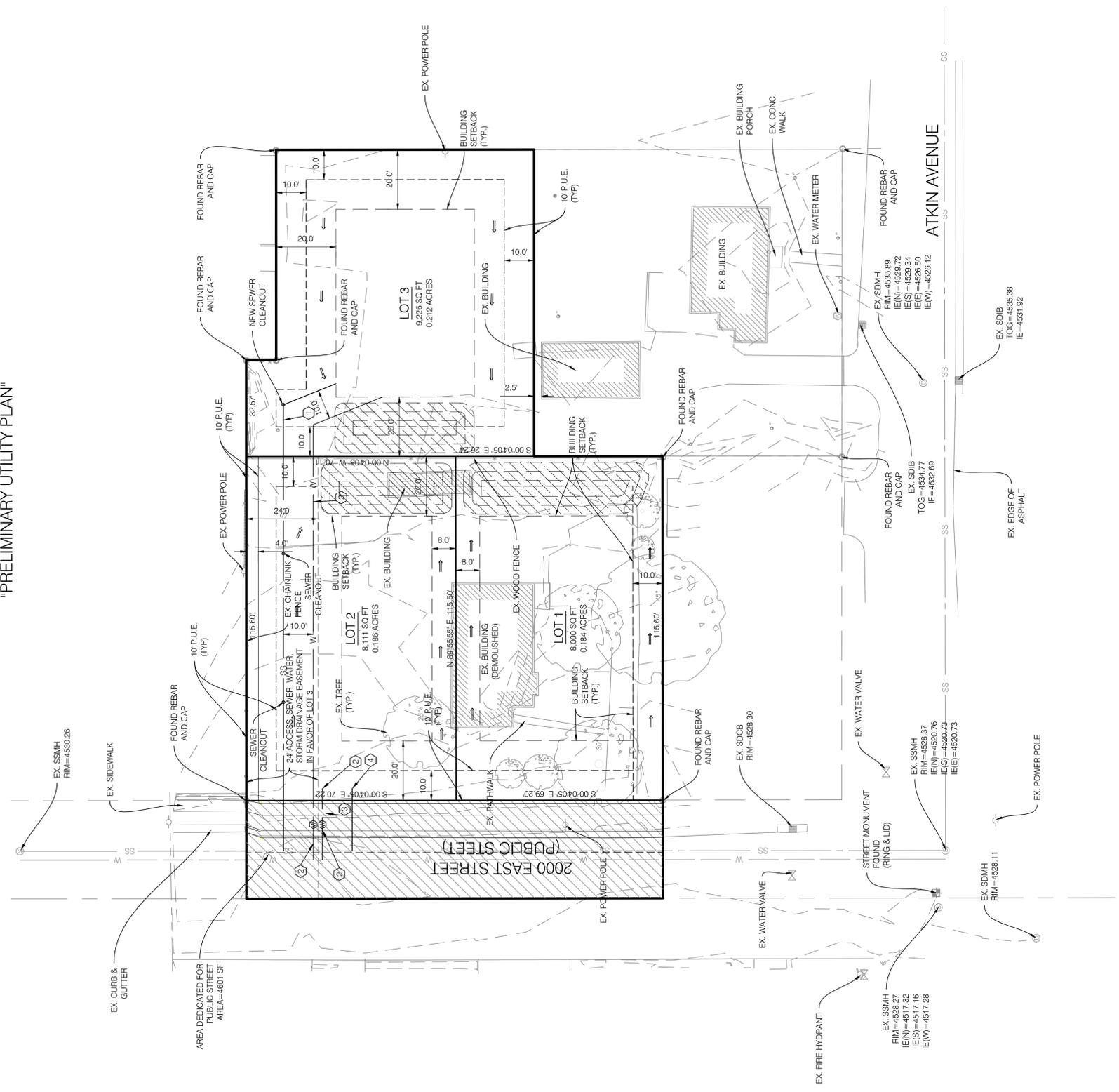
PROJECT NO.	1605091
DATE	05/31/2016
SCALE	AS SHOWN
PROJECT	2809 S 2000 E SALT LAKE CITY, UTAH 84109
CLIENT	GARTH JOHNSON
DESIGNER	BENCHMARK ENGINEERING & LAND SURVEYING
CHECKED BY	DKB
DATE	
DESCRIPTION	



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

GARTH JOHNSON
 2809 S 2000 E
 SALT LAKE CITY, UTAH 84109

PROJECT NO. 1605091
PRELIM. UTILITY PLAN
 CUP.01
 3 OF 4





MEETING MINUTE SUMMARY
MILLCREEK TOWNSHIP PLANNING COMMISSION MEETING
Wednesday, September 14, 2016 4:00 p.m.

Approximate meeting length: 3 hours 50 minutes

Number of public in attendance: 40

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Stephens

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

ATTENDANCE

Commissioners	Public Mtg	Business Mtg	Absent
John Janson	x	x	
Tom Stephens (Chair)	x	x	
Geralyn Parker Perkins	x	x	
Shawn LaMar	x	x	
Andrew Gruber	x		
Pam Juliano			x
Jon Jemming (Alternate)			x

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Max Johnson		
Jeff Miller	x	
Spencer Hymas	x	x
Tom Zumbado	x	x
Chris Preston (DA)		
Zach Shaw (DA)	x	x

PUBLIC HEARINGS

Hearings began at – 4:01 p.m.

30032 – (Continued from 08/10/2016) - Dan Bourque is requesting approval for a rezone from R-2-10 to R-M. **Location:** 4255 South 615 East. The parcel is 4.74 acres. **Community Council:** Millcreek. **Planner:** Spencer Hymas

Salt Lake County Township Services Planner Spencer Hymas provided an analysis of the Staff Report.

Commissioner Stephens asked if the townhomes would be rentals or separate owners. Mr. Hymas said owned by one owner and could not enforce with the rezone. Commissioner Janson asked under the current zone could be ten to twelve duplexes. Mr. Hymas said about eight units per acre. Acre and a half would be ten to twelve units. Commissioner Gruber asked about other zones limited to residential. Mr. Hymas said he couldn't think of any others, but could itemize uses in the specific area. Intent behind uses should be able to fit into a neighborhood and limit this to strictly residential. Commissioner Gruber confirmed same owner for all three acres and access. Mr. Hymas confirmed access 4285 South and 615 East. Commissioner Janson said seems like no open space component and would be approved. 4285 could turn left onto 700 east. Mr. Hymas said there isn't a barrier and with the development it would provide opportunity for applicant to dedicate curb, gutter and sidewalk. Commissioner Gruber said if

there was additional residential, there would be a traffic study done. Mr. Hymas said that would be identified in the conditional use process. Commissioner LaMar asked if there would be a requirement for curb, gutter and sidewalk.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Brian McMullin

Address: 111 West Innsbruck Lane, Midway

Comments: Mr. McMullin said the intention to combine parcels and build four town homes with wood siding. Intention to build all twenty-one and rent them out, managed by property management. If council decides they need to do it at a for sale project, they are willing to do that. They don't know the reason the remainder of the parcel was removed.

Commissioner Janson asked what envision would be and if rental would the manager be onsite. Mr. McMullin said would not be onsite, but a professional management company offsite. Mr. McMullin handed out a picture. Commissioner Stephens asked what the height would be. Mr. McMullin said twenty-five to twenty-six feet. Commissioner LaMar asked if it would be a mixture of basement and two stories. Mr. McMullin said would only be two stories.

Speaker # 2: Millcreek Community Council

Name: Tom Davis

Address: 1238 Oros Avenue

Comments: Mr. Davis said they take serious as the recommending body, not approving body and hesitant to take sides. The residents were concerned about the unit concentration and discussed fifteen units and recommended they get together with the developer. The resistance came because of the number of units and imposing traffic problems and exit onto 700 east across three lanes of traffic, UDOT will take care of that. With regards to zoning, residents are very concerned with the zoning and ending up in other hands and if that's the case and restrictions placed on him, this project may not remain. Found residents amenable with recommendations from the planner concerned with the profile of that area changing substantially.

Commissioner Stephens asked if there was a vote taken. Mr. Davis said 5-4 against. Commissioner Gruber asked if they looked at the fact to the west of the property is established single family residential, any transition between the two types of uses and proposed to be two story town home. Mr. Davis said they were concerned with that being single family rather than rentals and resistance is change from single family to rental project that would occur.

Speaker # 3: Citizen

Name: Chris McMullin

Address: Not provided

Comments: Mr. McMullin said kiddie corner across 700 east, this goes with the rest of the development going on. Individual parcels they chose to go for rent and sold off. This isn't purely for rent and this is a nice project and would improve the neighborhood if they reference highland drive and 1500 east.

Speaker # 4: Citizen

Name: Pat Costello

Address: 4285 South 615 East

Comments: Mr. Costello said he has a petition and handed it out from the neighborhood and is about the traffic problems they're having. They are against the twenty-one units and acre and a half. There would be

forty-two more cars in the neighborhood. He doesn't see parking or guest parking. Pedestrian safety with no sidewalks, right hand turn and people cut through. All walking on the streets need more safety and no room for two cars on the street. No green space for children, streets are so small and trying to get onto 700 east is impossible. No storm sewer from 700 east and has no place to go. Snowplows, they have a really hard time getting snow removed, garbage pickup, where will it be. Fire trucks, how will they get around. School systems filled to capacity.

Speaker # 5: Citizen

Name: Matthew Crane

Address: 4338 South 615 East

Comments: Mr. Crane said in this case the developer doesn't own property yet and if this doesn't go his way, he won't buy. There's a 35% yearly transient student body, hard for good education, rentals add to it and so many large rental units around. This was planned already as single family and duplexes are allowed, there are good models and owned by someone and vested interest in the community. This is only dealing with a small amount of being rezoned. Traffic issues exist and adjacent to the property and the only access is on 700 east. He makes a recommendation to continue until Millcreek city is established and that body bring this back or next is don't rezone, it can be well developed without rezoning. Stay within guidelines or rezoning with restrictions, or let it rezone and don't let access go to 615 and 700 east is the only possible access. Keep the community how it has been planned with single family.

Speaker # 6: Citizen

Name: Steven Wardle

Address: Not provided

Comments: Mr. Wardle said his concern is traffic and the roads are too small. He has three children playing on that road. When this is built, they are a transient school and the big turnover is and people in there and are they he going to be able to limit. Many refugees in there and bring in the families and will it be left up to the property management and this is all they have to play. They have a problem with the businesses and turning out on to the speedway. All for development and neighbors, who don't consider the people who live there and watch out for kids. Widening the roads will be up on to someone's property.

Speaker # 7: Citizen

Name: Jeanine Alesch

Address: 4280 South 615 East

Comments: Ms. Alesch said this isn't the neighborhood, they are residential and single family homes. People who don't live there don't understand and they would like to see single family homes. Her recollection of last week's meeting is the residents weren't in favor of this. The developer hasn't discussed anything with them. She recollects the motion was not to be rezoned. Church wants to sale their property, they regret the church has a bad financial way. She said there is consistency with Millcreek general plan. She read from the general plan there is floods every time it rains. She said if they want to build something should be built on 700 east.

Speaker # 8: Citizen

Name: Colleen Francom

Address: 4310 South 615 East

Comments: Ms. Francom said her father is an original person to first move in over 60 years ago. She agrees with everything this man said. She is representing her father. His issue is with the street and traffic, they received notice they were going to get curb, gutter and sidewalk on 615 east a few years ago. They have already taken twenty feet of their property and put in curb, gutter and sidewalk This will take their property to their front door. Taking out a 60 year old tree. They'll put in sidewalk to make it walkable and

will impact everyone on 615 east and can't afford to lose any more ground. Before you make a motion, think about the people that live there and have lived there.

Speaker # 9: Applicant

Name: Brian McMullin

Address: 111 West Innsbruck Lane, Midway

Comments: Mr. McMullin said the things he can control are dedicate to the county. They can control water and renters and they can't control who they sale the property to, but individual units. They will have fifty percent landscaping and playground.

Commissioner Janson confirmed the current property owner on all three parcels is the church. Mr. McMullin said they are contingent upon rezone to purchase. Commissioner Janson said something was said about overflow parking. Commissioner LaMar said twenty-one units proposed and what could they do. Mr. McMullin said the two unit's feasibility.

PUBLIC PORTION OF MEETING CLOSED

Commissioner Stephens asked if a planning commissioner could be an owner of the property. County Counsel Zach Shaw said no. Commissioner Stephens said they entered into moratorium, as current ordinance on the books is 120 days the county will not accept rezone applications. Commissioner Stephens asked about another rezone application the community council looked at and what did the county council decide to do on the M-D zone. Mr. Shaw said they haven't decided yet and is not applicable.

Commissioners had a brief discussion.

Motion: To recommend denial to the County Council on application #30032, for the following issues:

1. Traffic;
2. Millcreek City to address the issues; and
3. No infill ordinance for these properties.

Motion by: Commissioner Janson

2nd by: Commissioner Perkins

Vote: Commissioners voted unanimous in favor (of commissioners present)

Commissioner Gruber departed at 5:10 pm

30060 – David Richardson is requesting a rezone from R-1-8 (Single Family Residential) to R-2-6.5 (Medium-Density Residential). **Location:** 3437 South 1300 East. **Community Council:** Millcreek **Planner:** Jeff Miller

Salt Lake County Township Services Planner Jeff Miller provided an analysis of the Staff Report.

Commissioner LaMar said 4.5 units on R-1-8. Mr. Miller said that is the maximum allowable density. Commissioner Janson said part of the street would be into it. Commissioner Stephens asked if it remained R-1-8 or single family, RCOZ would apply and RCOZ is not applying to R-2 zones. Mr. Miller said would need to look into it and R-M zone is not part of RCOZ. Commissioner Stephens said maximum height would be twenty-eight feet unless they request an Option C.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: David Richardson

Address: Lives in the Avenues

Comments: Mr. Richardson said his family owns this property. This is consistent with the Millcreek plan. This is the fourth iteration to create this and second time coming to this body. Single family homes are not a viable option for this land. The goal is to preserve the historic home. Proposal is consistent with plan, including housing land use and mobility. Actual and de facto surrounding this property R-2 parcels, land use gets more intense to north, east and south. Good land use. Some neighbors have been consistently negative. 1.4 acres could occupy 4000 square feet of homes. Seven homes could be put on this land and aggregate the properties. As an architect the intent and envision of high quality twin homes and create a safe community. Many neighbors raised concerns about more cars in the neighborhood, they found the traffic engineer would have insignificant traffic. The twin homes will impact their home values. Twin homes hold their value and very concerned with homes and yards would impact this future development. This proposal is keeping to the best use of the Millcreek plan.

Commissioner Janson asked about the map and the statement "legal non-conforming." Mr. Richardson said they were conforming in R-2 and downgraded to R-1. Commissioner Stephens asked about the last zone and there aren't any schematics. Mr. Richardson said need to rezone before hiring a professional again. Thought they would do an R-1-8 and it didn't work. Commissioner Stephens asked if they have had meetings with residents. Mr. Richardson said they have and it has been negative. Commissioner Janson asked if they have looked at R-1-4 or R-1-6. Mr. Richardson said that would be difficult.

Mr. Miller said Millcreek Community Council recommended denial and didn't provide reasons. He looked up RCOZ. Commissioner Stephens said if the property is in RCOZ that could limit the density.

Speaker # 2: Citizen

Name: Ron Spratling

Address: 4250 Rowland

Comments: Mr. Spratling asked if the feature in the upper 2/3 is the canal that was mentioned. The landscaping provided by current owner was around the canal.

Speaker # 3: Citizen

Name: Virginia Sudbury

Address: 3440 South 1300 East

Comments: Ms. Sudbury said the area is called the oaks and doesn't know if susceptible and doesn't know if it can be developed on. She read what she brought. Concerned about green space and traffic. They reached out to meet Mr. Richardson and he would not listen.

Speaker # 4: Citizen

Name: Holly Decker

Address: 3426 South Melvina Street

Comments: Ms. Decker said she would disagree with Mr. Richardson. Her primary concern is density and difference from their neighborhood. The units for the parcel are twelve. She said they are trying to establish this property as stable and she disagrees with what he said. She hasn't seen traffic studies and she is amazed how long they have to wait. The hill gets icy and density changes the makeup of their neighborhood.

Speaker # 5: Citizen

Name: Claron Spencer

Address: 3443 South 1300 East

Comments: Mr. Spencer said four to five families did meet with Mr. Richardson and his in-laws prior to the last meetings. They attempted to meet with them and he only knows of one person receiving notice for Community Council and didn't receive a notice for this meeting. He wanted to remind them of the issue taken the last time this was presented. He asks if appropriate to review the decisions of the last meetings. Sixteen potential houses brings at least thirty-two more cars with only one way in or possibly two off 1300 east. This is at the base of the hill leading up to 3300 south. Problem getting in and the winter time. Current zoning allows for seven new homes and would create a big change for the people living around the area. He doesn't have money figures regarding worth of the property or what can be developed. Seven homes are worth more than a single home. He hasn't seen a traffic study brought up in previous meetings. The canal portion runs onto his property. He is in favor of current zoning and would be in favor of what would be permitted under current zoning.

Speaker # 6: Citizen

Name: Vaughn Fillingim

Address: 3450 South 1300 East

Comments: Mr. Fillingim said he feels like they continue to change what they are willing to do and not willing to do. The last time this happened, judging off car sizes that is 300 feet, they were not notified. When they come up here and tell them something different, they have minority against this. Everyone has a right to buy a home. They said they would cover the canal, they were against that, last time they would use as a water feature. Traffic, congestion, don't want someone building something and won't do any studies about homes many can be put in.

Speaker # 7: Citizen

Name: Wendy Sampson

Address: 3436 South Melvina Street

Comments: Ms. Sampson said she lives east of property. It was a duplex, now single family home and improvement in the neighborhood and in the cul-de-sac. They hope neighborhood stays single family.

Speaker # 8: Millcreek Community Council

Name: Craig Carpenter

Address: Not provided

Comments: Mr. Carpenter said they came to the conclusion he's looking for his interests. Talking about values and residences in the area. Let it develop as it is.

Speaker # 9: Applicant

Name: David Richardson

Address: Not provided

Comments: Mr. Richardson said there is clearly no change of compromise. This is a parcel that will be developed. Sadly single family homes are not able to be done. He read his reasons for returning to R-2 zoning. If they vote for denial, he wants all reasons stated why denied.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion regarding previous zone and change.

Motion: To recommend denial to the County Council on application #30060, for the following issues:

1. Extreme increase of density;
2. Incompatibility with the neighborhood; and
3. Spirit of the General Plan.

Motion by: Commissioner LaMar

2nd by: Commissioner Janson

Vote: Commissioner Perkins voted nay, all other commissioner voted in favor (of commissioners present). Motion passed.

30042 – Laird Ashton is requesting a declaration of non-conforming use for the storage of heavy equipment and building material. **Parcel:** .44 acre. **Location:** 3552 South 1300 East. **Zone:** R-2-8. **Community Council:** Millcreek. **Planner:** Tom Zumbado

Salt Lake County Township Services Planner Tom Zumbado provided an analysis of the Staff Report.

Commissioner Janson asked being done under ten year no complaints. Mr. Zumbado said that area used to be a construction field. Property sectioned off and made residential. Commissioner Janson said just got new information that was negative. Mr. Shaw asked if there was a complaint filed and when, could calculate the ten years prior to that complaint and if there were no complaints ten years prior, you could count that. Ordinance requires a ten year period without complaints and could state the recent complaint that started this would disqualify the ten year period. Idea is ten year period prior to complaint, which would qualify the ten year without complaint. Commissioner Stephens asked if this has been an ongoing storage yard for fifteen years. Mr. Zumbado said they have been storing construction equipment for at least ten years. Commissioner Perkins asked what the complaint was. Mr. Zumbado said code enforcement is in residential zone and can't store there. Commissioner Janson asked in terms of limiting the size. Mr. Shaw said in the ordinance the rear of the property is not lawful.

Commissioner Perkins is curious about the nature of the complaint. Mr. Zumbado said the complaint could have been someone called code enforcement, they were approached and sought to remedy this and start the application. Mr. Shaw asked if there is personal knowledge of a complaint filed. Mr. Zumbado said he doesn't.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Laird Ashton

Address: 3552 South 1300 East

Comments: Mr. Ashton said it sounds like a construction yard, he has one back hoe. His father and grandfather owned this and ran a construction company. They have put in a house and tried to improve the property. He has been part of an irrigation company and services three miles of ditches and channels. They use the equipment and few trucks and forklift to maintain canals and ditches. They did construction on the homes, but mainly Irrigation Company. Down to a few blocks, backhoes and forklift. They have a lot of people that use their irrigation, if they had to move, they couldn't afford it. They have cut back and he has been here for over sixty-five years.

Commissioner Stephens asked about how many years of uninterrupted use. Mr. Ashton said since he was a kid. Commissioner Stephens asked of any independent source of use. Commissioner LaMar asked what the previous zone was. Mr. Ashton said this was before zoning.

Mr. Zumbado said the Millcreek Community Council voted to approve the recommendation 7-2. During his due process, there weren't any complaints.

Speaker # 2: Brother of Applicant

Name: Paul Ashton

Address: 1237 Lorraine Drive

Comments: Mr. Ashton said he is his brother and the attorney for the lower cottonwood canal company. Their business is Irrigation ditches, and is still a viable company and Salt Lake City Public Works relies on the irrigation. They have sent a letter of support. A lot of contractors went out into the area. The neighborhood has changed and his brother took most of the area and put in ash street cove. More than ten years, no complaints and is not detrimental to the neighborhood.

Speaker # 3: Citizen

Name: Bill Hall

Address: 1259 Ash Tree Cove

Comments: Mr. Hall said the applicant has been consolidating things. He hasn't seen the lot not orderly and there are two pieces of equipment and he doesn't have a problem with it.

Speaker # 4: Citizen

Name: Richard Cohen

Address: 1249 East 3545 South

Comments: Mr. Cohen said he agrees there used to be a lot more stuff than there is now. He handed out pictures from his back yard. Other than his ignorance of zoning, he has lived there for eighteen years and there has been something there all that time. Otherwise he would have lodged a complaint before. He would be opposed to continuing this use. He doesn't intend to live there forever. When he does sale it, it won't be a good viewing point for that property.

Speaker # 5: Citizen

Name: Kimberli Bouck

Address: 1268 Ash Tree Cove

Comments: Ms. Bouck said they are appreciative of the work and her husband is the president and does use the back hoe. There has been a lot of progress made to clean up the property. She feels like a non-conforming use to allow excessive building material and agrees with the man before and isn't a pleasant view and isn't fit for a residential area anymore.

Speaker # 6: Applicant

Name: Laird Ashton

Address: 3552 South 1300 East

Comments: Mr. Ashton said he wants to get everything to them and make them happy and replace the fence so Mr. Cohen won't be looking in. He is trying to be diligent.

PUBLIC PORTION OF MEETING CLOSED

Commissioner Perkins asked if the property is sold will the non-conforming use go away. Mr. Shaw said if the use is abandoned, the non-conforming use goes away, if they still continue to use it for storage it could be used. If they stop using it for a year, the use goes away.

Commissioners and Counsel had a brief discussion.

PUBLIC PORTION OF MEETING REOPENED

Speaker # 7: Brother of Applicant

Name: Paul Ashton

Address: 1237 Lorraine Drive

Comments: Mr. Ashton said they are grandfathered in.

Commissioner Janson said Affidavits don't show they have been there sixty years. Mr. Paul Ashton said he can confirm they have and neighbors can too. His brother has been a good neighbor. Been there for multiple generations. Commissioner Janson confirmed what it is they concur with.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve the special exception application #30042, with the following conditions:

1. Equipment stay within the area of the current fence;
2. Require a six foot non-see through fence;
3. Equipment not higher than fence, except for construction equipment;
4. Trees planted on the Northside to be used as a visual barrier; and
5. Primary use of property to be used for Irrigation Company.

Motion by: Commissioner Janson

2nd by: Commissioner LaMar

Vote: Commissioners voted unanimous in favor (of commissioners present)

30067 – Michael Smith is requesting a conditional use for a new medical office. **Location:** 1212 East 4500 South. **Zone:** R-M (Pending). **Community Council:** Millcreek. **Planner:** Spencer Hymas

Salt Lake County Township Services Planner Spencer Hymas provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Michael Smith

Address: 2180 East 4500 South

Comments: Mr. Smith said he has been practicing dentistry for ten years on 4500 east and was able to acquire this property three years ago. He has done everything he can in conformity with Salt Lake County. The only neighborhood feedback was positive regarding access. One negative comment from one neighbor and his goal was to beautify the area with landscaping and will maintain on the frontage even though it's dedicated.

Commissioner Stephens asked about neighbors on property of 1200 east. Mr. Smith said her neighbor was concerned he wasn't willing to work with her developers and they both wanted him to move to the corner of 1200 east and he would have to acquire more property. He has the setbacks he needs for the building he wants. He doesn't own the property facing 1200 east.

Speaker # 2: Citizen

Name: Christine Raines

Address: 8847 South Sunridge Drive. Sandy

Comments: Ms. Raines pointed out the properties she owns surrounding the property. She has renters within her properties for eight to ten years. From 1300 east to 1100 east, pretty much residential. She pointed out what all surrounding parcels are and the feel of residential across the street. Putting an office building is not the same feel at all as a residence. Her concern is the properties she wants to develop and have walked away because of zoning and uncertainty of the property. Building a new building for your business, don't you want to have room to grow and expand. One reason she has two hundred and seven

feet of frontage one 4500 south, this is one hundred and thirteen feet and she has been there twenty years, opposed to. While this might fit with the plan, it doesn't fit with the existing neighborhood and controversy arises when she can develop her land.

Speaker # 3: Applicant

Name: Michael Smith

Address: 2180 East 4500 South

Comments: Mr. Smith said he never threatened anyone on developing. He just focuses on his building. The Alzheimer building is a facility. His dental office will be low impact in the area and plans to practice the rest of his career.

PUBLIC PORTION OF MEETING CLOSED

Commissioner Janson wants to know what the R-M/zc is. Mr. Hymas said limitation to height and dwelling units.

Commissioners had a brief discussion.

Motion: To approve application #30067 as presented, with Staff Recommendations.

Motion by: Commissioner Janson

2nd by: Commissioner Perkins

Vote: Commissioners voted unanimously in favor (of commissioners present)

30094 – Ron Spratling is requesting an exception to curb, gutter and sidewalk requirement for a subdivision file currently being processed. **Parcel:** .44 acre. **Location:** 2368 East 3395 South. **Zone:** R-1-8. **Community Council:** East Mill Creek. **Planner:** Tom Zumbado

Salt Lake County Township Services Planner Tom Zumbado provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Ron Spratling

Address: 4250 South Rowland Drive

Comments: Mr. Spratling said this is his grandparent's property. Back in the 20's and 30's no requirement to do curb, gutter and sidewalk, request staff recommendation and East Mill Creek Community Council recommendation. It would look odd to put in one piece and wouldn't aid any beauty to the neighborhood and would have to remove three trees and asks to follow guidance.

Commissioner Janson asked if they are doing a subdivision. Mr. Spratling said side by side. They received preliminary site plan approval. Commissioner Janson said won't see trees sticking around and thoughts on a delay agreement. Mr. Spratling said he thinks it's fair, but he isn't in favor of it and city is never going to go and is not a highly traffic area. Commissioner LaMar asked if this would include both lots. Mr. Shaw said when the subdivision is developed under general rule would have to install on both frontages.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion.

Motion: To recommend approval to the Mayor of application # 30094 an exception to curb, gutter and sidewalk.

Motion by: Commissioner LaMar

2nd by: Commissioner Perkins

Vote: Commissioner Janson voted nay, all other commissioner voted in favor (of commissioners present). Motion passed.

BUSINESS MEETING

Meeting began at – 7:46 p.m.

- 1) Approval of Minutes from the August 10, 2016 meeting.

Motion: To approve minutes from the August 10, 2016 meeting, with one amendment.

Motion by: Commissioner LaMar

2nd by: Commissioner Janson

Vote: Commissioners voted unanimous in favor (of commissioners present)

- 2) Ordinance Issues from today's meeting
- 3) Other Business Items (as needed)

MEETING ADJOURNED

Time Adjourned – 7:51 p.m.