

Millcreek Township Planning Commission

Public Meeting Agenda

****AMENDED****

Wednesday, November 16, 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

30122 – Jared Carman is requesting a conditional use for a new school. **Location:** 3559 South, 3569 South, 3575 South, and 3610 South Highland Drive, and 1520 East Millcreek Way. **Zone:** R-1-10. **Community Council:** East Mill Creek. **Planner:** Spencer Hymas

29975 – Jacob Ballstaedt is requesting approval for a 10 lot PUD subdivision. 1.37 parcel acres. **Location:** 3511 South 1100 East. **Zone:** R-1-4. **Community Council:** Millcreek. **Planner:** Tom Zumbado

30119 – Justin Grubb of Young Electric Sign Company, LLC. (YESCO) is requesting approval for an electronic message center sign within 300 feet of a residence on behalf of the property owner Gerri Collett of Highland Square, LLC. **Location:** 3640 South Highland Drive. **Zone:** C-2 z/c. **Community Council:** Millcreek. **Planner:** Todd A. Draper

29931 – Nathan Anderson requests a change in the conditions of approval for the 28 lot Millbrook Lofts PUD. The applicant wishes to replace the required concrete block wall on the West side of the property with a Cedar Fence. **Location:** 1401 East 3900 South. **Zone:** R-M. **Community Council:** Millcreek. **Planner:** Todd A. Draper

30038 – Amy Burleson is requesting preliminary plat approval to create a two lot subdivision and amend the underlying Skyline Park Subdivision. **Location:** 2828 East Craig Drive. **Zone:** R-1-8 (Single-Family Residential). **Community:** East Mill Creek. **Planner:** Jeff Miller

BUSINESS MEETING

- 1) Approval of Minutes from the October 12, 2016 meetings.
- 2) Review and discussion of draft RM, draft Conditional Use ordinance changes and review and discussion of draft design chapter.
- 3) Ordinance Issues from today's meeting
- 4) Other Business Items (as needed)

ADJOURN

File # 30122

Millcreek Planning Commission Summary and Recommendation

Public Body: Planning Commission

Meeting Date: November 16, 2016

Parcel ID: 16-33-129-042; 16-33-129-043; 16-33-129-015

16-33-129-014; 16-33-129-004

Current Zone: R-1-10

Property Address: 3575 South Highland Drive

Request: Conditional Use Private School

Community Council: East Mill Creek

Township: Millcreek

Planner: Spencer Hymas

Community Council Recommendation: Continue to December 14, 2016

Planning Staff Recommendation: Continue to December 14, 2016

Applicant Name: Jared Carman

PROJECT DESCRIPTION

Jared Carman is requesting a conditional use for a new private school. The school is proposed in an R-1-10 zone which is allowed as a conditional use. The building is proposed at 54 feet tall from the lowest point to the peak. The school is situated on the property in the center with side yard setbacks that meet the standards for a private school. There is a significant grade change as the property slopes to the south towards Mill Creek.

SITE & VICINITY DESCRIPTION (see attached map)

The project is proposed in an affluent area in East Mill Creek with many large homes surrounding the area. Mill Creek also runs along the southern border of the property. The zoning map shows the area being comprised of mostly R-1-10 zoning; however, there are a lot of commercial uses and multi-family uses along Highland Drive.

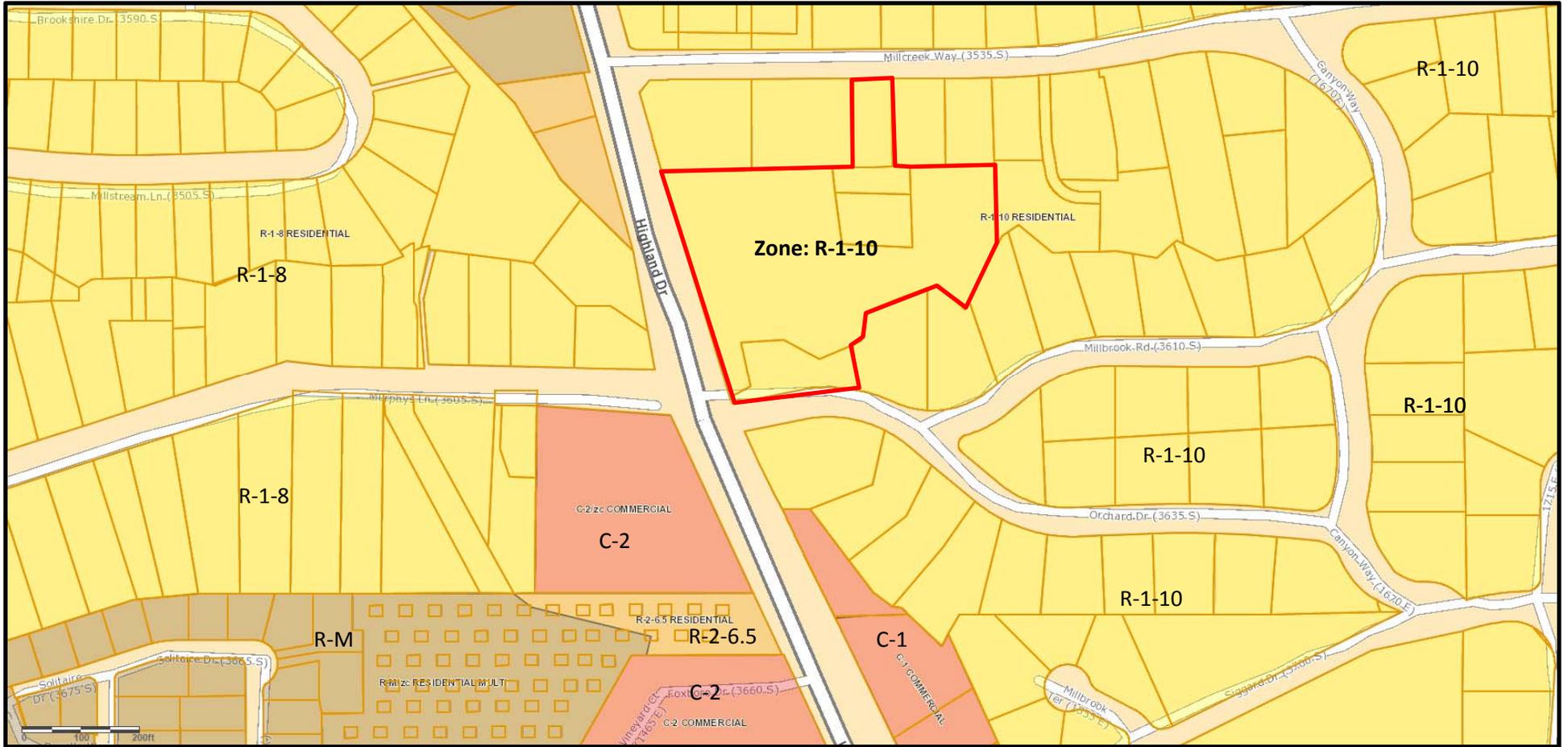
LAND USE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
Height	35 feet	54 feet	No
Front Yard Setback	30 feet	93+ feet	Yes
Side Yard Setback	20 feet	55 feet & 187 feet	Yes
Rear Yard Setback	30 feet	246 feet	Yes
Landscaping Buffers & Setback Modifications	8 feet	17 feet	Yes

File #: 30122 – Conditional Use Private School

Address: 3575 S Highland Drive

Subject Property Outlined in Red



Parking	One space for each three and one-half seats in an auditorium, plus one space for each administrator and faculty – 155 Parking Stalls	114 Stalls	With PC Approval – See Planner Analysis
Bike Parking	5% of Vehicle spaces – 8 Stalls	8 Stalls	Yes
Lot Coverage	None	41%	Yes
Lot Area	10,000 SF minimum	173,892 SF	Yes

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

GENERAL PLAN CONSIDERATIONS

The proposal may contribute to the following goals and objectives found in the Millcreek General Plan:

Goal 4: Activity centers

Objective 4.5: Identify and pursue strategically-targeted business clusters that can provide job opportunities and broaden the economic base of Millcreek Township

Goal 7: Natural Resources

Objective 7.1: Ensure that new developments preserve and sustain the function of natural systems and environments such as waterways, wetlands etc.

ISSUES OF CONCERN/PROPOSED MITIGATION

Issue of Concern: The proposal is for a private school which has patrons from all over the valley. Most of the kids going to this school will be arriving by vehicle. Staff is concerned about whether this area can accommodate the traffic generated from those attending the school. This issue may be compounded by the close proximity to William Penn Elementary and associated hours for drop off and pick-up.

Proposed Mitigation: The applicant will be required to submit a traffic study prepared by a qualified engineer using methods that are reviewed and approved by a Salt Lake County Traffic Engineer. Some of the members of the public have requested that this be provided for review and public comment prior to approval from the Millcreek Planning Commission.

NEIGHBORHOOD RESPONSE

Salt Lake County Staff has received phone calls expressing concerns for this development. Some of the concerns included:

1. Residents not having enough time or notice to process and analyze the proposal;
2. The applicant not having a traffic impact study completed prior to discussions with the community council;
3. Opinions that this use is not compatible with the surrounding area;
4. Issues regarding the State Fire Marshall not having completed a review on the proposal;
5. Concerns over the fault line in the area;

- 6. Concerns over the noise generated from cars and kids and early hours of the morning;

Additional concerns raised at the community council may be found within the attached letter from the East Mill Creek Community Council.

COMMUNITY COUNCIL RESPONSE

The EMCCC discussed this item at their meeting held November 3rd. The EMCCC recommended to delay approval of this application.

This proposal was also discussed with the Millcreek Community Council at their meeting on November 1st due to the boundary line between the two communities being Highland Drive.

REVIEWING AGENCIES RESPONSE

AGENCY: Urban Hydrology

DATE: 9-28-16

RECOMMENDATION: Technical Review Required to address the following:

1. 20' from top of bank of Millcreek is required for flood control access. Review your plan with Tim Beavers, Flood Control Engineer (385-468-6636) to insure that this requirement is being met.
2. No drainage plan was submitted. Please follow plan of action checklist and submit drainage plan.
3. How is storm water quality being addressed before storm water enters detention/retention basin, infiltrates into the ground, and/or approved storm water system?
4. Provide drainage plan and calculations showing how storm water from 10 year 24 hour storm will be contained on the property or routed to an approved Salt Lake County system.
5. Provide details of how 100 year storm will be directed safely away from adjoining properties.
6. Show percentage of grade and direction of flow, elevations at appropriate locations, and existing and proposed 1' contour lines.
7. Final Grading and Drainage Plan is required to be stamped and signed by a Utah Professional Engineer (Section 17.20.150.A).
8. Submit verification whether your property is in a FEMA Flood Hazard Zone (1% Annual Chance Flood).

AGENCY: Geology

DATE: 9-28-16

RECOMMENDATION: Technical Review Required to address the following:

1. According to Chart 19.75.050 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, and
 - d- An assessment of lateral spread potential at the site, including the methodology utilized and supporting calculations
2. The site occurs in a natural hazards special study area for fault rupture; therefore, a site-specific fault rupture study is required (per Chart 19.75.050) in accordance with Appendix A of the SLCo Ordinance

AGENCY: Grading

DATE: 9-16-16

RECOMMENDATION: Technical Review Required to address the following:

- 1. Need to submit a geotechnical investigation with fault study and liquefaction analysis per County standard (45 foot boring)
- 2. Findings of the fault study may cause buildings to be relocated elsewhere on the property due to geological setback requirements.
- 3. Need to submit a grading and drainage plan for review and comment.

AGENCY: Planning

DATE: 9-26-16

RECOMMENDATION: Technical Review Required to address the following:

- 1. Landscaping and Irrigation plans need to be submitted for review and comment.

AGENCY: Traffic Engineer

DATE: 9-26-16

RECOMMENDATION: Technical Review Required to address the following:

- 1. A traffic impact study and queue length analysis for school drop-off/pick-up area is required. The study must also provide a parking analysis and show that provided parking is sufficient for the use. Information on the maximum number of students, school start and end times, and busing projections, if any, must be included in the analysis.
- 2. Detailed plans for both accesses onto Highland Drive are required. Plans must include a sight distance analysis. Detailed plans for modification of the existing retaining wall are required and third party review may be required.
- 3. The south access on Highland Drive must be labeled as "entrance only" and may not be wider than 15'.
- 4. Plan and profile drawings for the first 50 feet of each access onto Highland Drive are required.

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

PLANNING STAFF ANALYSIS

19.04.425 - Private educational institutions having an academic curriculum similar to that ordinarily given in public schools.

"Private educational institutions having an academic curriculum similar to that ordinarily given in public schools" means private training schools and other private schools which are instructional in nature, including laboratory and shop instruction with the use of demonstration vehicles, products or models incidental to such instruction, but not including the repair, maintenance or manufacture of vehicles, goods or merchandise, not providing direct services other than instruction to the general public.

The proposal fits the definition of a Private school.

19.80.110 - Provisional parking.

"Provisional parking" is defined as an area or areas within a parking lot where parking spaces which are shown on the approved parking plan are landscaped rather than paved. The following conditions apply to provisional parking areas:

- 1. Provisional parking spaces must be shown on the site plan as complying with the parking stall size requirements of this chapter as well as the maneuverability and aisle requirements of planning commission policy.
- 2. Provisional parking spaces may be landscaped in such a way that they can be used for parking on a seasonal or temporary basis.

3. After one year's time from the issuance of the land use permit, a property owner may request a review of the provisional parking. Upon a finding by the planning commission for conditional uses or the division director of planning and development services for permitted uses that the additional parking is needed, approval shall be granted for the provisional parking to be paved.

4. The planning commission may set conditions of approval as part of any conditional use permit that utilizes provisional parking as allowed under [Section 19.84.050](#) to provide for monitoring and future review of the parking plan.

Staff believes that the utilization of Provisional parking as per the ordinance above is an option to satisfy concerns for the amount of parking provided. The use of Provisional Parking as a solution would be subject to the findings of the traffic study. Staff believes it may be better to have more landscaped area than a larger parking lot that is only used a few times a year when there is an event.

19.84.040 - Application review.

A. The director or the director's designee shall administer an application review procedure in which the proposed use and the proposed site development plan are evaluated for compliance with all applicable ordinances and codes and for anticipated detrimental effects.

B. The application review procedure shall contain the following components:

1. Referral of the application to all affected entities;
2. A review of the proposed site plan for compliance with applicable sections of the zoning ordinance;
3. A review of the proposed use and site plan to ascertain potential negative impacts and whether reasonable conditions can be imposed to mitigate those impacts.

C. The application review procedure may include the following:

1. Referral of the application to government or regulating entities for recommendations;
2. A pre-application meeting, in which preliminary site plans are reviewed and discussed prior to finished plans being submitted for review;
3. An on-site review of the proposal by the director, director's designee or staff;
4. A requirement that the applicant submit impact studies or other technical studies regarding grading, drainage, traffic, geologic hazards, etc.

D. The director, director's designee or staff shall present a review, summary and recommendation to the planning commission after having provided the applicant with a copy as required by state law. The recommendation shall remain part of the public record.

The EMCCC has asked that the applicant complete and submit a traffic impact study for review and discussion prior to making a decision or recommendation.

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.

19.84.050 - Approval/denial authority.

The planning commission has the authority to approve, deny, or approve with conditions conditional use applications.

A. Planning Commission Approval.

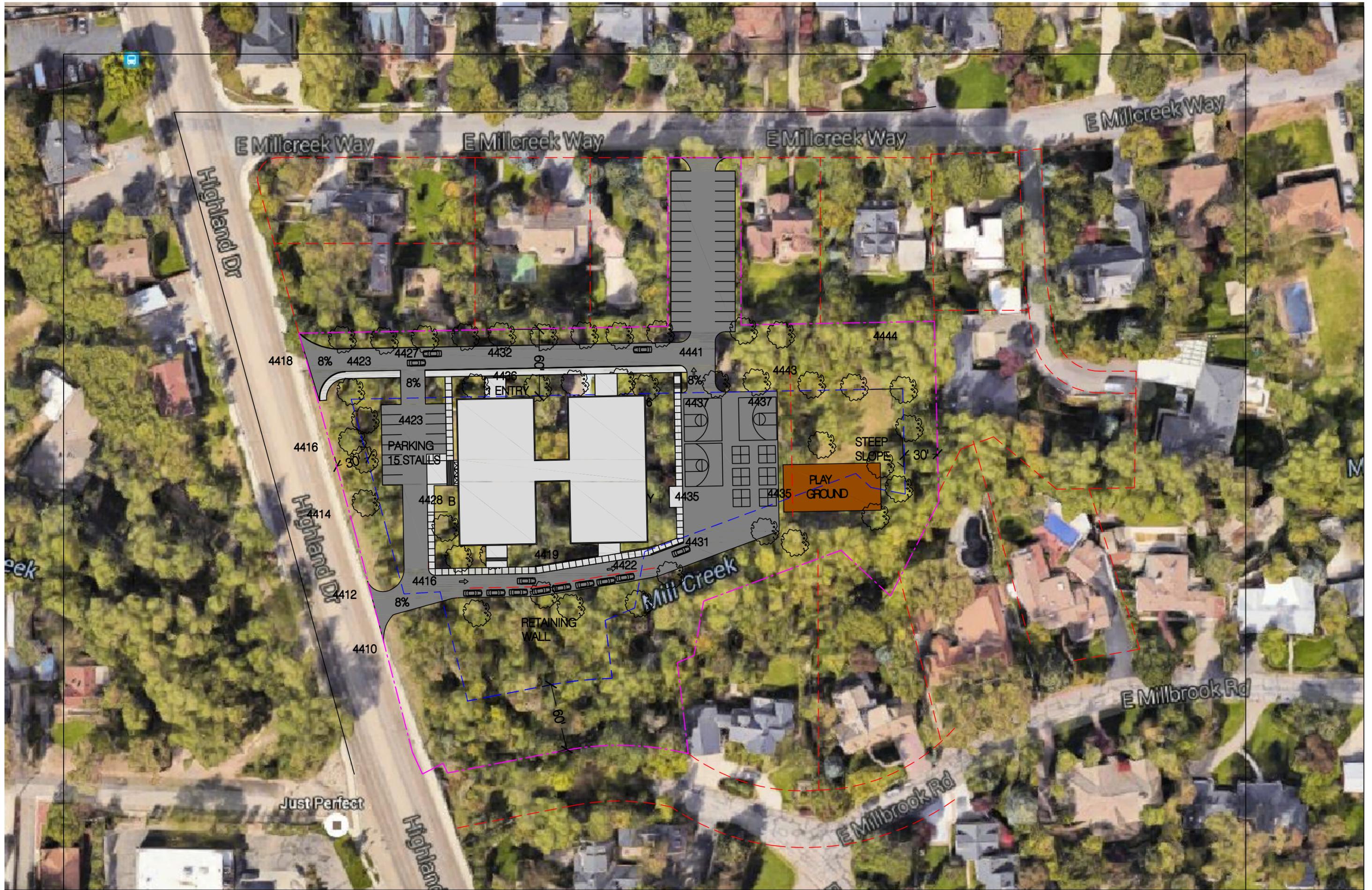
1. The planning commission shall review and approve or deny each application during a public meeting.
2. The planning commission's decision shall be based on information presented through the public meeting process, including: the materials submitted by the applicant, the recommendation of the director or director's designee, and input from interested parties and affected entities.
3. If conditions are specified, the director or director's designee shall issue a final approval letter upon satisfaction of the planning commission's conditions of approval.
4. If the applicant fails to meet all conditions of approval within twelve months of the planning commission's decision, the application is deemed denied. A twelve-month extension may be granted upon the payment of an additional filing fee equal to the original filing fee.
5. A planning commission decision shall be made on a complete conditional use application within a reasonable time frame, not to exceed ninety days. The planning commission is authorized to review and take action on an application as outlined in [Section 19.84.040](#) after having notified the applicant of the meeting date.
6. Failure by the applicant to provide information that has been requested by the planning commission, the director or director's designee to resolve conflicts with the standards in [Section 19.84.060](#)(above) may result in an application being denied.

B. Decision. Each conditional use application shall be:

1. Approved if the proposed use, including the manner and design in which a property is proposed for development, complies with the standards for approval outlined in [Section 19.84.060](#); or
2. Approved with conditions if the anticipated detrimental effects of the use, including the manner and design in which the property is proposed for development, can be mitigated with the imposition of reasonable conditions to bring about compliance with the standards outlined in [Section 19.84.060](#); or
3. Denied if the anticipated detrimental effects of the proposed use cannot be mitigated with the imposition of reasonable conditions of approval to bring about compliance with the standards outlined in [Section 19.84.060](#).

PLANNING STAFF RECOMMENDATION

Planning staff recommends that this application be continued until next month's meeting to give the applicant time to provide additional information for review.



E Millcreek Way

E Millcreek Way

E Millcreek Way

E Millcreek Way

Highland Dr

4418

8%

4423

4427

4432

4441

4444

4426

ENTRY

8%

4443

4416

< 30'

PARKING
15 STALLS

4423

STEEP
SLOPE

< 30'

PLAY
GROUND

4414

4428 B

4435

4435

4412

8%

4416

4419

4422

4431

RETAINING
WALL

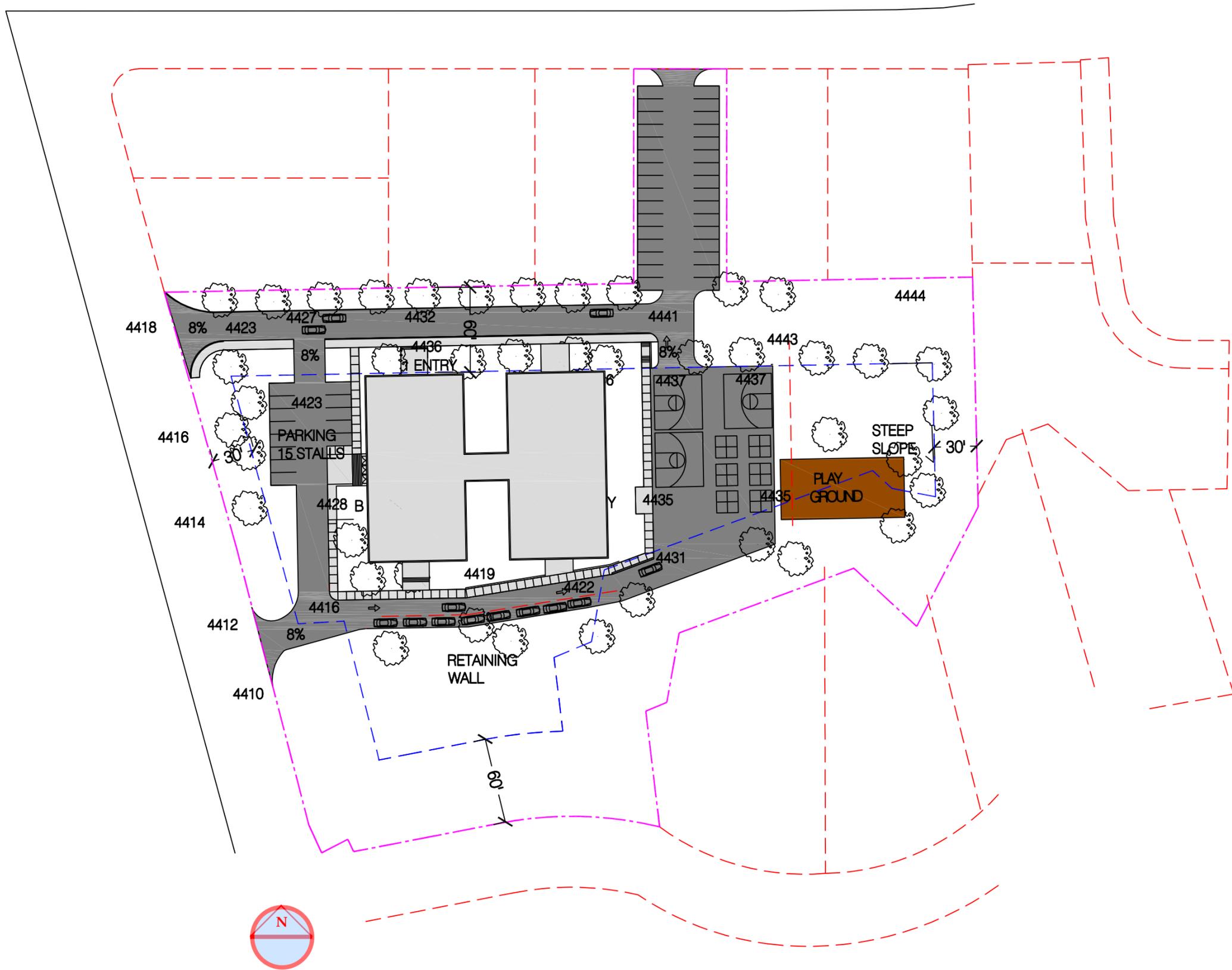
Mill Creek

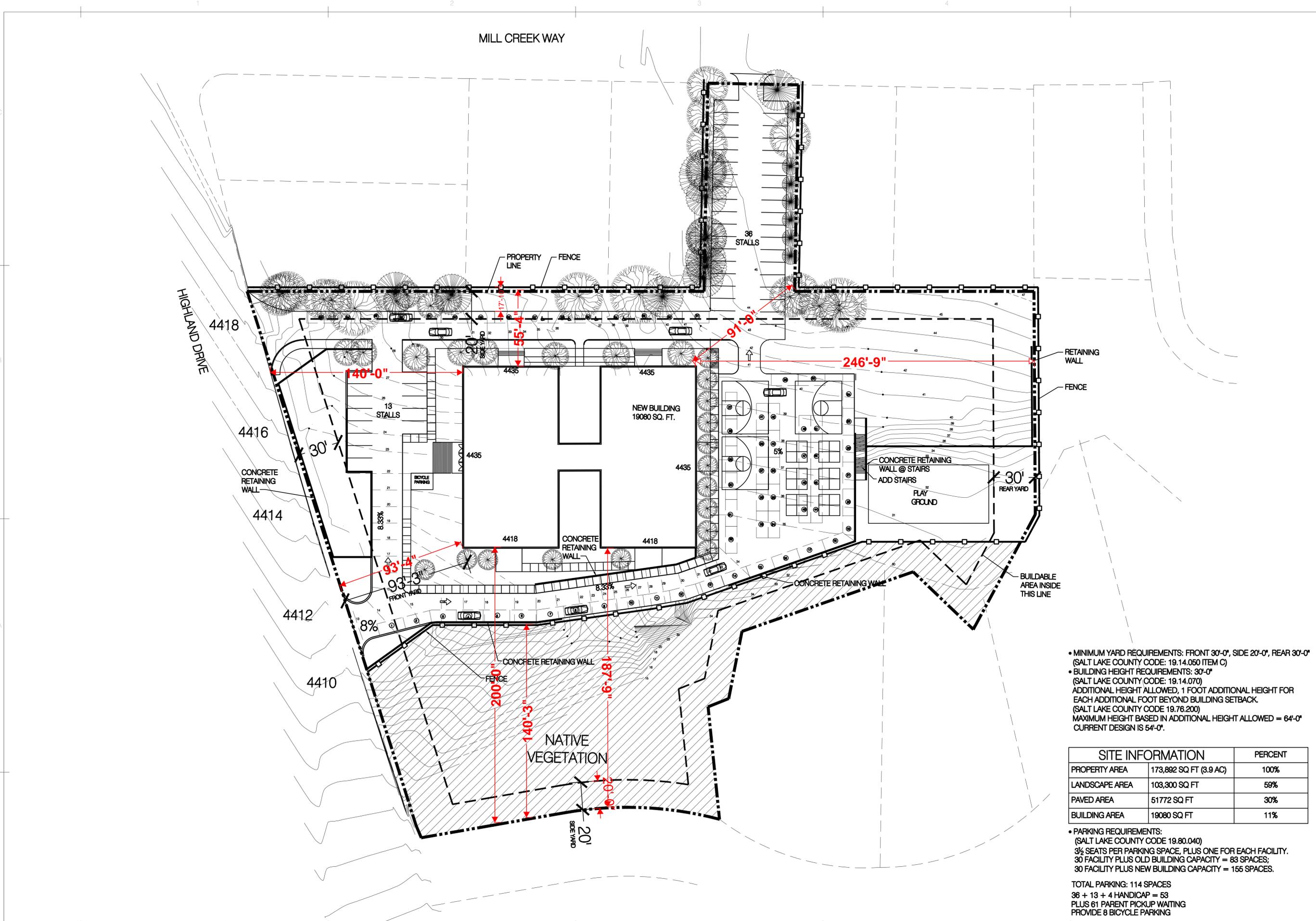
E Millbrook Rd

Just Perfect

Highland Dr

E Millbrook Rd





MILL CREEK WAY

HIGHLAND DRIVE

- MINIMUM YARD REQUIREMENTS: FRONT 30'-0", SIDE 20'-0", REAR 30'-0" (SALT LAKE COUNTY CODE: 19.14.050 ITEM C)
- BUILDING HEIGHT REQUIREMENTS: 30'-0" (SALT LAKE COUNTY CODE: 19.14.070)
ADDITIONAL HEIGHT ALLOWED, 1 FOOT ADDITIONAL HEIGHT FOR EACH ADDITIONAL FOOT BEYOND BUILDING SETBACK. (SALT LAKE COUNTY CODE 19.76.200)
MAXIMUM HEIGHT BASED IN ADDITIONAL HEIGHT ALLOWED = 64'-0"
CURRENT DESIGN IS 54'-0".

SITE INFORMATION		PERCENT
PROPERTY AREA	173,892 SQ FT (3.9 AC)	100%
LANDSCAPE AREA	103,300 SQ FT	59%
PAVED AREA	51,772 SQ FT	30%
BUILDING AREA	19,080 SQ FT	11%

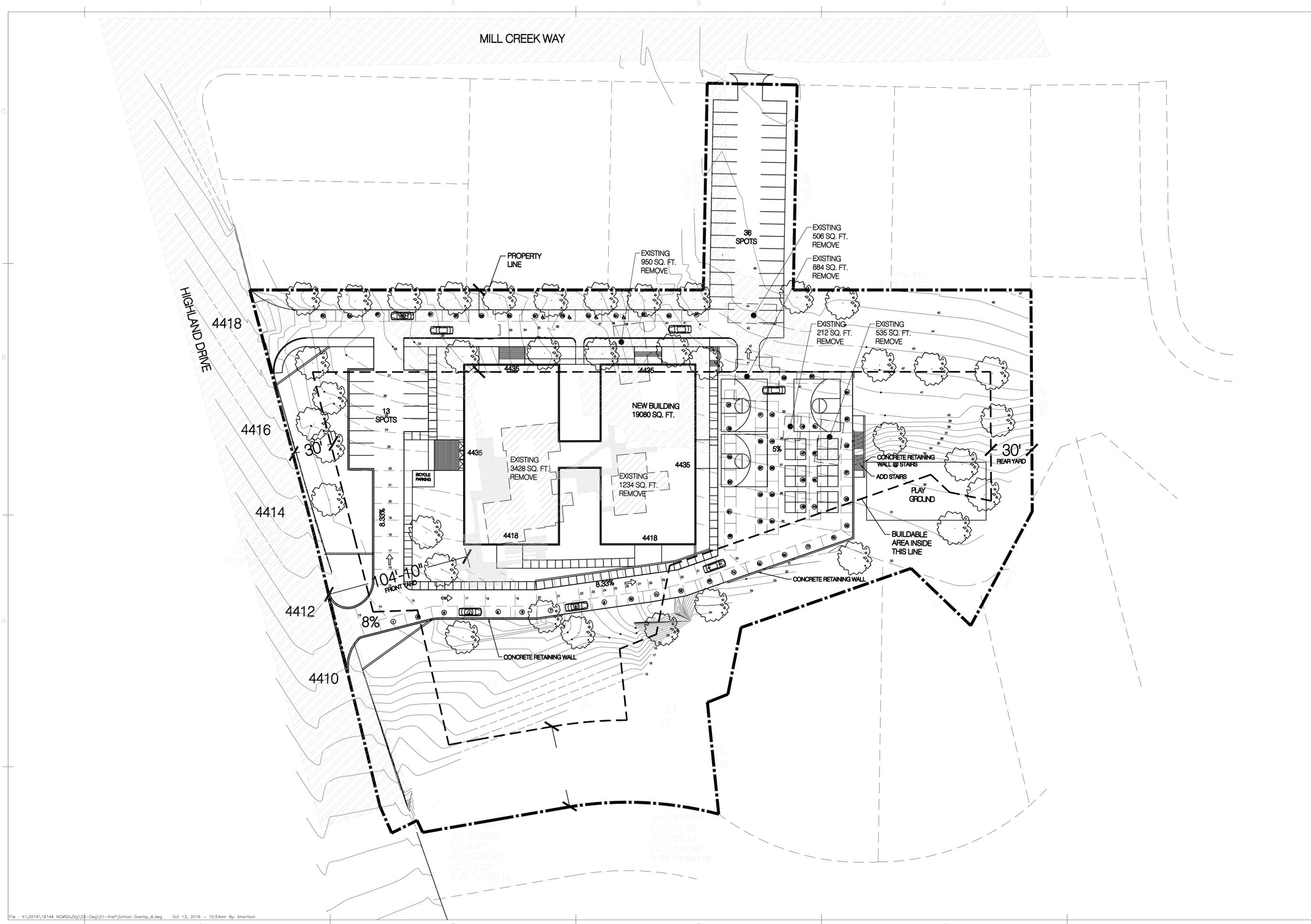
- PARKING REQUIREMENTS: (SALT LAKE COUNTY CODE 19.80.040)
3½ SEATS PER PARKING SPACE, PLUS ONE FOR EACH FACILITY.
30 FACILITY PLUS OLD BUILDING CAPACITY = 83 SPACES;
30 FACILITY PLUS NEW BUILDING CAPACITY = 155 SPACES.
- TOTAL PARKING: 114 SPACES
36 + 13 + 4 HANDICAP = 53
PLUS 61 PARENT PICKUP WAITING
PROVIDE 8 BICYCLE PARKING

NEW CARDEN MEMORIAL SCHOOL

SEAL

PROJECT # 16144
DATE STATUS

NEW SITE PLAN

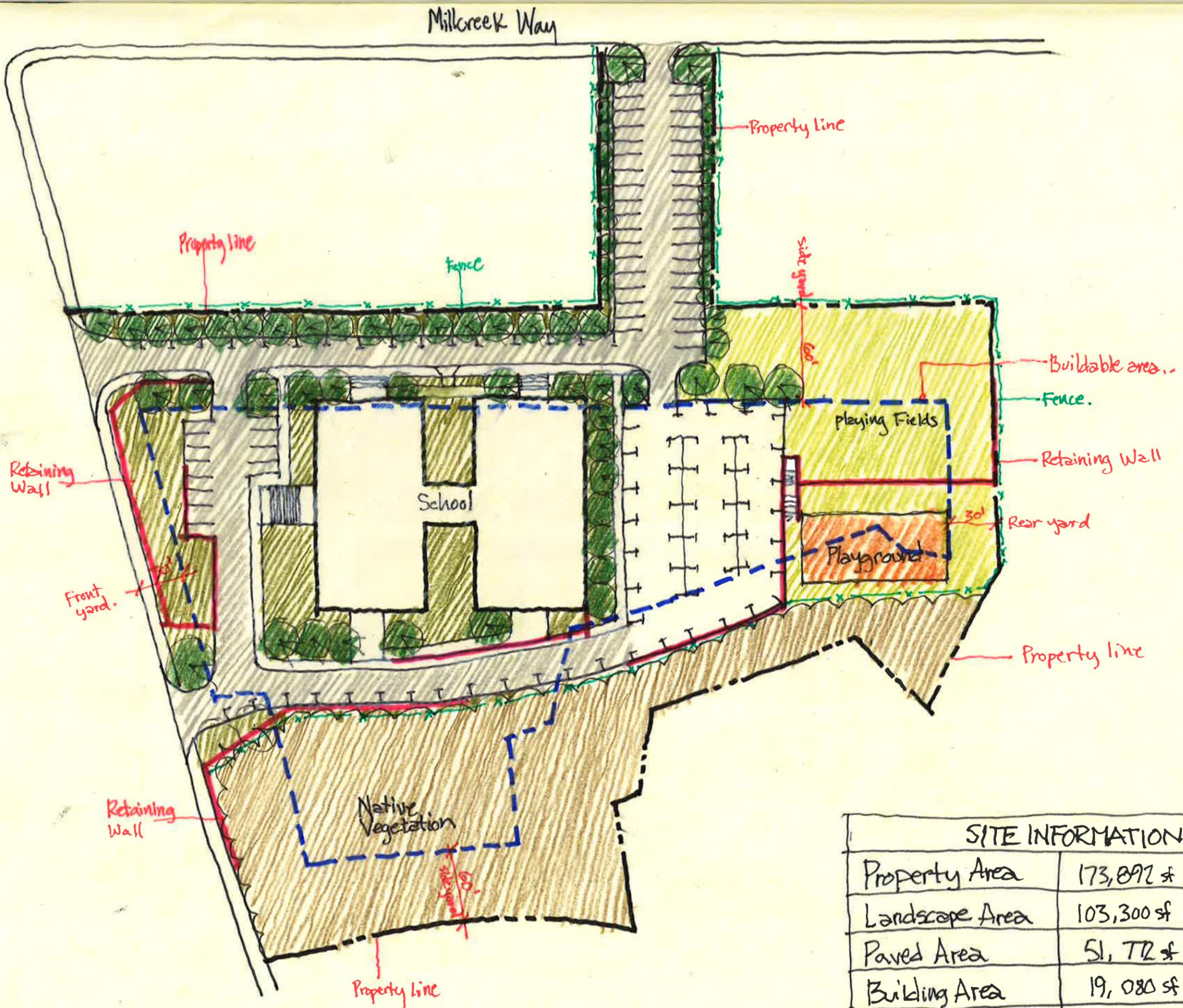


NEW CARDEN MEMORIAL SCHOOL

SEAL

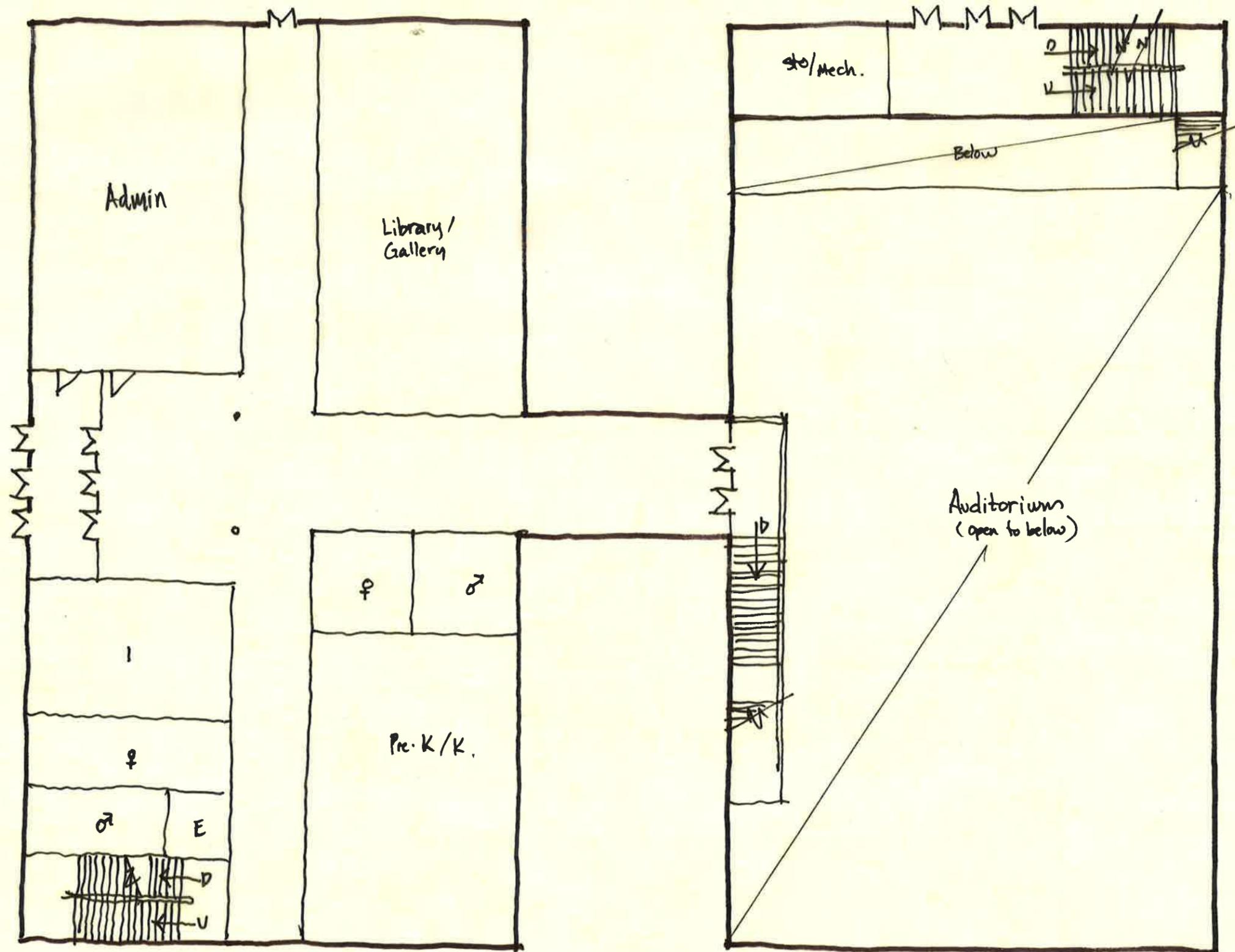
PROJECT #	
DATE	STATUS

OVERLAY SITE



SITE INFORMATION		%
Property Area	173,892 sf (3.9 ac)	100%
Landscape Area	103,300 sf	59%
Paved Area	51,772 sf	30%
Building Area	19,080 sf	11%
Parking	114 spaces	

New Carden Memorial School
Landscape Plan.
1/64" = 1'-0"
10-12-16
S.G.

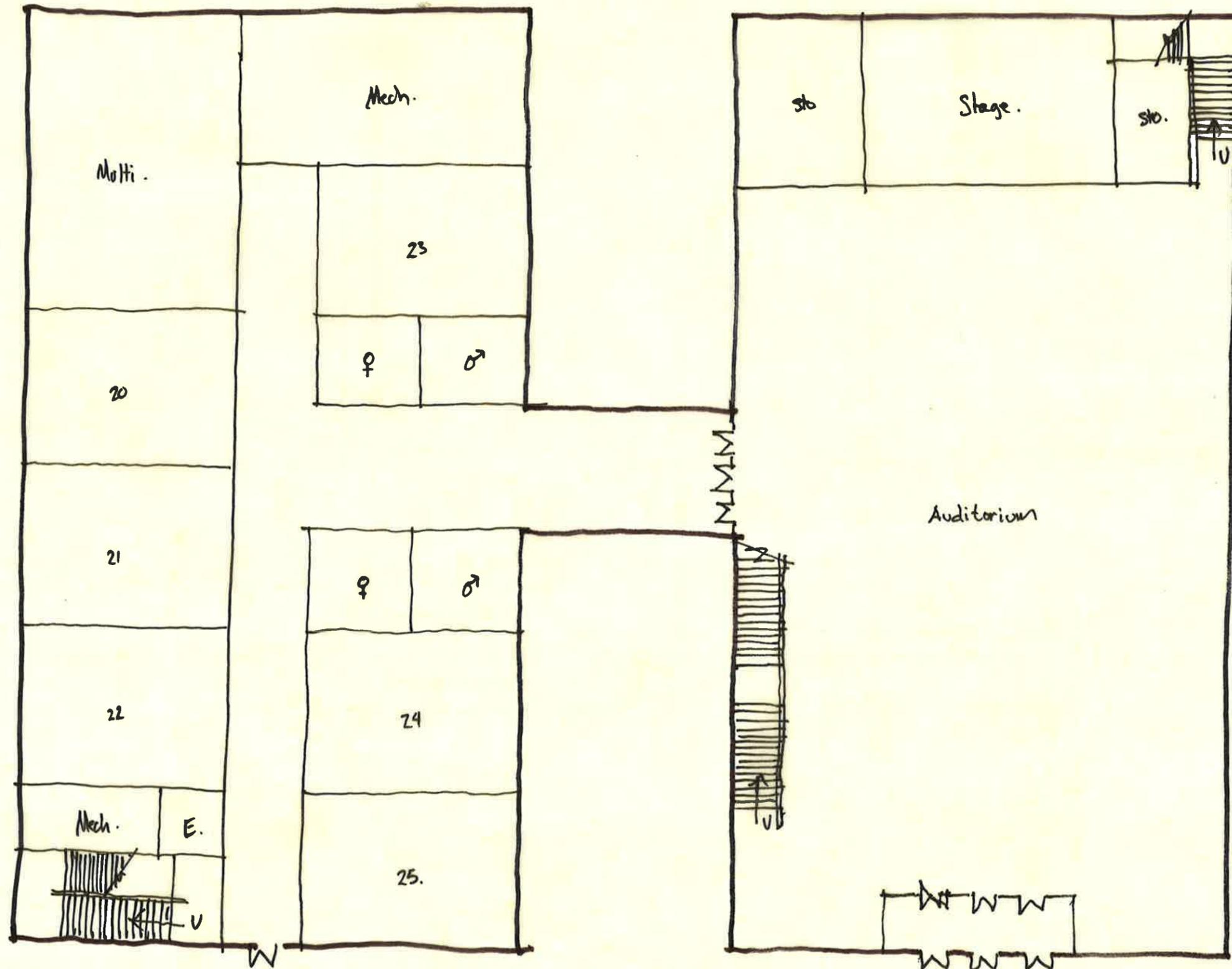


New Casden Memorial
Main Level

Option 4

29 Aug 16
Sala.

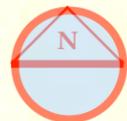


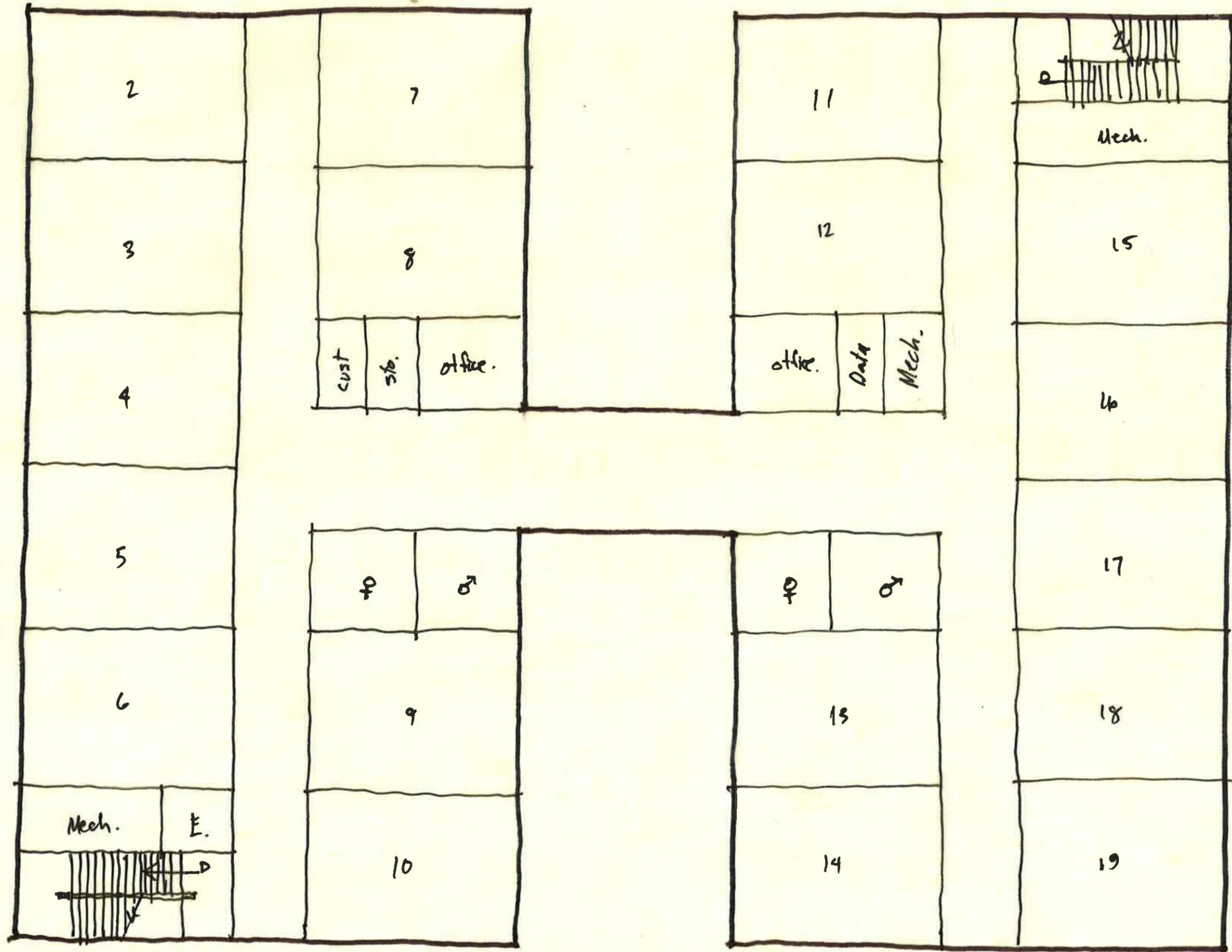


New Carden Memorial
Basement.

Option 4

29 Aug 60
Sagr.

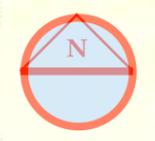




New Garden Memorial.
2nd Level

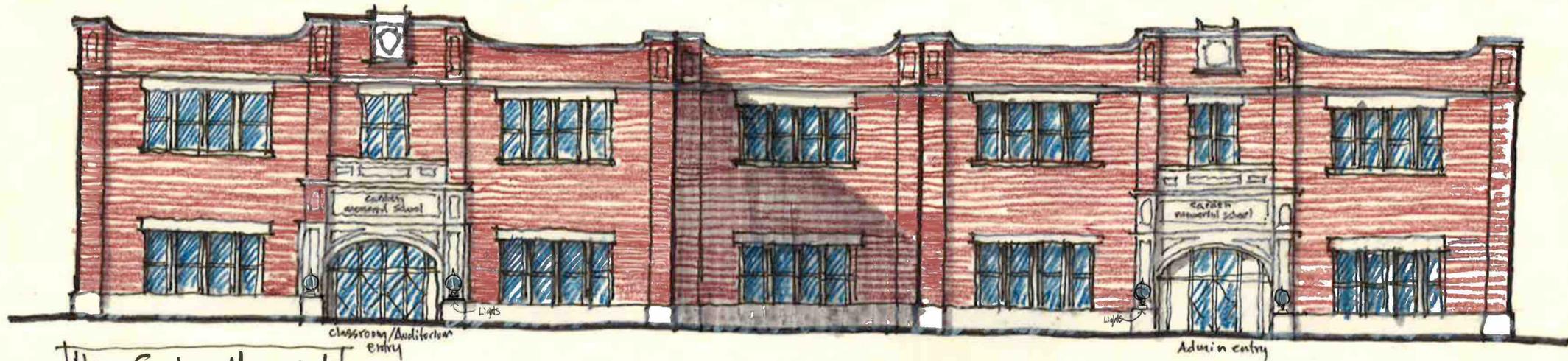
Option 4

29 Aug 16
Sala.





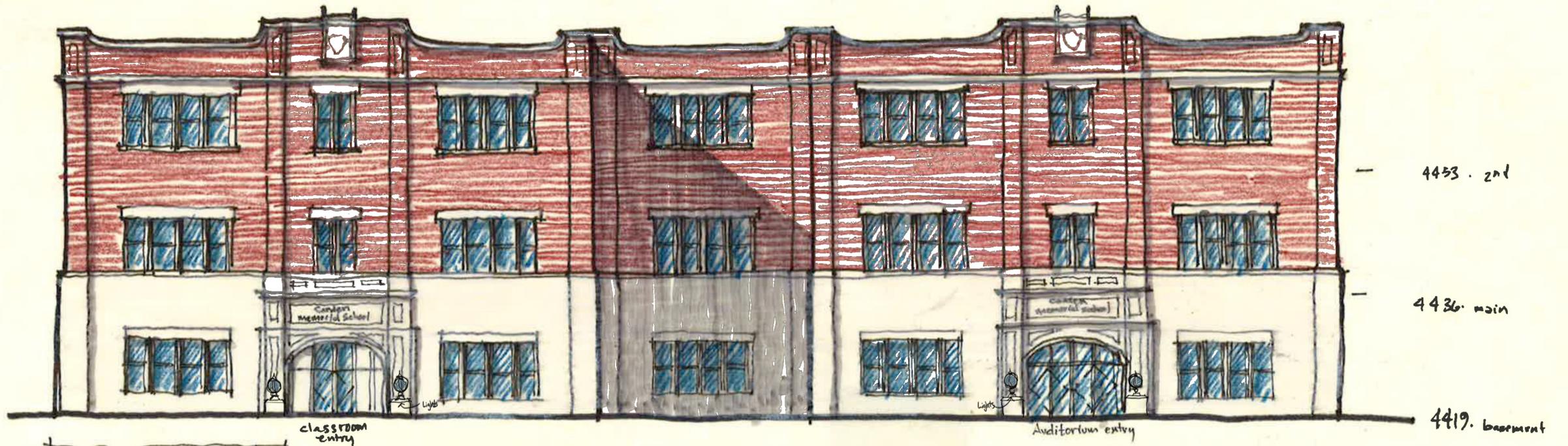
New Garden Memorial
West Elevation.
Option 1
8-30-16
S.A.L.



New Garden Memorial
North Elevation.
option 1

4-30-16
S.A.C.

4436



New Carden Memorial
South Elevation.
Option 1 4-29-16
S.A.G.



EAST MILL CREEK

Community Council

November 7, 2016

SUBJECT: Application 30122, Conditional Use, 3575 S. Highland Drive

To: Millcreek Planning Commission

At the November 3, 2016 meeting of the East Mill Creek Community Council, the subject application was presented by Salt Lake County Planner Spencer Hymas. Representatives for the applicant, Mr. Goodwin, FFKR Architects and Mr. Matt Wirthlin, Carden representative. There were also close to 100 residents from the community in attendance.

The Planner and Carden School representatives heard many concerns and suggestions from the residents about this project. There were many questions that could not be addressed, as those inquiries have not been completed; e.g., traffic study and fire truck access.

The East Mill Creek Community Council voted unanimously to ask for a 30-day delay on this application. The concerns we have are as follows:

1. Need for a traffic study
2. Access to the property is from Highland Drive and the other is from East Millcreek Way (narrow residential roadway) – concerns over traffic in the AM on Highland Drive and impact on residents living on East Millcreek Way. Residents expressed concerns over 300 cars dropping off students. For context: ‘this area is unique in that it only has 2 exits for the 150 plus homes it contains and residents already have to deal with the exit onto Siggard being basically unusable 2 times a day due to William Penn traffic. The thought of having the only usable exit (Millcreek Way) during those times being also constructively made unusable during those same times with another school is a serious concern to the residents’.
3. The Fire and other Emergency Access to the property has not been completed
4. Concerns over parking; there are 30 teachers and staff and ~350 students. Residents expressed concerns over parking during special events; it was mentioned that there should be 1 parking stall for every 3/12 seats in the auditorium; however we did not get the capacity of the auditorium.
5. There is a known fault line that runs along Highland Drive; how will this be addressed?
6. Residents also expressed concern over lighting; they do not want ‘light pollution’
7. There were questions on the height and mass of the proposed building
8. There were concerns over the water run off as Mill Creek runs thru the property.

9. Questions were raised over the two historic homes on the property (about getting them on the register).
10. There were concerns raised about the landscaping as well as how the building would be designed to fit into the neighborhood.

In general, there appear to be too many unanswered issues about this property for us to give any recommendation to a conditional use application.

If you have any questions, please contact me.



LeeAnn Hansen
Chair, East Mill Creek Community Council
801-631-5492



John Lish
Vice Chair

Cc: VC Land Use, EMCCC
Spencer Hymas, SLCo Planner



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 # 29975

Conditional Use Summary and Recommendation

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

Parcel IDs: 1632207005 & 1632207053 **Current Zone:** R-1-4/zc

Property Address: 3511 South 1100 East, SLC UT 84106

Request: 10 Lot Planned Unit Development

Community Council: Millcreek

Township/Unincorporated: Millcreek Township

Planner: Tom C. Zumbado

Community Council Recommendation: Approval

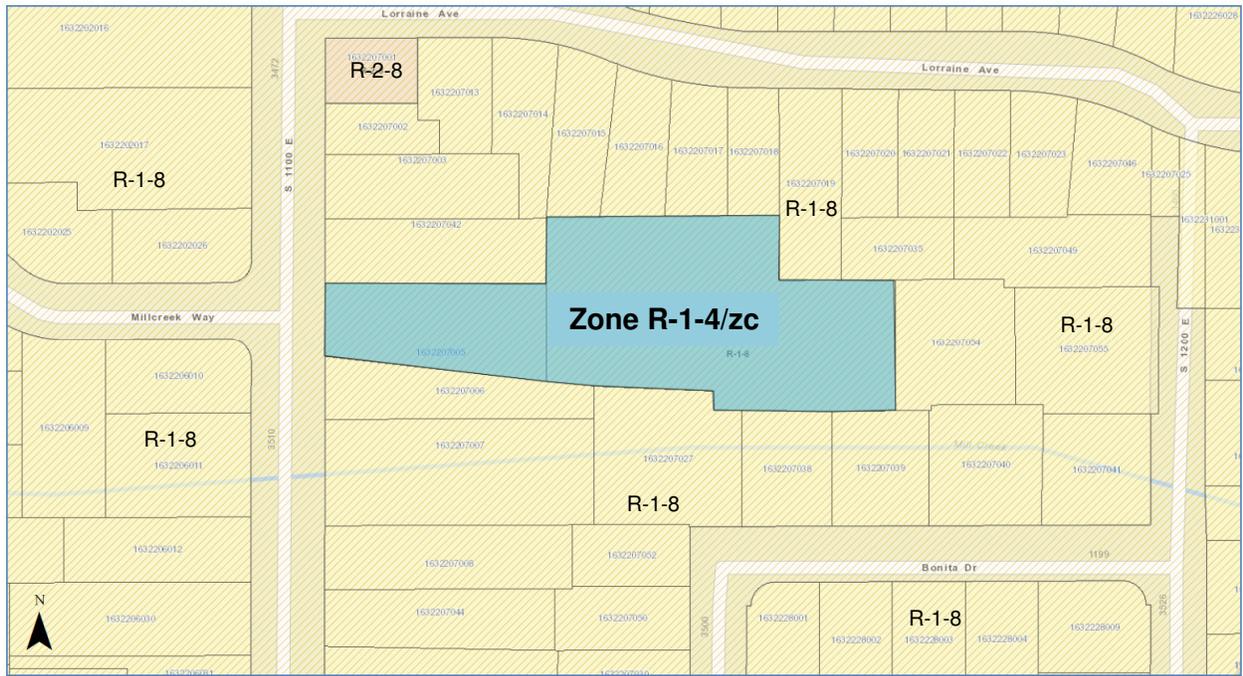
Applicant Name: Jacob Ballstaedt

PROJECT DESCRIPTION

Jacob Ballstaedt is requesting approval for a 10 lot PUD subdivision.

SITE & VICINITY DESCRIPTION (see attached map)

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



LAND USE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
Height	28 Feet (per current zc)	25 Feet	Yes
Front Yard Setback	20 Feet	Lot Areas Vary	With PC Approval
Side Yard Setback	Interior – 5 Feet; Facing Public Street – 20 Feet	Lot Areas Vary	With PC Approval
Rear Yard Setback	w/o Garage – 20 Feet; w/ Garage – 15 Feet	15 Feet	Yes
Lot Width	25 feet at a distance; 20 feet from the front lot line	Lot Areas Vary	With PC Approval
Parking	Driveway – 2 per unit	Driveway – 2 per Unit	Yes
Rear Yard Coverage	No more than 25% of the rear yard	No accessory structures	Yes
Lot Area	4000 Square Feet	Lot Areas Vary	With PC Approval

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

At the Millcreek Community Council Meeting, a contingent of citizens attended the session to hear the project presentation and ask questions about its construction.

COMMUNITY COUNCIL RESPONSE

At their regularly scheduled meeting on September 6 2016, the Millcreek Community Council voted to recommend approval of File #29975 to the Millcreek Planning Commission.

REVIEWING AGENCIES RESPONSE

AGENCY: Planning

DATE: 26AUG16

RECOMMENDATION: Approved With Comments

1. Please indicate the location of the 1000 sqft. playground mandated by the Recreational Facilities and Open Space Standard. (RFOSS)
2. Because the Equinox project has 30 bedrooms, the RFOSS requires this development to have 1 playground plus two recreational amenities. (The planning commission may approve the deviation as proposed.)
3. Please provide a landscape water allowance calculation table and hydrozone map in accordance with SLCo Ordinance 19.77.
4. Please articulate percentages indicating private open space and common open space.
5. Please indicate the type of perimeter fencing to be used along with its location on the site plan.
6. Please provide details on street lighting.
7. Hardscaped sidewalks will not count against open space total.

AGENCY: Geology

DATE: 18AUG16

RECOMMENDATION: Revisions Required

1. The site occurs in a "moderate" liquefaction zone.
2. A site specific surface fault rupture study is not required.
3. A geotechnical engineering report needs to be submitted, in accordance with the SLCo Ordinance, addressing/including the following:
 - a. A liquefaction analysis based on consideration of highest seasonal groundwater levels,
 - b. The methodology used for assessing liquefaction potential at the site,
 - c. Calculations for assessing liquefaction potential at the site,
 - d. Assessment of lateral spread potential at the site, including the methodology utilized and supporting calculations.

AGENCY: Grading

DATE: 7AUG16

RECOMMENDATION: Revisions Required

1. Need to submit a copy of the Geotechnical Engineering soils report.
2. The property is mapped in Moderate liquefaction and no fault study zone.
3. Need to submit site grading and drainage plans for review and comment.
4. Need to submit erosion control plans for review and comment.
5. Need to implement Low impact development procedures with the project.
6. Storm water maintenance agreement and management plans are required to be recorded on the property.
7. All site development is to be completed under the grading permit process administered through planning and development services.
8. Site is in excess of one acre and will require the development of a SWPPP and NOI for permitting.

AGENCY: Hydrology

DATE: 18AUG16

RECOMMENDATION: Revisions Required

1. Flood Control Permit coordination required with development impact and discharge into SLCO facility – Millcreek. Contact Tim Beavers for complete list of permit requirements (385-468-6636) tbeavers@slco.org. At a minimum, all National Flood Insurance Program (NFIP) and all Federal Emergency Management Agency (FEMA) requirements must be met. These may include, but not limited to, special requirements for any construction within the defined regulatory floodway, creating a hydraulic model of

this section of Millcreek, possibly a certificate of no rise from a licensed professional engineer, and a letter of map revision (LOMR).

2. How is stormwater quality being addressed before storm water enters detention basin/pipe?
3. Provide drainage plan and calculations, showing how storm water from the 10 year 24 hour storm will be contained on the property or routed to an approved Salt Lake County system at a rate of 0.2 cfs/acre or less. Calculations must include calculation of the orifice size and detention volume. Plans must show the location of the orifice plate.
4. Provide details of how 100 year storm will be directed safely away from adjoining properties.
5. Show existing storm drain and Millcreek on plans. Show any other water systems if applicable including irrigation.
6. Street must include Salt Lake County standard high back curb for drainage.
7. Label Street names and provide actual site address on drainage plan.
8. Show percentage of grade with direction of flow of all storm water and elevations at appropriate locations on the drainage plan.
9. Drainage Plan is required to be stamped and signed by a Utah Professional Engineer (Section 17.20.150.A).
10. Salt Lake County suggests using Low Impact Development BMPs to manage stormwater.
11. GIS requirements due as part of record drawings.
12. Ensure proper cover on all pipes. Cover is to be 2 feet on all pipes, except 1 foot cover is acceptable on all RCP pipes.
13. All catch basins and manholes must conform to salt lake county standards. Show details conforming to County standards in final drawings.
14. All road cuts in 1100 East must be restored to Salt Lake County Standards. Show details conforming to Salt Lake County standards.
15. Show Existing and proposed contours at 1 foot intervals.
16. An impact fee of \$6,375/acre of property will be required and storm drain components will be bonded for at final approval.
17. Provide Engineer's estimate of storm drain improvements for bond estimate after technical review and plans are finalized. (Section 17.20.150.A)

AGENCY: Addressing

DATE: 3AUG16

RECOMMENDATION: Revisions Required

1. Street name error, change for final plat. The development is accessed from 1100 East, not 4200 South.
2. Needs a street name and approval for the private street in the subdivision.
3. Address assignments will occur once the conceptual plan is approved.

AGENCY: Health

DATE: 15AUG16

RECOMMENDATION: Approved With Comments

1. Please provide Sewer and Water availability letters.

AGENCY: Traffic

DATE: 15AUG16

RECOMMENDATION: Revisions Required

1. Minimum roadway width is 25'. Road shown on plan is only 20' wide. Width for the north/south legs and the section from the easternmost north/south leg to the end can be 20' (if approved by UFA).
2. All driveways must be a minimum of 18' deep to accommodate guest parking.
3. Salt Lake County standard curb and gutter is required.
4. I recommend sidewalk on the north side of the road.
5. For the Technical Review:
 - a. Submit plan and profile drawings for road.

- b. Existing drive approach must be replaced with SLCO standard high back curb and gutter. Show on plan.
- c. All roadway improvements, private or public, must comply with SLCo standards. (SLCo Ordinance 14.12; SLCo Standard Plans for Public Works Construction)
- d. A performance bond is required for all improvement.

AGENCY: Surveyor's Office

DATE: 18AUG16

RECOMMENDATION: Revisions Required

- 1. Correct the distance on the most northerly line on the parcel from 66.70' to 207.53'.
- 2. The northeast corner is a centerline monument for 1300 East Street not the section corner.
- 3. Add addresses to the two control monuments on 1300 East Street.
- 4. Add more street names in the vicinity map.
- 5. Add "bounds" calls to the description.
- 6. Add "street monument" symbol to the north monument.
- 7. Reference the recorded information add to the caption (beginning) of description:
"A parcel of land being all of two (2) entire tracts located in the Northeast Quarter of Section 32, Township 1 South, Range 1 East, Salt Lake Base and Meridian, said entire tracts are described in that Warranty Deed recorded in Book 10370, Page 1610, Salt Lake County Recorder's Office. The boundary of said parcel of land is described as follows:"

AGENCY: Fire

DATE: 22AUG16

RECOMMENDATION: Revisions Required

- 1. Fire Department Access is required. An unobstructed minimum road width of twenty (20) 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%. Grades may be checked prior to building permits being issued.
- 2. 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. This requirement has not been met as of this submittal.
- 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. Hydrants shown on the utility plan will need to be relocated to the vicinity of the stamped location.
- 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. 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.
- 6. Street Signs required and are to be posted and legible prior to building permits being issued. All lots to have lot number or address posted and legible.

AGENCY: Building

DATE: 8AUG16

RECOMMENDATION: Revisions Required

- 1. No issues with the site plan. Existing buildings and structures need to be removed under the demo permit process before the final plat can be recorded.

2. Building permits are required for the construction of the new homes as well as the construction of the pavilion over the picnic area. 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.

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

PLANNING STAFF ANALYSIS

Chapter 19.78.010 – Purpose of Planned Unit Development

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

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

Staff has verified that the PUD purpose is suited to File #29975.

Chapter 19.78.020 – Applicability and Area Requirements

Submitted before the 24MAY16 revision of the PUD ordinance, File #29975 falls under the 1 acre minimum area requirement for Planned Unit Developments.

Staff has verified that File #29975 is over the minimum area requirement for the previous version of the SLCo PUD Ordinance. Current project area is 1.37 acres.

Chapter 19.78.030 – Development Requirements

1. *Ownership. The property shall be in single or corporate ownership at the time of application, or the subject of an application filed jointly by all owners of the property.*
2. *Open Space. Common and private open space shall be provided and shall cover no less than forty percent of the gross site area. Common open space shall be provided in the amount of at least twenty percent of the gross site area. For purposes of this chapter, gross site area is defined as the total area of a planned unit development excluding anything in the public right-of-way. The planning commission may reduce the open space requirements of this section in order to accommodate a density bonus provided for in this chapter.*
3. *Interior Streets. The design of public and private streets within a development shall follow county standards for roadway development as defined by the county transportation engineer. Private streets shall be subject to the same inspections and construction standards as required for public streets. The county shall be granted a utility easement of the entire interior street system in a development project. All private streets shall be conveyed to a private association.*

4. *Building Materials.* Exterior materials of a durable or resilient nature such as brick, stone, stucco, prefinished panel, composite materials, or other materials of similar quality, hardness, and low maintenance characteristics shall be used. No single material is allowed to exceed fifty percent on street-facing facades. Other materials may be considered for soffits, or as an accent or architectural feature. Twenty-five year guarantee, architectural shingles and/or other longer lasting roof materials are required.
5. *Landscaping on Public Right-of-Way.* With the exception of Forestry Zones, where a development is adjacent to a public right-of-way, a permanent open space shall be required along any front, side, or rear yard adjacent to said right-of-way. This area shall be kept free of buildings and structures (except fences, as per Chapter 19.77.050, and approved by the planning commission), and permanently maintained with street trees and other landscaping, screened or protected by natural features, as per Chapter 19.77. If such areas are the result of double frontage lot designs with inadequate access to the street, such areas shall be landscaped as per Chapter 19.77 with a five-foot landscaped area. Aesthetic entrance features are encouraged. Additional landscape treatments or buffers may also be required with width and landscaping specifications as per Chapter 19.77.
6. *Perimeter Fencing.* With the exception of Forestry Zones, fencing around the perimeter of all developments shall be provided. Acceptable fencing materials include architecturally designed brick, stone, or block, or pre-cast concrete. Fencing with materials using composite products, wrought iron, wood, or vinyl may be allowed with a minimum two-foot wide, six-foot tall brick or stone pillar spaced every ten feet on center. Unless otherwise allowed by the planning commission, exterior fencing along a public right-of-way shall be limited to brick, stone, or block, or pre-cast concrete and be setback a minimum of five feet from the property line to allow for a landscaping buffer designed in accordance with Chapter 19.77 to soften long expanses of walls. Interior fencing shall comply with Section 19.78.030(11)(f).
7. *Interior Street Lights.* With the exception of Forestry Zones, street and pedestrian lighting for streets on the interior of the PUD is required. All lighting fixtures shall be directed downward with mechanisms to prevent dark sky illumination. The applicant shall submit a plan which indicates the type and location of lights in relation to the development and designed for pedestrian safety.
8. *Site Plan.* All developments shall be guided by a total design plan in which the following development standards may be varied to allow density bonuses, and flexibility and creativity in site design and building location. The planning commission may require such arrangements of structures, open spaces, landscaping, buffering, and access within the site development plan so that adjacent properties will not be adversely affected. The following criteria shall be used by the planning commission principally to assure the design objectives of this section are met.
9. *Desirable Amenities.* Amenities that are identified in the Salt Lake County Recreation and Open Space Standards Policy shall be installed in accordance with that policy. Where conflicts exist with this chapter and the Salt Lake County Recreation and Open Space Standards Policy, requirements identified in this chapter shall supersede.
10. *Installation of xeriscaping* is encouraged as an alternative to excessive lawn areas or other landscaping treatments that excessively consume water. Low impact/water retention development techniques are encouraged to manage stormwater onsite including but not limited to planter boxes, rain gardens, and bioswales in the open spaces.

Staff has verified that File #29975 has thus far met the ordinance requirements for PUDs with the exception of small revisions that will be made during the Technical Review phase.

Property Development Agreement with Neighbors – 3MAY16

(An Arrangement signed between Garbett Homes and Ms. Alison Long, spokeswoman for a group of neighbors.)

**GARBETT REALTY, P.C.
273 N. East Capitol Street
Salt Lake City, Utah 84103
(801)-456-2430**

May 3, 2016

Alison Long
1176 E. Lorraine Drive
Salt Lake City, Utah

Re: Agreement to develop the property located at approximately 1100 East and 3500 South.

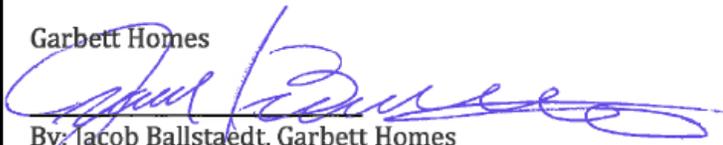
Dear Alison:

This letter shall memorialize the commitments we made following the April Planning Commission Meeting regarding the development of the property located at 1100 East and 3500 South known as file #29663. We agree to do the following:

1. All homes to be single family.
2. We will remove the existing duplex and single family home on 1100 east.
3. We will not build more than 10 single-family homes.
4. We will maintain a 15' set back from the existing property line to our homes on the perimeter of the entire site.
4. We will keep any existing tree that can be saved without losing a house or moving a road.
5. We will plant new trees along the northern property line to help create privacy.
6. We will install a new 6' privacy fence along the northern and eastern property lines.
7. The southwest side of the property along Mill Creek will be buffered with some green space and either shrubs and trees (green fence) or green space and privacy fence. We want people to see and hear the creek and make it an amenity and not close it completely off. We will work with the city and the owner of the property located at the most southwest corner of the property to create the best solution for privacy along the creek for this homeowner, which may include a privacy fence along with green space and trees/shrubs.

Respectfully,

Garbett Homes



By: Jacob Ballstaedt, Garbett Homes
273. N East Capitol Street
Salt Lake City, Utah 84103

Staff has verified that Garbett Homes has upheld its development commitments outlined in the Property Development Agreement of 3MAY16.

PLANNING STAFF RECOMMENDATION

Staff has reviewed this request for compliance with the standards set forth in Section 19.78 of the Zoning Ordinance and recommends the following considerations to the Millcreek Township Planning Commission:

Considerations for Approval:

1. Garbett Homes has upheld the agreement signed with neighbors.
2. The proposed development meets all requirements and conditions for the R-1-4/zc zone.
3. The proposed development meets the requirements for Planned Unit Developments prior to the ordinance revision of 24MAY16.

Considerations for Denial:

1. The density of the proposed development is still too intensive for the location.
2. The proposed development is not compatible with the surrounding neighborhood.
3. The proposed development does not have enough parking and will lead to more traffic.

File #29975 : Aerial Map

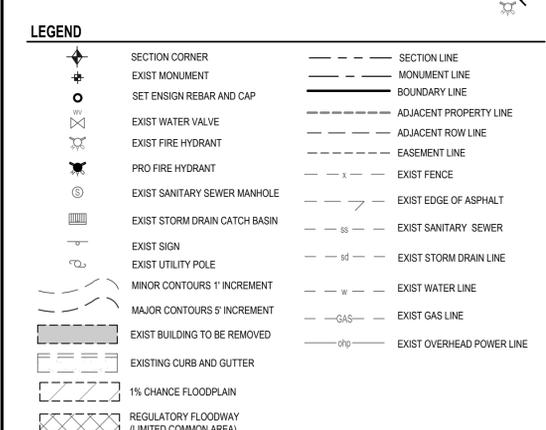
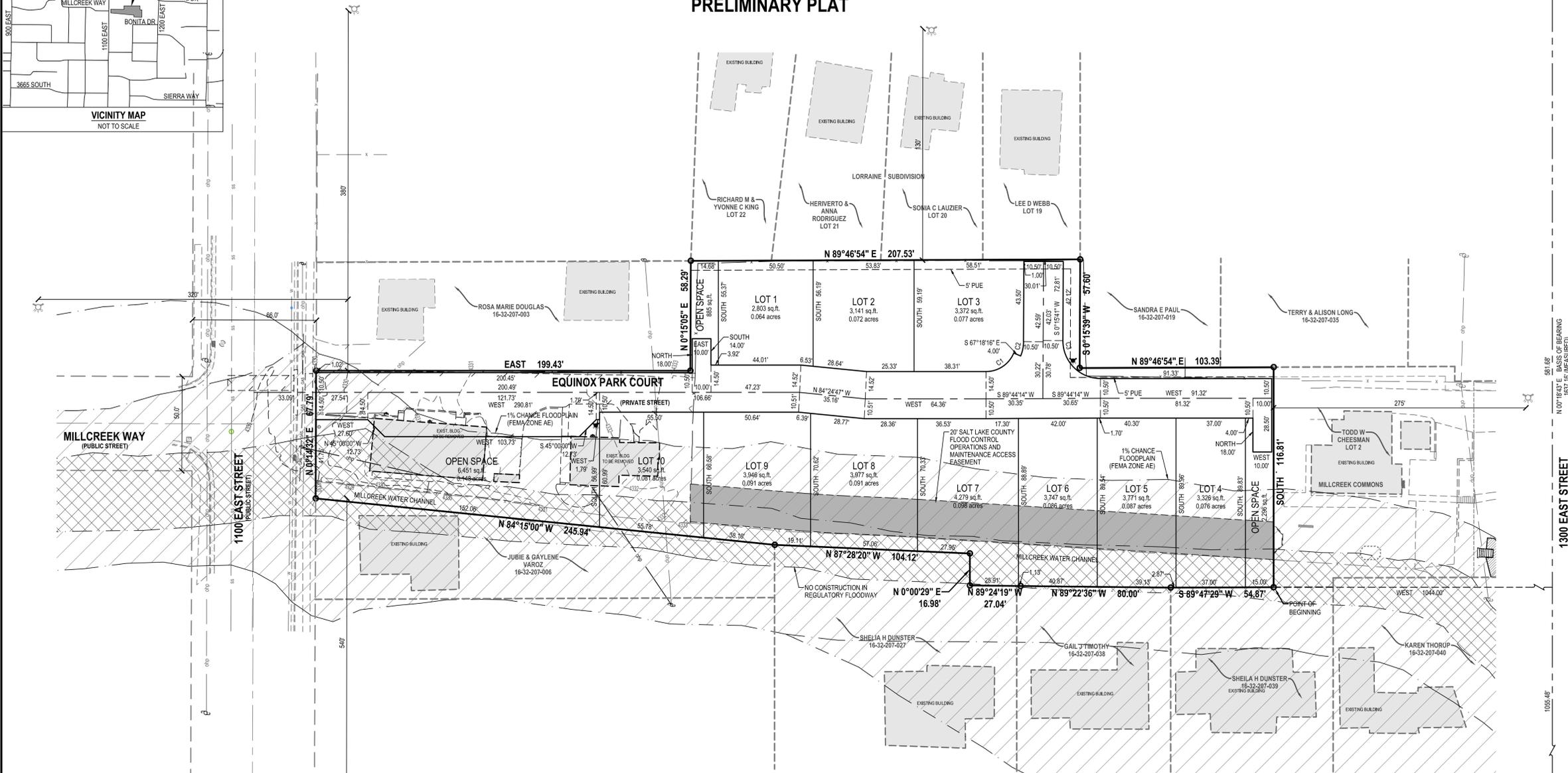
Conditional Use : 10 Unit PUD



EQUINOX AT MILLCREEK BY GARBETT HOMES

AMENDING LOT 3 MILLCREEK COMMONS SUBDIVISION
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 32,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
 MILLCREEK TOWNSHIP, SALT LAKE COUNTY, UTAH
 3500 SOUTH 1100 EAST PROPERTY
PRELIMINARY PLAT

FOUND STANDARD
 2.5" BRASS CAP
 3440 SOUTH
 1300 EAST
 BM ELEV=4354.68'

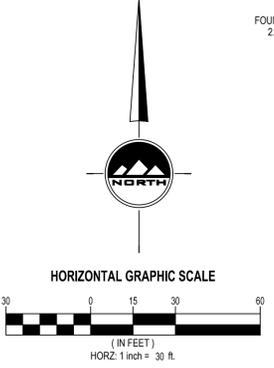


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	16.00'	18.79'	67°18'16"	N56°20'52"E	17.73'
C2	20.00'	7.83'	22°26'05"	N11°28'42"E	7.78'
C3	20.00'	31.51'	90°15'39"	S44°52'10"E	28.35'

NOTICE TO PURCHASERS:
 INFRASTRUCTURE IS PRIVATELY OWNED AND THE MAINTENANCE, REPAIR, REPLACEMENT AND OPERATION OF THE INFRASTRUCTURE IS THE RESPONSIBILITY OF THE PROPERTY OWNERS AND WILL NOT BE ASSUMED BY THE CITY. HOME OWNER COSTS SHALL BE INCLUSIVE OF THE PRIVATE INFRASTRUCTURE REQUIREMENTS AS DESCRIBED ON THE RECORDED COST ESTIMATE.

NOTES:
 1. FIRE TURNAROUNDS MUST BE KEPT CLEAR AT ALL TIMES.
 2. OPEN SPACE PARCELS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 3. A RECORD OF SURVEY PLAT WAS FILED IN SALT LAKE COUNTY SURVEYOR'S OFFICE AS ENTRY NO. S.

OWNER/DEVELOPER
GARBETT HOMES
 273 NORTH EAST CAPITOL STREET
 SALT LAKE CITY, UTAH 84103
 801.396.9800



SURVEYOR'S CERTIFICATE
 I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 26882, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as EQUINOX AT MILLCREEK BY GARBETT HOMES, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
 A part of the Northeast Quarter of Section 32, Township 1 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:
 A parcel of land being all of two (2) entire tracts located in the Northeast Quarter of Section 32, Township 1 South, Range 1 East, Salt Lake Base and Meridian, said entire tracts are described in that Warranty Deed recorded in Book 10370, Page 1610, Salt Lake County Recorder's Office. The boundary of said parcel of land is described as follows:
 Beginning at the Southeast Corner of Lot 3 of Millcreek Commons Subdivision, said point being South 00°18'43" West 581.68 feet along the centerline of 1300 East Street and West 1,044.00 feet from the Salt Lake County Brass Cap Monument located 33.00 feet East of the Northeast Corner of Lot 12, Block 22, 10 Acre Plat 'A'; and running
 thence South 89°47'29" West 54.87 feet along the southerly line of said Lot 3 of Millcreek Commons Subdivision;
 thence North 89°22'36" West 80.00 feet along the southerly line of said Lot 3 of Millcreek Commons Subdivision;
 thence North 89°24'19" West 27.04 feet along the southerly line of said Lot 3 of Millcreek Commons Subdivision;
 thence North 00°00'29" East 16.98 feet along the southerly line of said Lot 3 of Millcreek Commons Subdivision to a point on the southerly line of a concrete wall lined channel (Mill Creek);
 thence North 87°28'20" West 104.12 feet along the southerly line of said Lot 3 of Millcreek Commons Subdivision, said line also being along the southerly line of said concrete wall;
 thence North 84°15'00" West 245.94 feet along the southerly line of said Lot 3 of Millcreek Commons Subdivision and its extension, said line also being along the southerly line of said concrete wall to the Easterly Right-of-Way Line of 1100 East Street;
 thence North 00°14'32" East 67.79 feet along said Easterly Right-of-Way Line of 1100 East Street;
 thence East 199.43 feet;
 thence North 00°15'05" East 58.29 feet to the southerly line of the Lorraine Subdivision, as platted and recorded in Book J, Page 54, Salt Lake County Recorder's Office;
 thence North 89°46'54" East 207.53 feet along the southerly line of said Lorraine Subdivision and to and along an existing fence line;
 thence South 00°15'39" West 57.60 feet;
 thence North 89°46'54" East 103.39 feet;
 thence South 116.81 feet to the point of beginning.

Contains 60,366 Square Feet or 1.386 Acres and 10 Lots and 2 Parcels

DATE _____ PATRICK M. HARRIS
 P.L.S. 26882

OWNER'S DEDICATION
 Known all men by these presents that I/we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the
EQUINOX AT MILLCREEK BY GARBETT HOMES
 do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public Use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.
 In witness whereof I/we have hereunto set our hand (s) this _____ day of _____ A.D. 20____.

By Bryson Garbett, Manager

UTILITY DEDICATION
 The owner(s) also hereby dedicate a non-exclusive public utility easement within Lots 1 through 10 and the Open Space Areas as shown hereon except within the building and garage structures for the purpose of providing access for utility installation, maintenance, use and eventual replacement, and to provide emergency services, with respect to the subdivision.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
 STATE OF UTAH _____ J.S.S.
 County of Salt Lake _____
 On the _____ day of _____ A.D. 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____ of _____, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____
 _____ RESIDING IN _____ COUNTY.

EQUINOX AT MILLCREEK BY GARBETT HOMES
 AMENDING LOT 3 MILLCREEK COMMONS SUBDIVISION
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 32,
 TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
 MILLCREEK TOWNSHIP, SALT LAKE COUNTY, UTAH

ENSIGN
 SALT LAKE CITY
 45 W. 10000 S., Suite 500
 Sandy, UT, 84070
 Phone: 801.255.0529
 Fax: 801.255.4449
 WWW.ENSIGNENG.COM

SHEET 1 OF 1
 PROJECT NUMBER: 6963
 MANAGER: RQE
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE: 10/29/16

CHECKED FOR ZONING COMPLIANCE
 ZONE: _____ LOT AREA: _____
 LOT WIDTH: _____ FRONT YARD: _____
 SIDE YARD: _____ REAR YARD: _____
 DATE: _____ SIGNATURE: _____

FLOOD CONTROL AND ENGINEERING
 APPROVED THIS _____ DAY OF _____
 20____ BY FLOOD CONTROL AND ENGINEERING.
 FLOOD CONTROL AND ENGINEERING

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

HEALTH
 APPROVED THIS _____ DAY OF _____
 20____ BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.
 SALT LAKE COUNTY HEALTH DEPARTMENT

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

ADDRESS FRONTAGE APPROVED
 DATE _____ SIGNED _____

UNIFIED FIRE AUTHORITY APPROVAL
 DATE _____ SIGNED _____

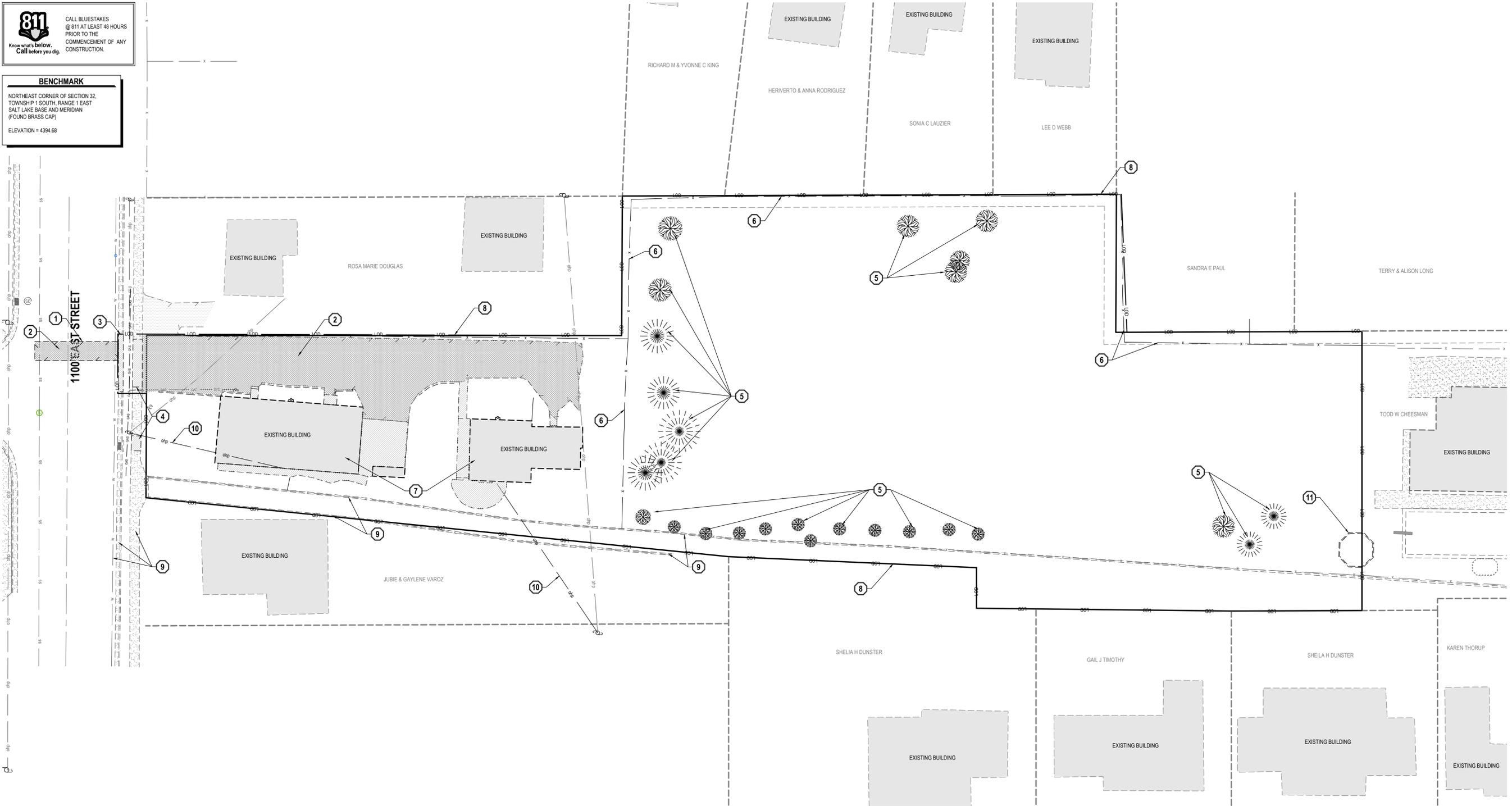
APPROVAL AS TO FORM
 APPROVED THIS _____ DAY OF _____
 20____
 SALT LAKE COUNTY DISTRICT ATTORNEY

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

RECORDED # _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF: _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FEES _____ DEPUTY SALT LAKE COUNTY RECORDER

811 CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK
NORTHEAST CORNER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)
ELEVATION = 4394.68

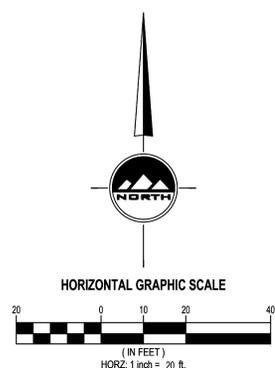


GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
- SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

- SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
- REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
- SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
- SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE SIDEWALK.
- REMOVE EXISTING LANDSCAPING IN THIS AREA. RETROFIT AND REPAIR IRRIGATION SYSTEM AS NEEDED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
- REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, ETC., INCLUDING ALL ELECTRICAL APPURTENANCES, IN THIS AREA WHETHER OR NOT IDENTIFIED ON PLANS. CONTRACTOR TO FILL IN ALL HOLES CREATED DURING DEMOLITION WITH STRUCTURAL FILL TO PROPER SUBGRADE ELEVATION.
- LIMIT OF DISTURBANCE.
- PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
- REMOVE AND RELOCATE EXISTING OVERHEAD POWER LINES PER JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- REMOVE AND RELOCATE EXISTING STRUCTURE.



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
GARRETT HOMES
273 NORTH EAST CAPITOL STREET
SALT LAKE CITY, UT 84103

CONTACT:
JACOB BALLSTAEDT
PHONE: 801-455-5131

EQUINOX AT MILLCREEK
BY GARRETT HOMES
3511 SOUTH 1100 EAST
MILLCREEK, UTAH



DEMOLITION PLAN

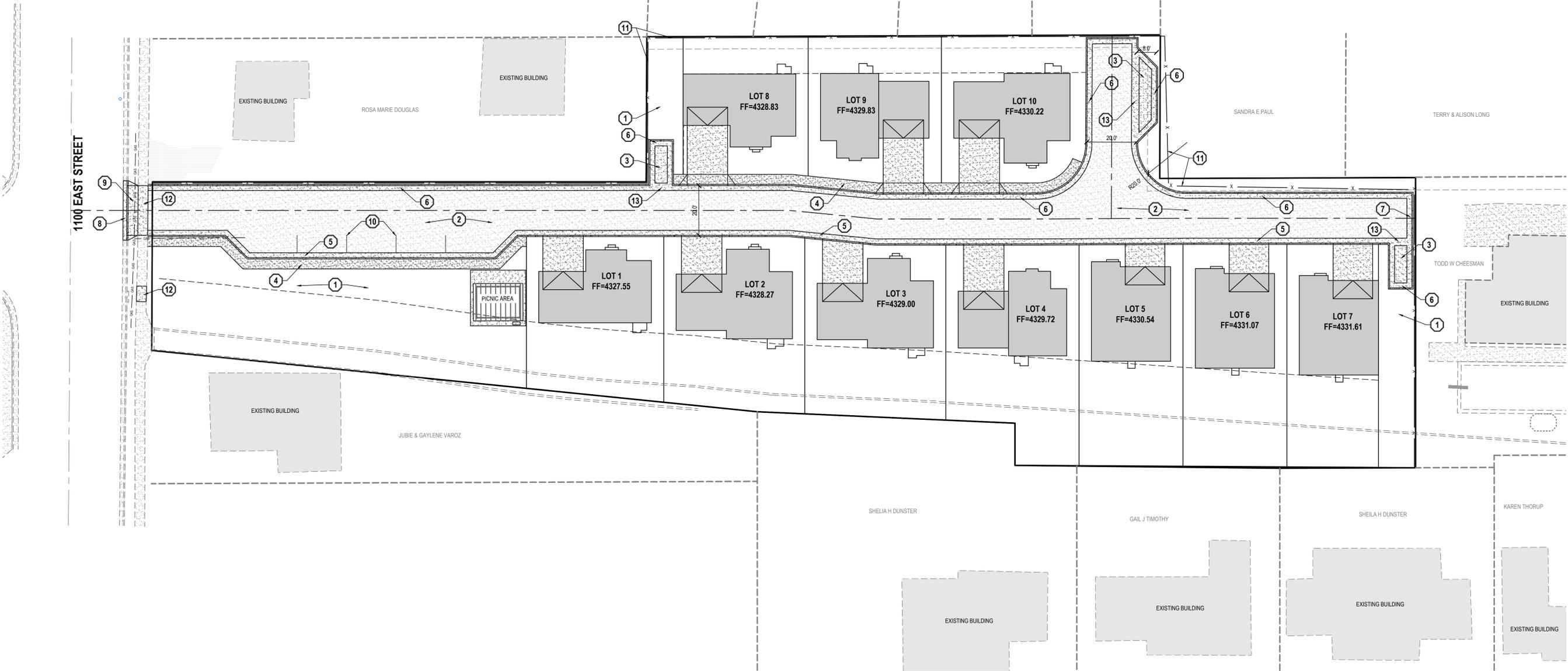
PROJECT NUMBER: 6963
PRINT DATE: 10/17/2016
DRAWN BY: M.MEDINA
CHECKED BY:

PROJECT MANAGER: B.MORGAN

C-100

811 CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

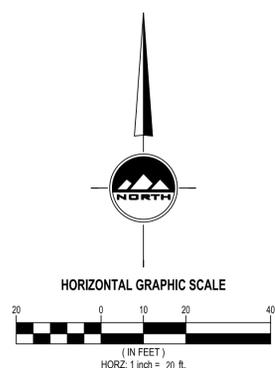
BENCHMARK
NORTHEAST CORNER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)
ELEVATION = 4394.68



- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOO, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- LANDSCAPING AREA
 - ASPHALT PAVEMENT: 3" THICK ASPHALTIC CONCRETE WITH 10" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT PER DETAIL 3/C-600.
 - CONCRETE PAVEMENT: 6" THICK CONCRETE WITH 6" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT AND DETAIL 4/C-600.
 - 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND SPECIFICATIONS.
 - 30" COLLECTION CURB AND GUTTER PER DETAIL 1/C-600.
 - 30" REVERSE PAN CURB AND GUTTER PER DETAIL 2/C-600.
 - TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
 - 30" CURB AND GUTTER PER SALT LAKE COUNTY STANDARDS AND SPECIFICATIONS.
 - OPEN DRIVEWAY APPROACH PER SALT LAKE COUNTY STANDARDS AND SPECIFICATIONS.
 - 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
 - PROPOSED FENCE, PER OWNER DIRECTIVE.
 - CONCRETE SIDEWALK PER SALT LAKE COUNTY STANDARDS AND SPECIFICATIONS.
 - 3" WATERWAY PER DETAIL 7/C-600.

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
BUILDING	12,428	21%
DRIVE AND DRIVEWAYS	17,600	29%
OPEN SPACE	30,302	50%
TOTAL SITE	60,330 1.38 ACRES	100%



ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
GARRETT HOMES
273 NORTH EAST CAPITOL STREET
SALT LAKE CITY, UT 84103

CONTACT:
JACOB BALLSTAEDT
PHONE: 801-455-5131

**EQUINOX AT MILLCREEK
BY GARRETT HOMES**
3511 SOUTH 1100 EAST
MILLCREEK, UTAH



SITE PLAN

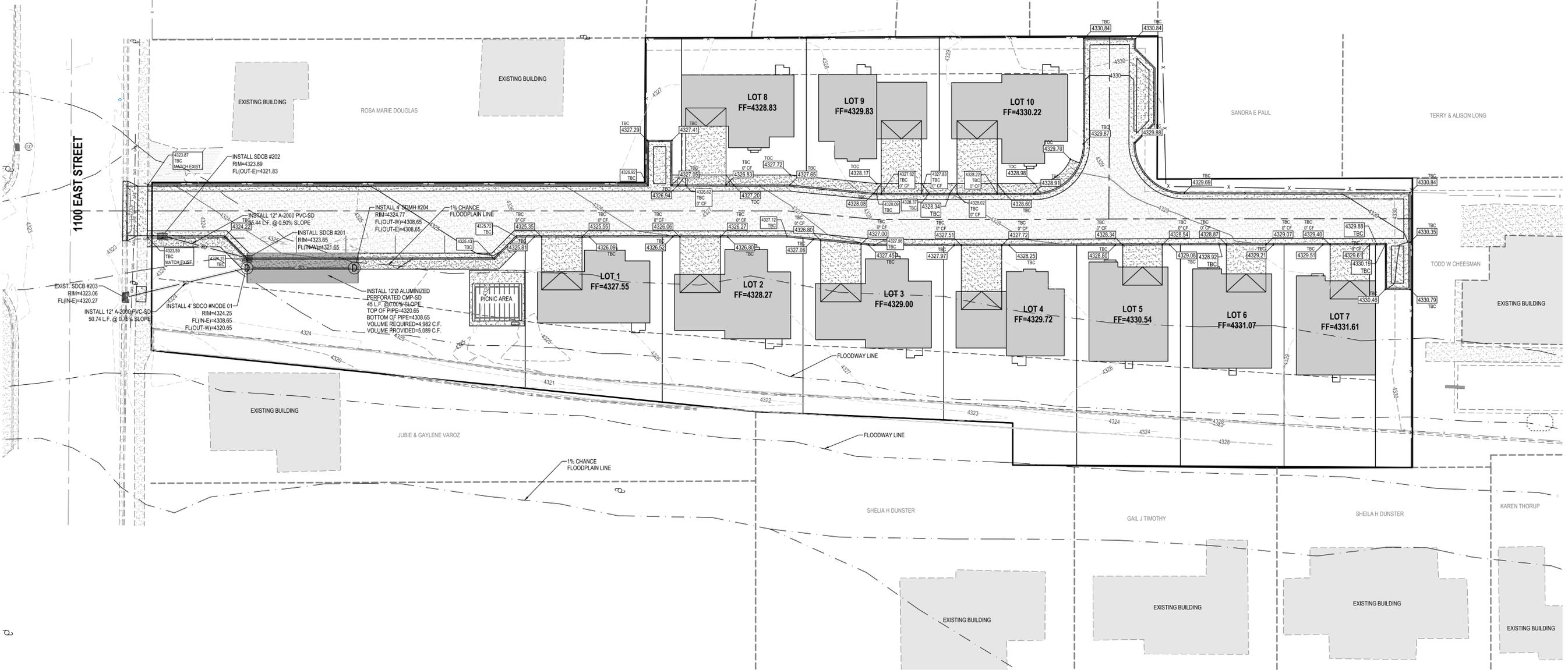
PROJECT NUMBER: 6983
PRINT DATE: 10/24/2016
DRAWN BY: M.MEDINA
CHECKED BY:

PROJECT MANAGER:
B.MORGAN

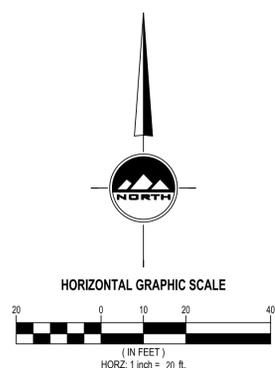
C-200

811 CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
Know what's below. Call before you dig.

BENCHMARK
NORTHEAST CORNER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN (FOUND BRASS CAP)
ELEVATION = 4394.68



- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
 4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
 5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
 7. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
 8. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

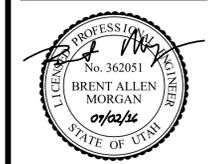
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
GARRETT HOMES
273 NORTH EAST CAPITOL STREET
SALT LAKE CITY, UT 84103

CONTACT:
JACOB BALLSTAEDT
PHONE: 801-455-5131

**EQUINOX AT MILLCREEK
BY GARRETT HOMES**
3511 SOUTH 1100 EAST
MILLCREEK, UTAH



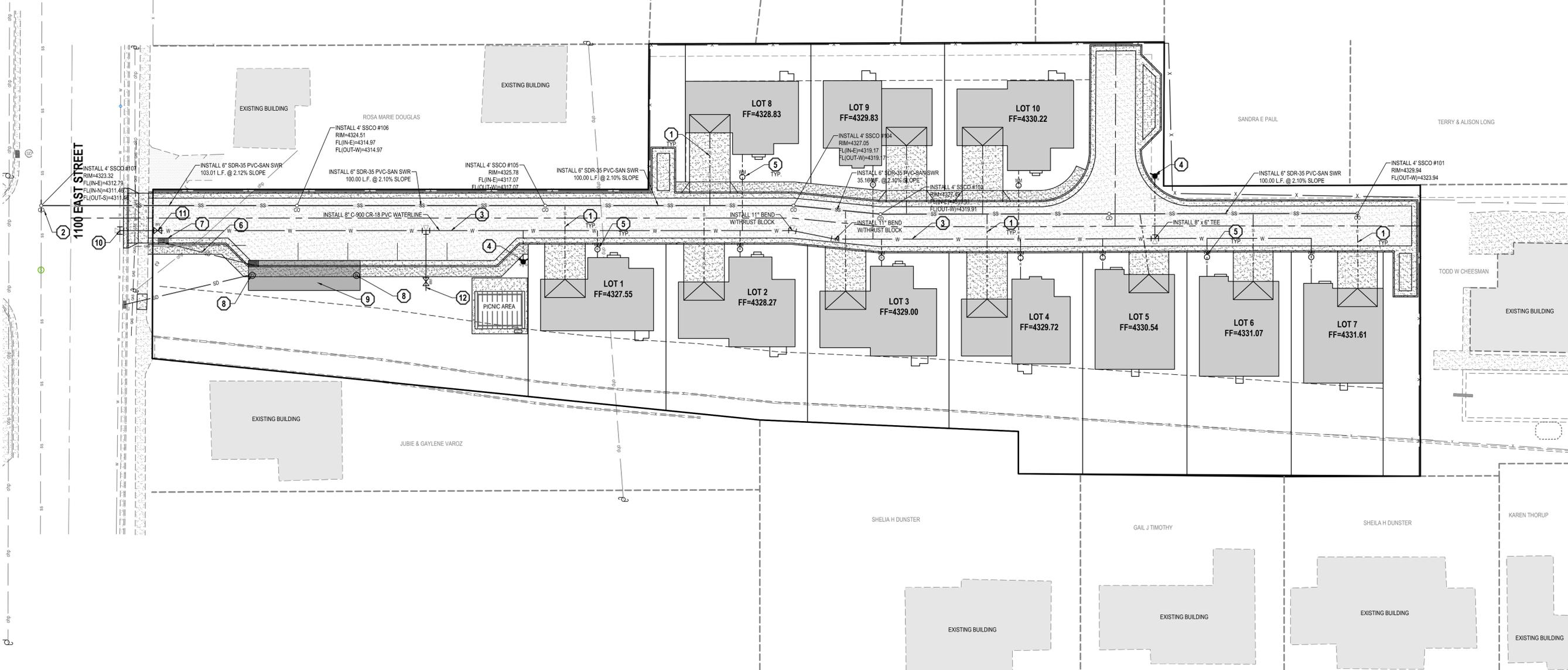
**GRADING AND
DRAINAGE PLAN**

PROJECT NUMBER: 6983
PRINT DATE: 10/19/2016
DRAWN BY: M.MEDINA
CHECKED BY:
PROJECT MANAGER: B.MORGAN

C-300

811 CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

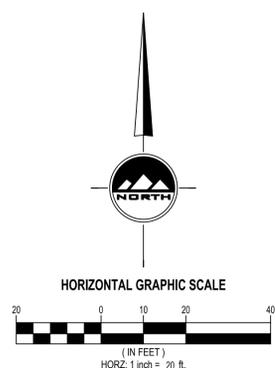
BENCHMARK
NORTHEAST CORNER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)
ELEVATION = 4394.68



- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 - ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
 - ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 - DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
 - ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 - ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.

- ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE MECHANICAL PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
- THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL PLUMBING PLANS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- 4" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING. INSTALLATION AND TRENCHING PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - CONNECT TO EXISTING SEWER MAIN PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - C-900 PVC WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS. INSTALLATION AND TRENCHING PER APWA STANDARDS AND SPECIFICATIONS.
 - FIRE HYDRANT ASSEMBLY COMPLETE PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - 3/4" CULINARY WATER METER AND LINE PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - A-2000 PVC STORM DRAIN LINE OR APPROVED EQUAL. INSTALLATION AND TRENCHING PER APWA STANDARDS AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
 - CATCH BASIN PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - 3/8" ACCESS MANHOLE FOR UNDERGROUND RETENTION CHAMBER SYSTEM WITH SOLID COVER.
 - UNDERGROUND RETENTION CHAMBER SYSTEM: INSTALL 1 BARREL OF 120 PERFORATED ALUMINIZED CMP, 45" IN LENGTH, SLOPE=0.00%, PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO MAINTAIN A MINIMUM OF 2' OF COVER ABOVE TOP OF CHAMBER. FILL ENTIRE EXCAVATION TO WITHIN 6" BELOW AND 6" ABOVE PIPING WITH FREE DRAINING GRANULAR MATERIAL (3/8" CHIPS RECOMMENDED). FILL REMAINDER OF EXCAVATION WITH ANGULAR, WELL GRADED GRANULAR FILL CONSISTENT WITH AASHTO A-1, A-2, OR A-3 CLASSIFICATION. PROVIDE FILTER FABRIC WRAP AROUND ENTIRE SECTION OF ROCK, MIRAFI 140N OR EQUIVALENT.
 - CONNECT TO EXISTING WATER LINE PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - 8" GATE VALVE PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - GATE VALVE AND POINT OF CONNECTION FOR IRRIGATION CONTRACTOR. INSTALL 3/4" METER, VALVE, AND BACKFLOW PREVENTION DEVICE PER SOUTH JORDAN CITY STANDARD AND SPECIFICATIONS. SEE LANDSCAPE PLANS FOR LOCATION AND DESIGN INFORMATION.



EN SIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
GARRETT HOMES
273 NORTH EAST CAPITOL STREET
SALT LAKE CITY, UT 84103

CONTACT:
JACOB BALLSTAEDT
PHONE: 801-455-5131

**EQUINOX AT MILLCREEK
BY GARRETT HOMES**
3511 SOUTH 1100 EAST
MILLCREEK, UTAH



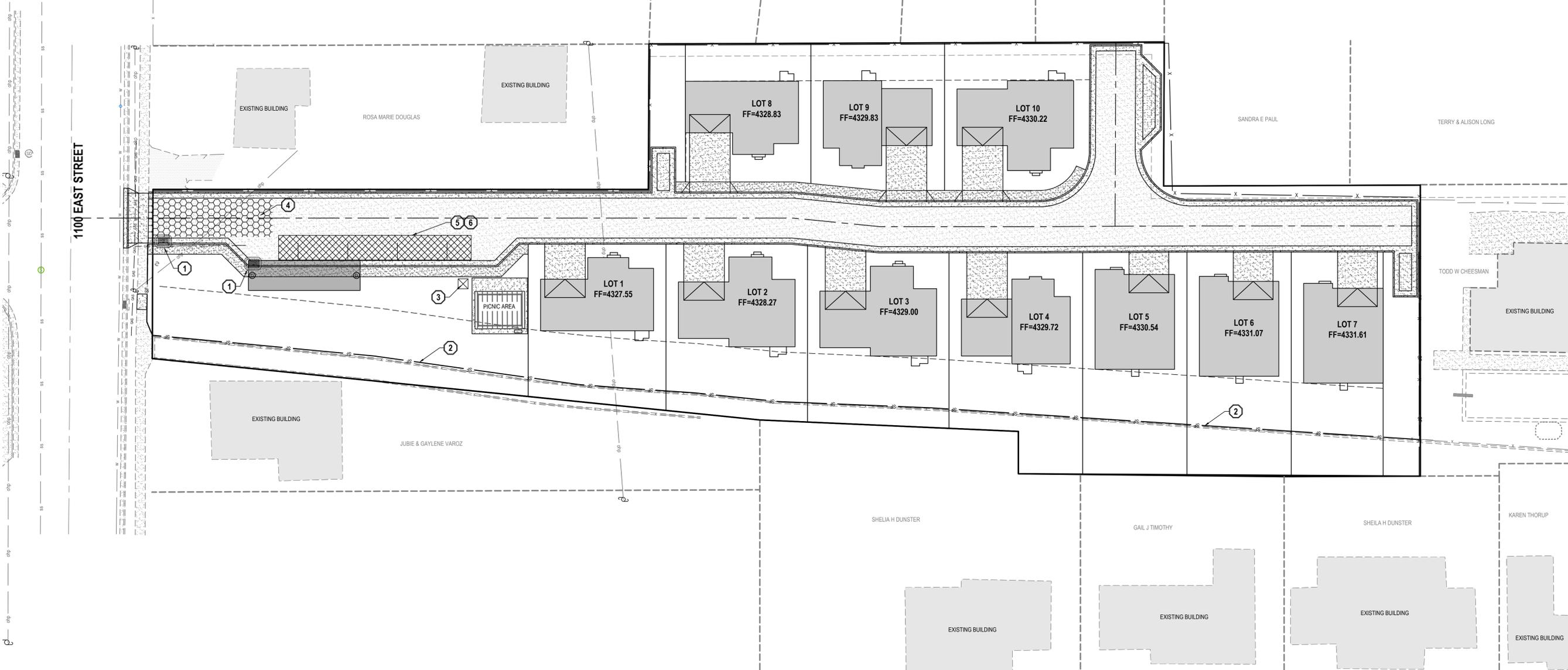
UTILITY PLAN

PROJECT NUMBER: 6963 PRINT DATE: 10/25/16
DRAWN BY: M.MEDINA CHECKED BY:
PROJECT MANAGER: B.MORGAN

C-400

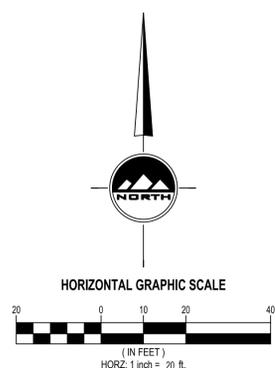
811 CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK
NORTHEAST CORNER OF SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)
ELEVATION = 4394.68



- GENERAL NOTES**
- THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMPs) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ON-SITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ON-SITE.
 - DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
 - RESUED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
 - DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
 - VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMPs TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
 - NOT ALL POSSIBLE BMPs HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
 - A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- INLET PROTECTION PER DETAIL 9/C-600.
 - SILT FENCE PER DETAIL 8/C-600.
 - PORTABLE TOILET PER DETAIL 11/C-600.
 - VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 10/C-600.
 - SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
 - SUGGESTED STOCKPILE AREA.



EN SIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
GARRETT HOMES
273 NORTH EAST CAPITOL STREET
SALT LAKE CITY, UT 84103

CONTACT:
JACOB BALLSTAEDT
PHONE: 801-455-5131

**EQUINOX AT MILLCREEK
BY GARRETT HOMES**
3511 SOUTH 1100 EAST
MILLCREEK, UTAH



EROSION CONTROL PLAN

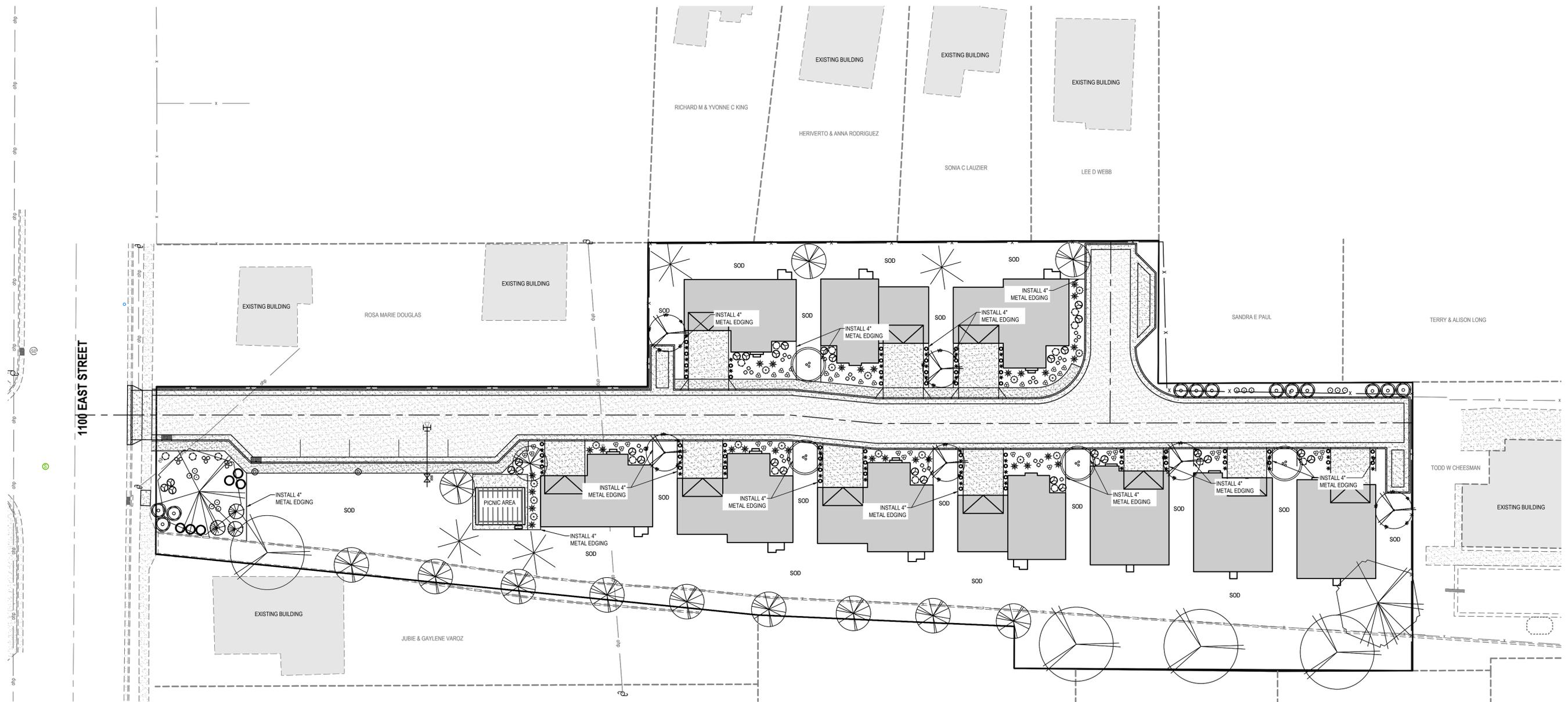
PROJECT NUMBER: 6983 PRINT DATE: 10/25/16
DRAWN BY: M.MEDINA CHECKED BY:
PROJECT MANAGER: B.MORGAN

C-500

EQUINOX AT MILLCREEK

**3500 SOUTH 1100 EAST
MILLCREEK, UTAH**

LANDSCAPE PLAN



Landscape

Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size
6		Spruce, Dwarf Alberta	<i>Picea glauca 'Conica'</i>	5 Gallon
4		Pear, Bradford	<i>Pyrus calleryana 'Bradford'</i>	2" Cal.
13		Linden, Little-leaf	<i>Tilia cordata</i>	2" Cal.
6		Cherry, Kwanzan	<i>Prunus serrulata 'Kwanzan'</i>	2" Cal.
4		Pine, Austrian	<i>Pinus nigra</i>	6' Min.
4		Hackberry, Common	<i>Celtis occidentalis</i>	2" Cal.
2		Ash, Autumn Purple	<i>Fraxinus americana 'Autumn Purple'</i>	2" Cal.

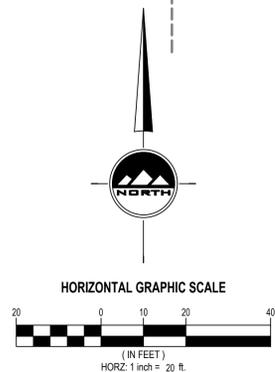
Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
12		Barberry, 'Bonanza Gold'	<i>Berberis thunbergii bonanza gold</i>	5 Gallon
29		Daphne, Carol Mackie	<i>Daphne x burkwoodii 'Carol Mackie'</i>	5 Gallon
17		Spirea, 'Gold Flame'	<i>Spirea bumalda</i>	5 Gallon
30		Pine, Mugo	<i>Pinus mugo 'Compacta'</i>	5 Gallon
12		Dogwood, Ivory Halo	<i>Cornus alba 'Ballhalo'</i>	5 Gallon
3		Compact Burning Bush	<i>Euonymus alatus 'Compactus'</i>	5 Gallon
41		Fountain Grass	<i>Pennisetum setaceum</i>	1 Gallon
58		Blue Oat Grass	<i>Helictotrichon sempervirens</i>	1 Gallon

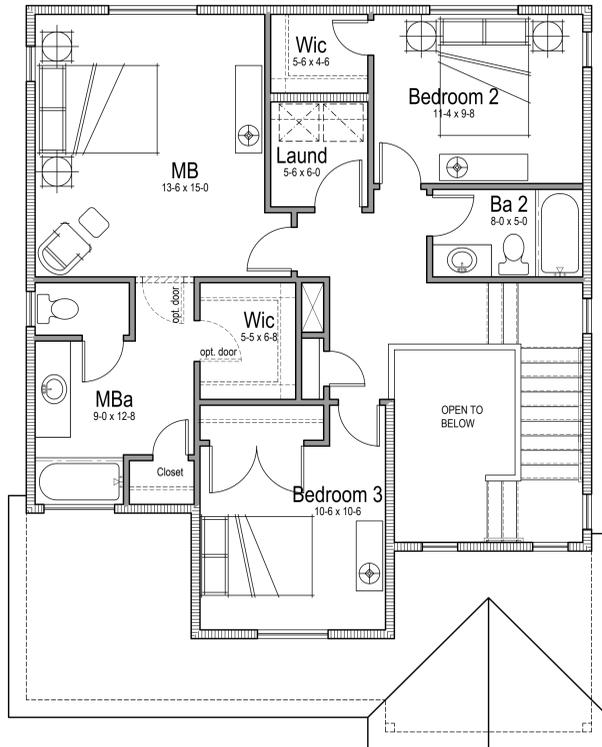
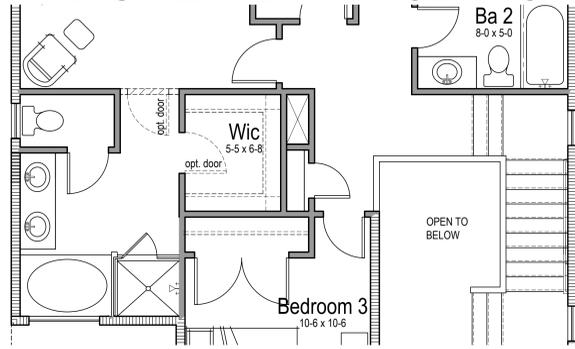
Annuals-Perennials

Qty	Symbol	Common Name	Botanical Name	Plant Size
51		Daylily	<i>Hemerocallis</i>	1 Gallon
40		Daisy, Alma Potschke Michaelmas	<i>Aster novae-angliae 'Alma Potschke'</i>	1 Gallon
17		Russian Sage	<i>Perovskia atriplicifolia</i>	1 Gallon

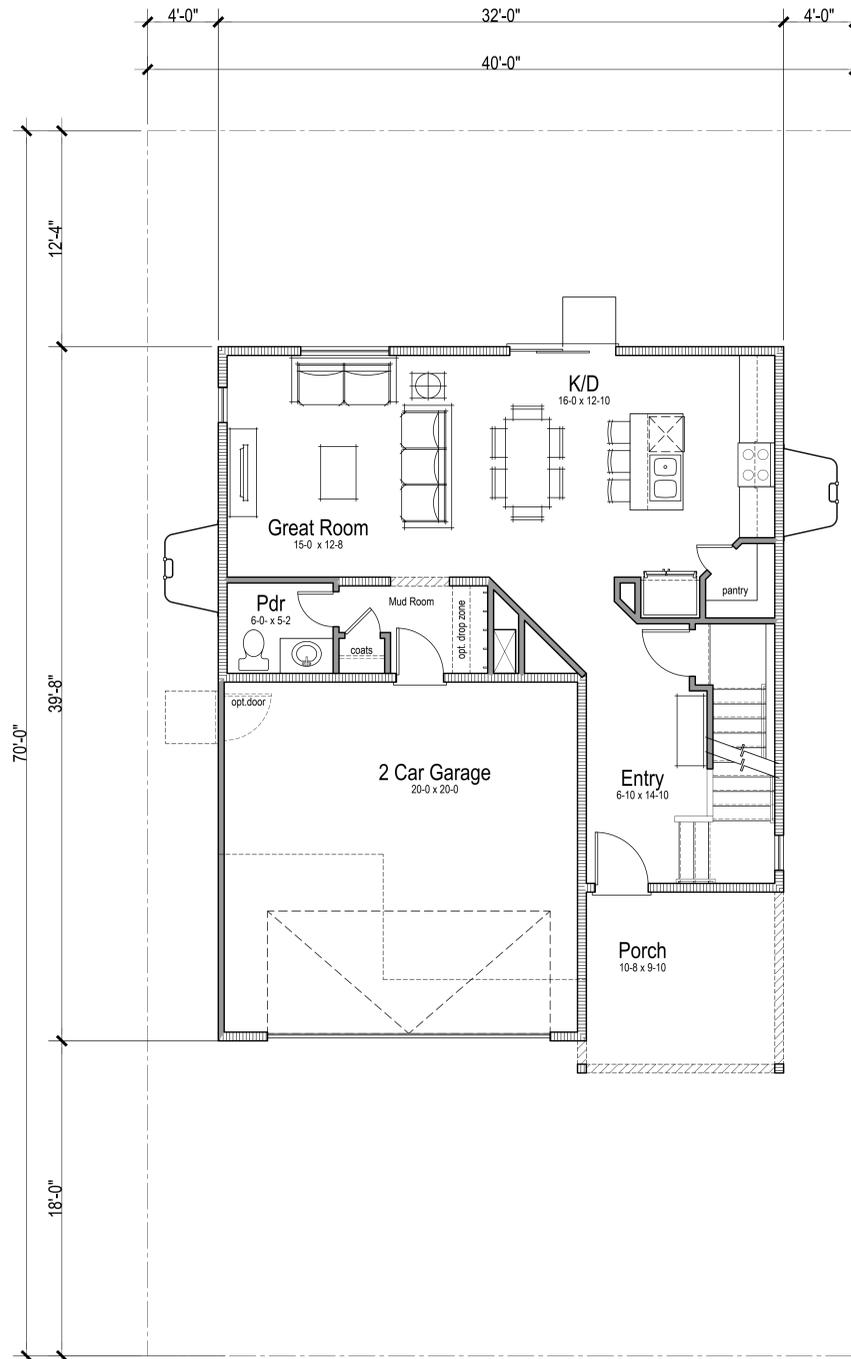
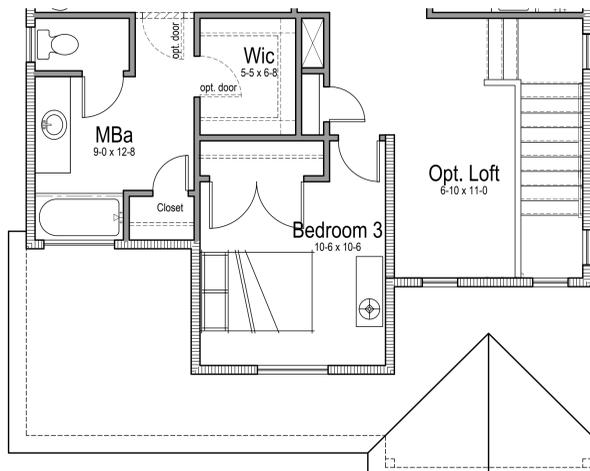
Landscape Notes: In all landscape bed areas install 4" deep 2'-3" diameter Nephi gravel color 'Southtown' or equiv. decorative rock over weed barrier, typ.



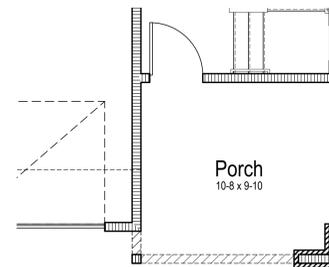
MASTER BATH OPTION



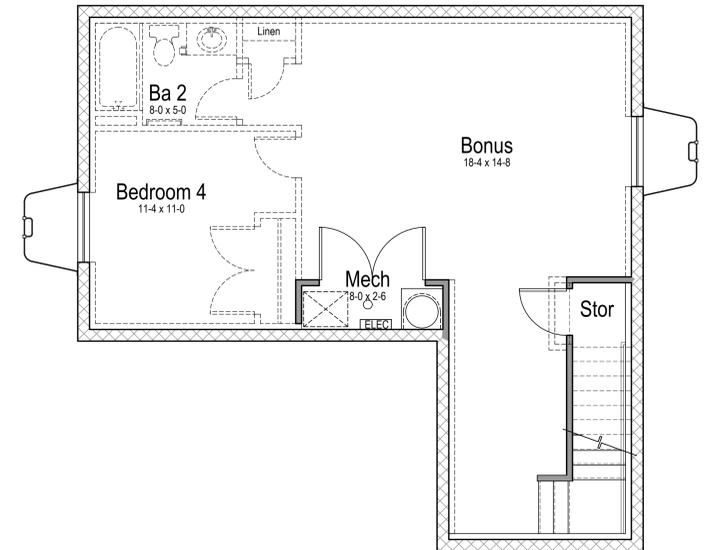
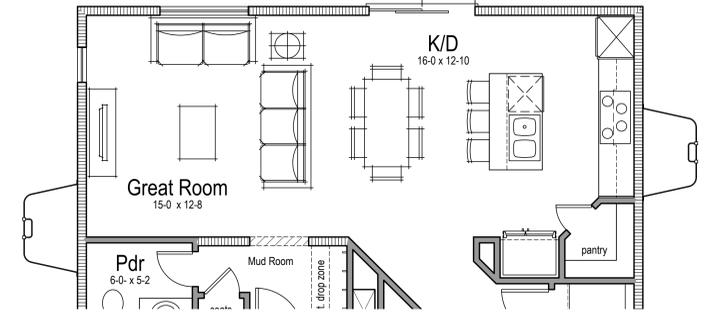
LOFT OPTION



STYLE 3 PORCH



GOURMET KITCHEN OPTION



VEGA - SF

First Floor	753	sf
Second Floor	906	sf
Total (livable)	1659	sf
Optional Loft	+ 79	sf
Unfinished basement	753	sf
Garage	417	sf
Porch	121	sf

SOLSTICE

Garbett Homes
273 North East Capitol Street
Salt Lake City, Utah 84103
(801) 456-2430

VEGA FLOOR PLANS

SALT LAKE CITY, UT

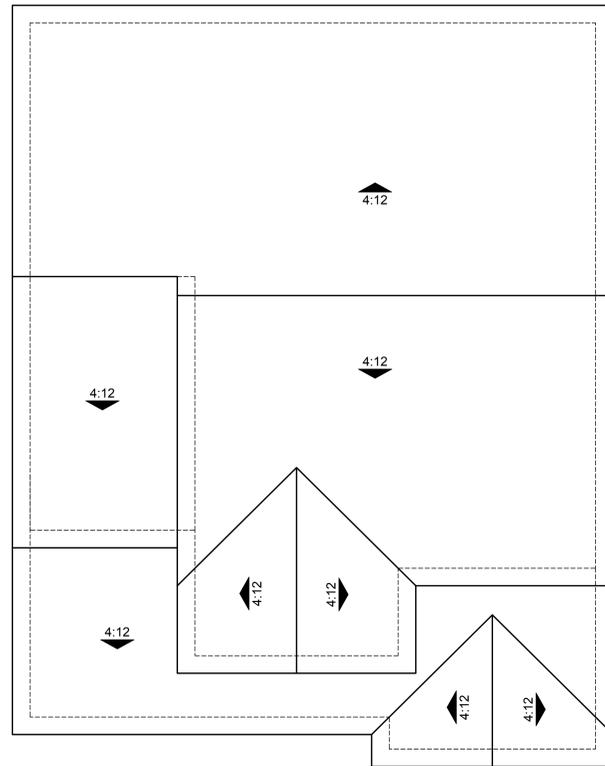
KTGY # 150928

xxx/2012

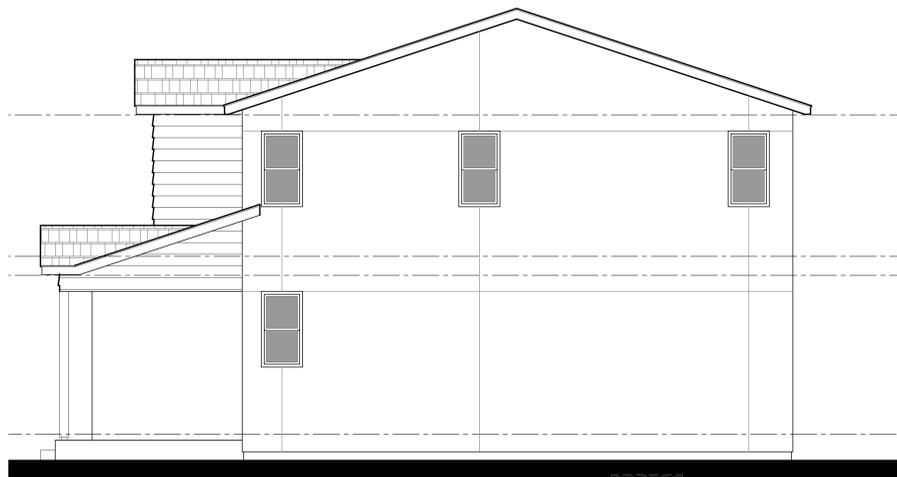
KTGY Group, Inc.
Architecture+Planning
8605 Westwood Ctr. Dr., Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com



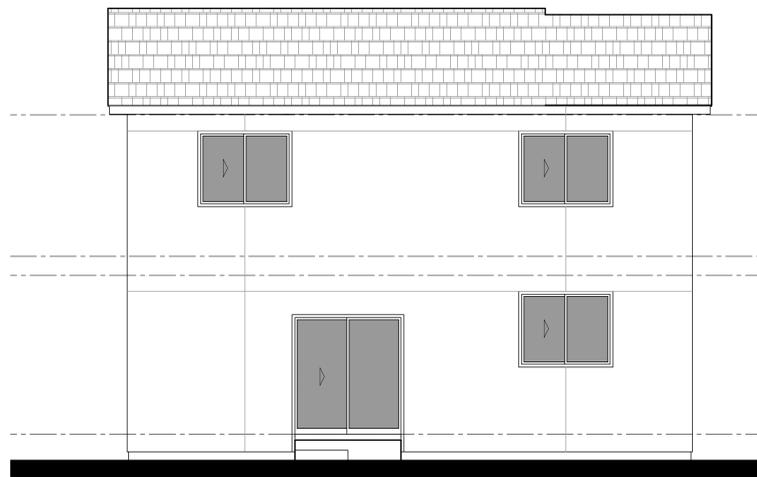
A3-01



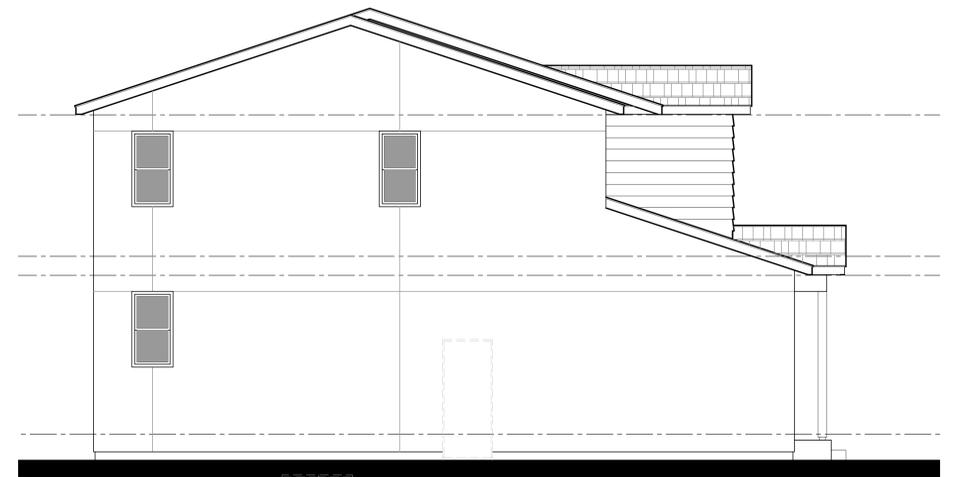
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

SOLSTICE

Garbett Homes
273 North East Capitol Street
Salt Lake City, Utah 84103
(801) 456-2430

VEGA - STYLE I EXTERIOR ELEVATIONS

SALT LAKE CITY, UT

KTYG # 150928

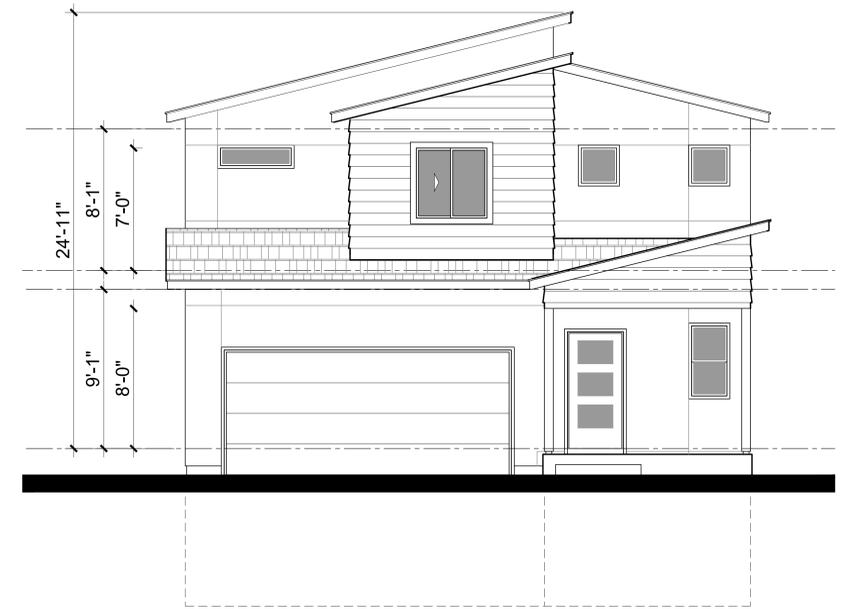
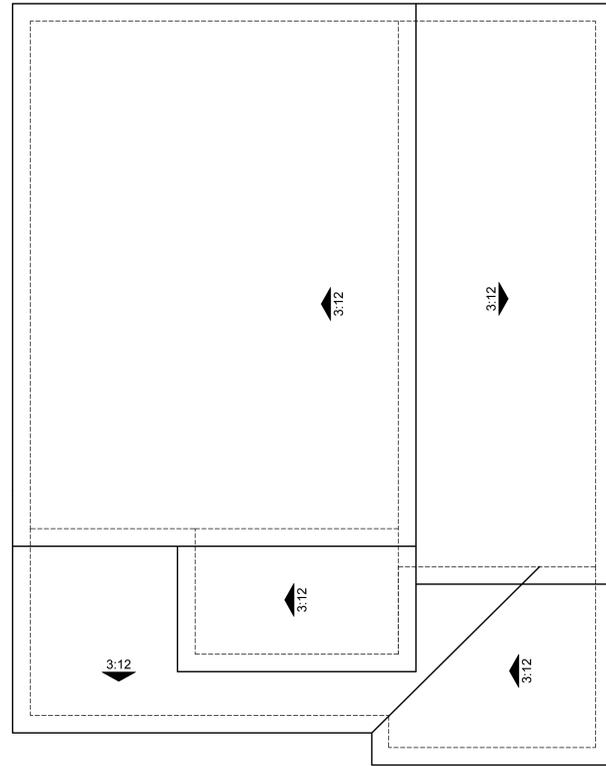
xxx2012

KTYG Group, Inc.
Architecture+Planning
8605 Westwood Ctr. Dr., Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com

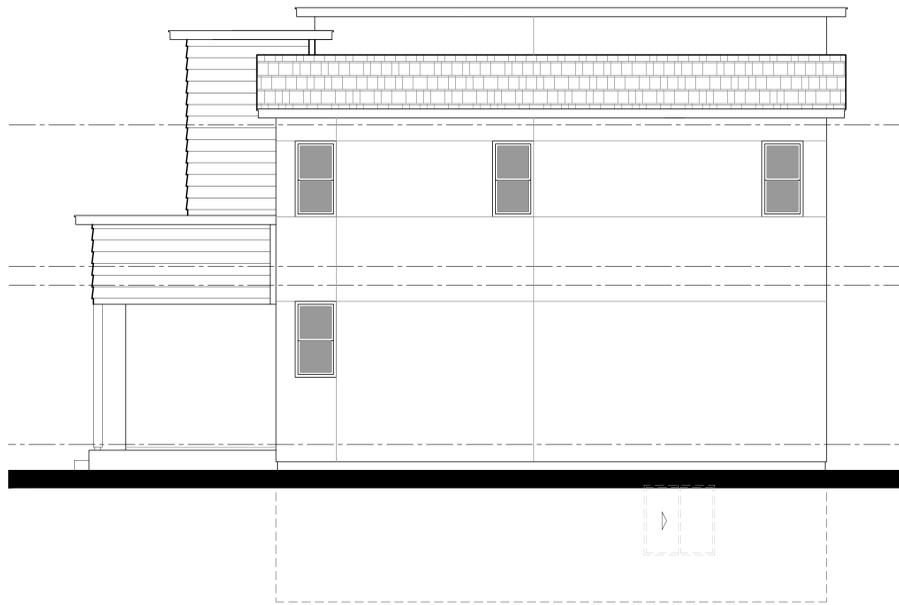


A3-11

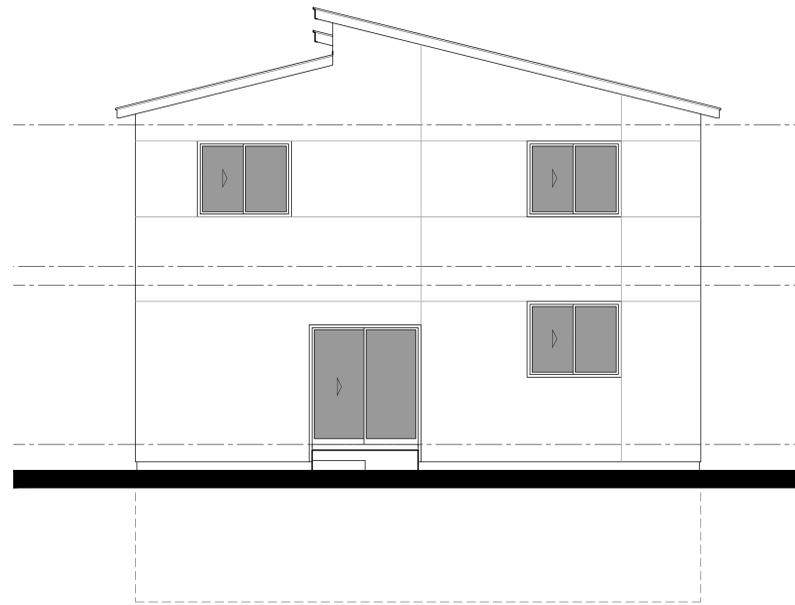




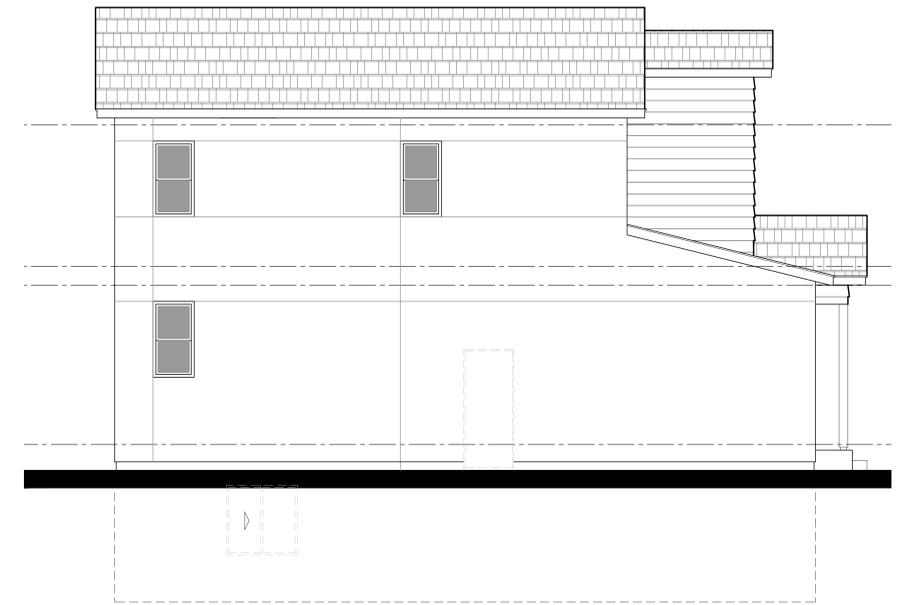
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

SOLSTICE

Garbett Homes
273 North East Capitol Street
Salt Lake City, Utah 84103
(801) 456-2430

VEGA- 'STYLE 2' EXTERIOR ELEVATIONS

SALT LAKE CITY, UT

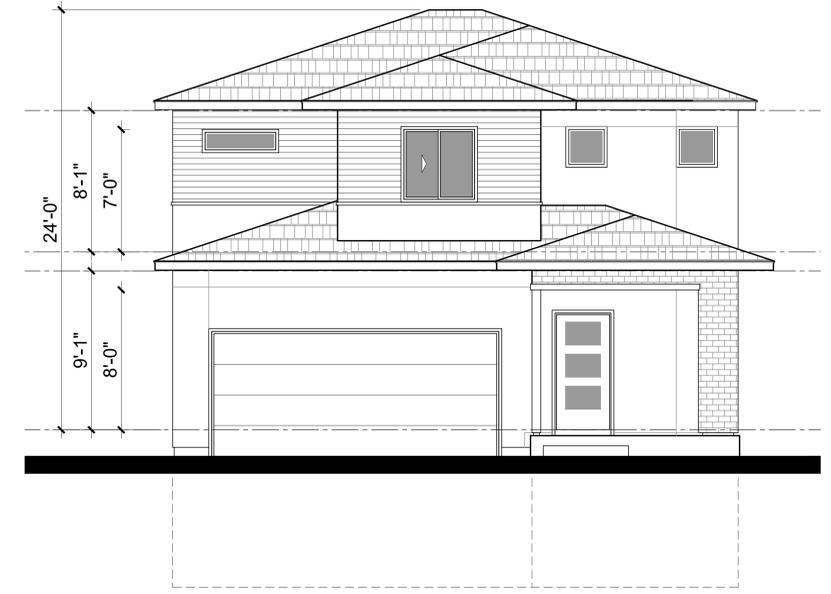
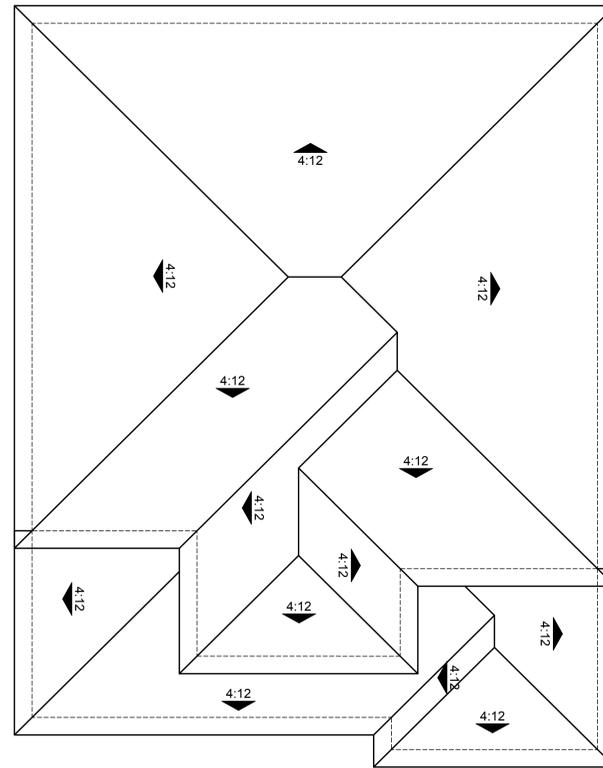
KTGY # 150928

xxx-2012

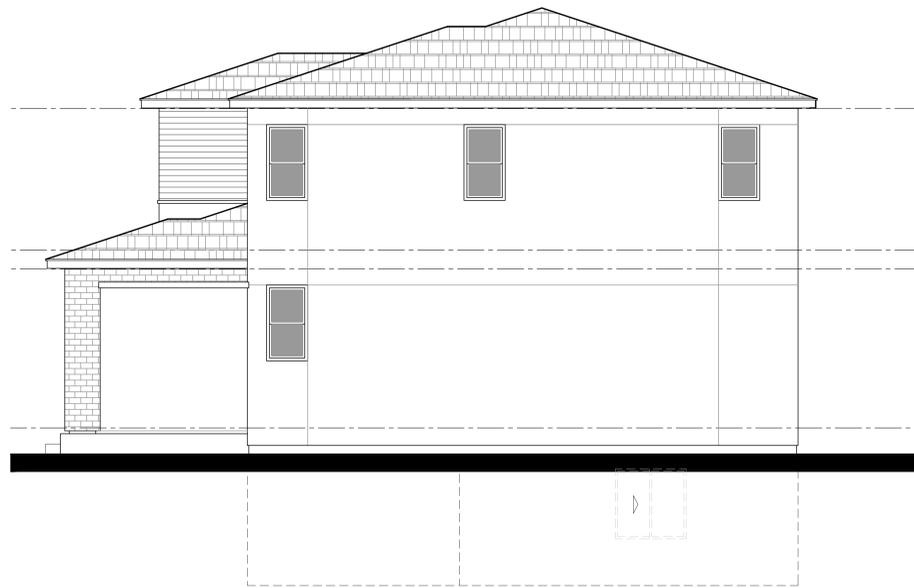
KTGY Group, Inc.
Architecture+Planning
8605 Westwood Ctr. Dr., Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com



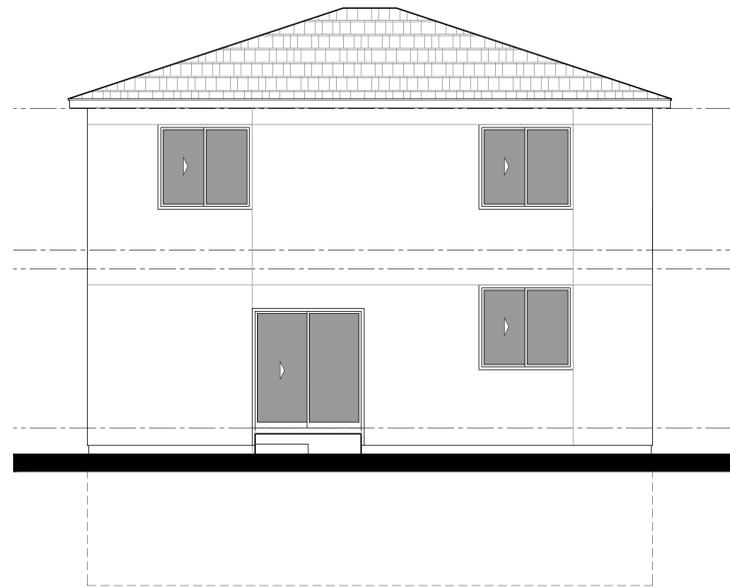
A3-12



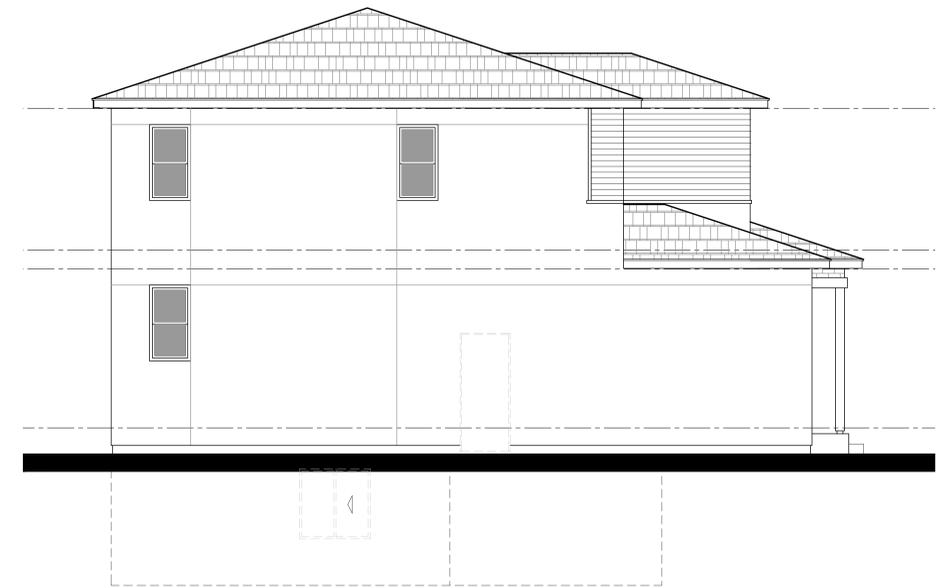
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

SOLSTICE

Garbett Homes
273 North East Capitol Street
Salt Lake City, Utah 84103
(801) 456-2430

VEGA - STYLE 3 EXTERIOR ELEVATIONS

SALT LAKE CITY, UT

KTGY # 150928

xxx.xx.2012

KTGY Group, Inc.
Architecture+Planning
8605 Westwood Ctr. Dr., Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com



A3-13











LAND USE CONSIDERATIONS – GROUND SIGN

Requirement	Standard	Proposed	Compliance Verified
Height	30 feet maximum	20 feet 10 inches	Yes.
Setbacks	18 inches	3 feet	Yes.
Size	48 sq. ft. plus 1 sq. ft. for each foot of frontage over 30 on a street to a maximum of 256 sq. ft. EMC size is 50% of total allowable sign size	Sign 1 – 85.5 sq. ft. Sign 2 (new) – 88.4 sq. ft. (of which 31 sq. ft. is EMC)	Yes. Maximum allowable is 256 square feet. 204.9 sq. ft. is utilized between the two signs (inclusive of actuarial reduction for EMC sign)
Number	1 sign per 300 feet of frontage or part thereof	2 signs – (total of 335 feet of frontage)	Yes.

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

GENERAL PLAN CONSIDERATIONS

Goal 4: ACTIVITY CENTERS

Promote the development of viable commercial, employment, and activity centers to serve the community.

Objective 4.6: Improve the quality of streetscape along key corridors in Millcreek’s neighborhoods, especially along major arterial streets.

Approval of the new sign, coupled with removal of existing non-approved and prohibited signs on the property, will help to clean up the visual appearance of the streetscape in this area.

ISSUES OF CONCERN/PROPOSED MITIGATION

Upon inspection of the property, planning staff is concerned about a number of non-approved and prohibited signs that were present on the property. Namely A-frame, snipe, temporary pennants, and banner sign support structures. Staff proposes that as a condition of approval, that all existing non-approved and prohibited signs and sign supports be removed from the site before final land use approval is granted for the sign requested with this application.

NEIGHBORHOOD RESPONSE

No official response received to date.

COMMUNITY COUNCIL RESPONSE

The Millcreek Community Council at their November 1, 2016 meeting forwarded a recommendation to the Millcreek Township Planning Commission that they approve the new sign together with a condition that the sign be turned off during nighttime hours (9:00 p.m.). An official response letter from the community council has not yet been received.

REVIEWING AGENCIES RESPONSE

The nature of the application did not necessitate the review of the preliminary plans by individual agencies. Compliance with current building, construction, engineering, fire, health, landscape and safety standards will be verified prior to final approval, or at the time of the building permit.

PLANNING STAFF ANALYSIS

19.82.170 - Prohibited signs.

Signs not specifically allowed by this chapter are prohibited. Without restricting or limiting the provisions of this section, the following signs are specifically prohibited: A-frame, snipe and pedestal signs.

19.82.020 - Definitions.

"A-frame sign" means temporary and/or movable sign constructed with two sides attached at the top so as to allow the sign to stand in an upright position.

"Electronic message center" or "EMC" means a mechanism or device which uses a combination of lights, or lighted or unlighted panels which are controlled electrically and electronically to produce words, symbols, pictures or messages which may change within a given panel area.

"Ground sign" means a sign supported by a fixed permanent frame support in the ground.

"Sign" means and includes every advertising message, announcement, declaration, demonstration, display, illustration, insignia surface or space erected or maintained in view of the observer thereof for identification, advertisement or promotion of the interests of any person, entity, product or service. "Sign" also includes the sign structure supports, lighting system and any attachments, ornaments or other features used to draw the attention of observers.

"Snipe sign" means a sign which is attached to a public utility pole, fixture poles, canopy supports, or the supports for another sign.

"Temporary sign," as regulated by this title, shall include any sign, banner, pennant, valance or advertising display constructed of paper, cloth, canvas, light fabric, cardboard, wallboard or other light materials, with or without frames, intended to be displayed out of doors for a short period of time.

19.82.130 - Lighted signs.

A. A lighted sign shall not be installed which permits the light to penetrate beyond the property in such a manner as to annoy or interfere with the use of adjacent properties.

B. Such lights alleged to violate subsection A of this section by the adjacent property owners or development services division director shall be subject to a public hearing before the planning commission as to the validity of the alleged violation. If such light is determined to be in violation, the owner of the light shall take appropriate, corrective action as directed.

19.82.135 - Electronic message center requirements for on-premises signs.

A. An electronic message center shall only display static images. An electronic message center shall not display scrolling text, video images, or scintillating images.

B. The minimum image display duration shall be four seconds.

C. The maximum image transition duration shall be three seconds. Transitions from one static image shall fade out and fade or dissolve in to the next static image without the use of flashing, animation, or movement.

D. All electronic message centers shall be equipped with a sensor or other device that automatically determines the ambient illumination and must be programmed to automatically dim according to ambient light conditions. The nighttime illuminance of an electronic message center shall not increase ambient lighting conditions by more than three-tenths footcandles when measured perpendicular to the electronic message center face at a distance determined by the following formula:

Measurement Distance (in feet) = The square root of [Area of electronic message center face in square feet) × 100]

E. Where allowed as a conditional use, conditions may be imposed by the planning commission regarding hours of sign operation, sign height, sign size, and/or setbacks from property lines to mitigate impacts on nearby residential properties, to protect critical viewsheds as established in the general plan, or to prevent potential traffic hazards.

F. Electronic message center conditional use requirements, allowed sign types, and allowable sizes by zone are set forth in Table [19.82.135](#).

Aside from previous concerns raised by staff regarding non-approved and prohibited signs on the property, staff has reviewed the proposed sign and electronic message center and found that it will comply with applicable ordinance requirements.

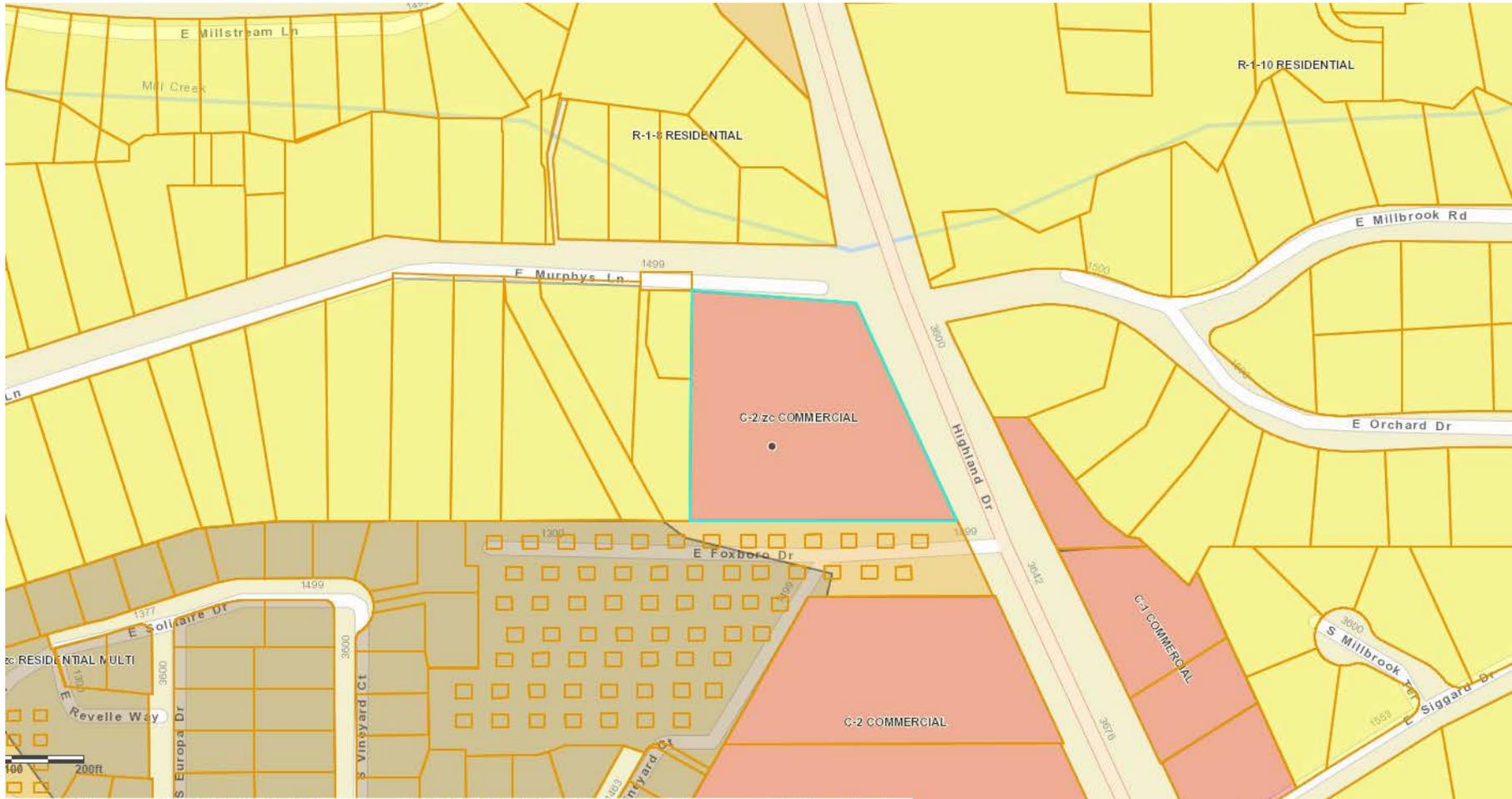
PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Millcreek Township Planning Commission grant approval for the new sign including the electronic message center sign with the following conditions:

1. In addition to compliance with ordinance requirements for dimming of Electronic Message Center signs, the sign shall be turned off between the hours of 9:00 p.m. and 6:00 a.m.
2. That all non-approved and prohibited signs be removed from the property prior to final approval of this sign and that compliance with the sign ordinances be maintained thereafter.

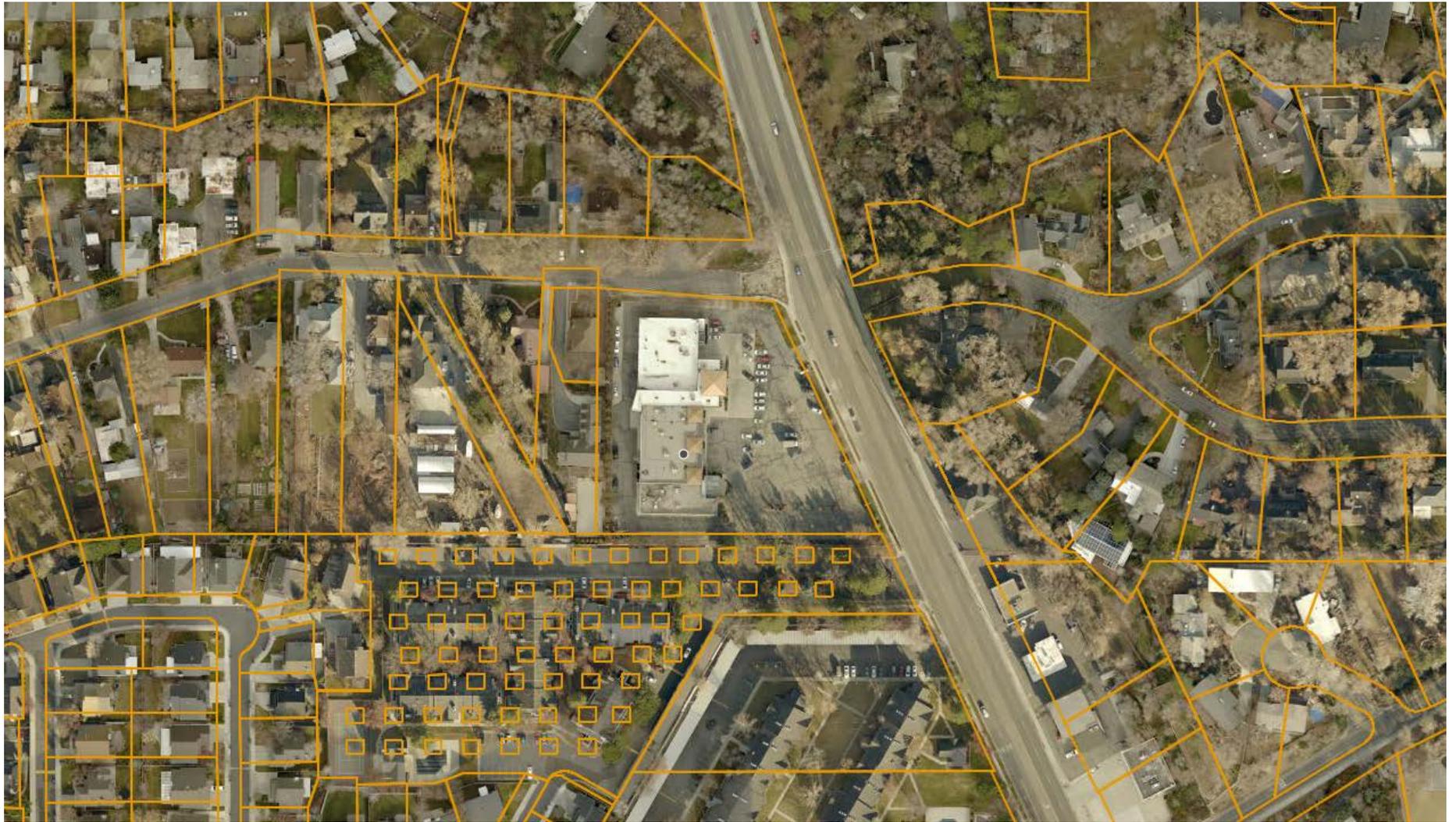
#30119

Zoning Map



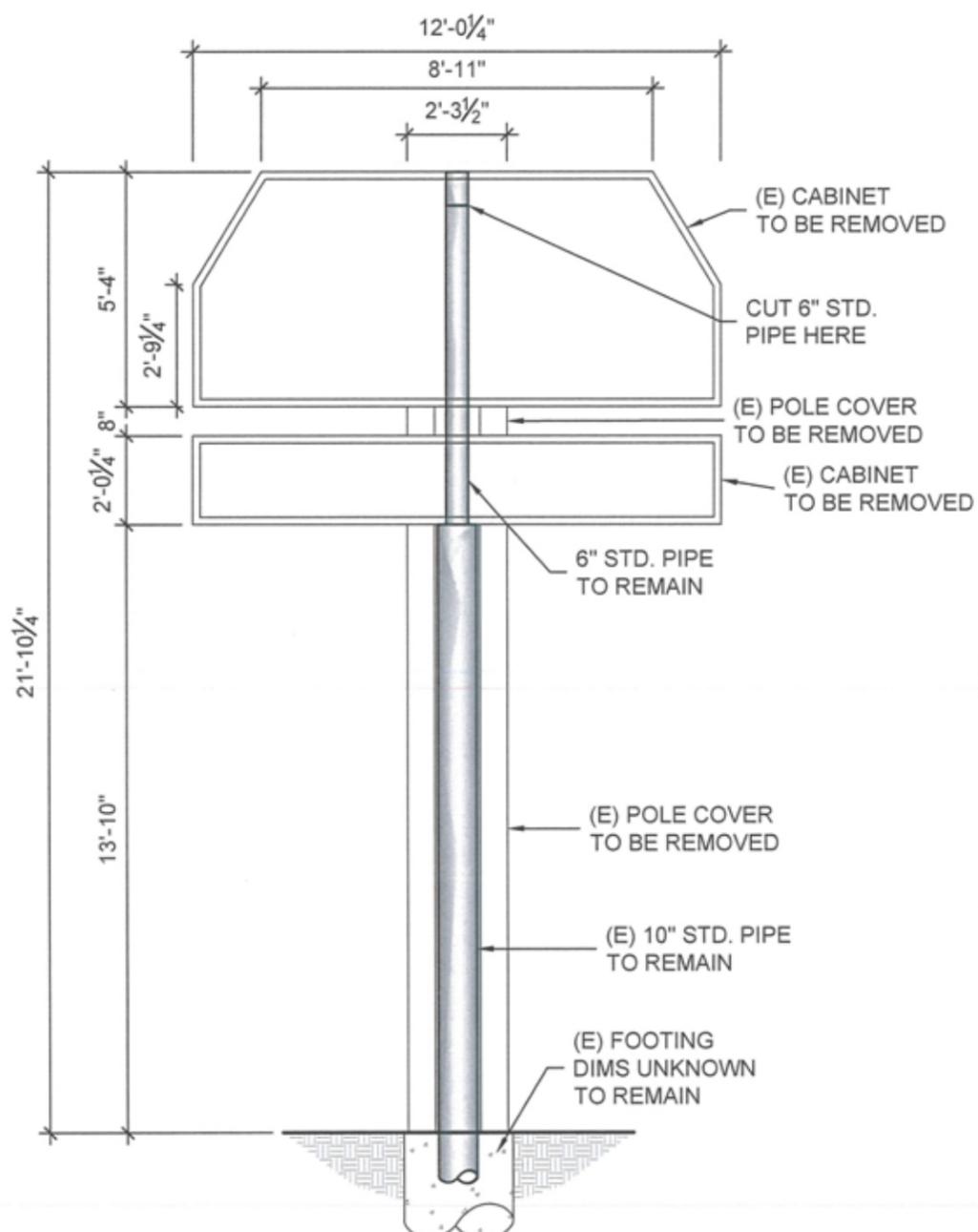
#30119

Aerial Map



Revisions

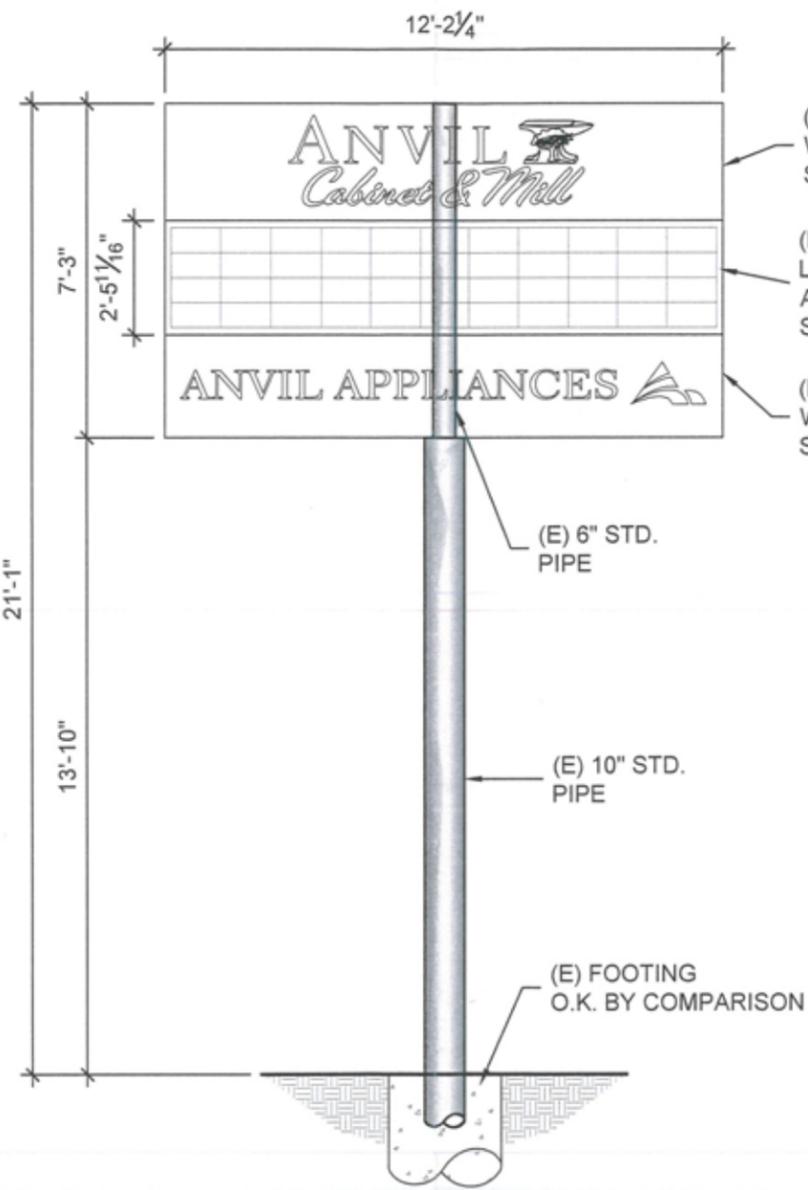
No.	Date
1	8/10/16
2	
3	
4	
5	
6	
7	
8	
9	
10	



(E) MOMENT DUE TO WIND AT GRADE
= 28.68 K-FT

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

COMPARISON:
DECREASE IN MOMENT
THEREFORE FOOTING
O.K. BASED UPON
PERFORMANCE



(N) MOMENT DUE TO WIND AT GRADE
= 26.67 K-FT

2 REFURBISHED SIGN
SCALE: 1/4" = 1'-0"

DESIGN CRITERIA:
Building Code: 2015 IBC
Dead Load: Sign Cabinets = 15 psf (Sign Face Area)
Wind: V= 115 mph, (Cat II) Exposure B Urban, Suburban
Snow: N/A

STRUCTURAL STEEL:
Design and fabrication according to AISC-ASD, 14th ed.
Plate and angle: ASTM A36, Fy = 36ksi.
Square and rect. HSS: ASTM A500 Grade B, Fy = 46ksi.
Rnd HSS: ASTM A500 Grade B, Fy = 42ksi
Bolts up to and including 1/2"Ø: SAE Grade 5
Bolts > 1/2"Ø ASTM A325-N
Threaded rod: ASTM A36

WELDING:
Design and fabrication according to AWS D1.1
Certification required of all structural welders.
E70XX electrodes for SMAW processes.
ER70S-6 electrodes for GMAW processes.
Aluminum weld filler wire 5356



Drawn by.....DK
Checked by.....BJ

**ANVIL CABINET
AND MILL**
3640 S HIGHLAND DR
SALT LAKE CITY, UT

Engineer.....BJ
Account Exec.....KIM THOMAS
Designer.....MICHAEL WALL
Date: 8/10/16

Project No.
52187

S1



Hon Hong
Asian Cuisine

TAKE OUT 272-2091



Guild Hall
HOME FURNISHINGS & ACCESSORIES

• Dry Van, 3000 sq ft
• 1000 sq ft of storage
• 1000 sq ft of office space

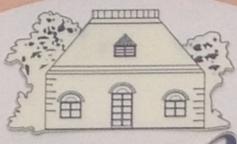
• All Class of
Construction

• Appliances

DISHWASHERS

REFRIGERATORS





Guild Hall
HOME FURNISHINGS & ACCESSORIES

<p>L. Cory Evans, D.M.D. p.c. General, Laser & CEREC Dentistry "One Visit Crowns"</p>	<p>McCANN INTERIOR CONCEPTS</p>
<p>Anvil Cabinets </p>	<p>Just perfect Salon Hair Nails Massage</p>





RESTAURANT

GE ANVIL APPLIANCES

Anyil Cabinet & Mill

VIKING

Guild Hall

ANVIL Cabinet & Mill Residential Commercial
AnyilCompanies.com
Established by the Men People Only Trust
SALT LAKE CITY, UTAH
SANDHURST, CALIFORNIA

Guild Hall 277-6534
FURNITURE LAMPS RUGS AND ACCESSORIES INTERIOR DESIGN SERVICE
Guild Hall 277-6534
FURNITURE LAMPS RUGS AND ACCESSORIES INTERIOR DESIGN SERVICE

File # 29931

Conditional Use Summary and Recommendation

Public Body: Millcreek Township Planning Commission **Meeting Date:** November 16, 2016
Parcel ID: 16-33-306-052 **Current Zone:** RM
Property Address: 1401-1431 East 3900 South
Request: Change of Condition of Approval for PUD

Community Council: Millcreek **Township:** Millcreek
Planner: Todd A. Draper, AICP
Community Council Recommendation: Approval
Planning Staff Recommendation: Approval
Applicant Name: Nathan Anderson

PROJECT DESCRIPTION

The applicant is requesting a change in the conditions of approval for the 28 lot Millbrook Lofts PUD. The applicant wishes to replace the required concrete block wall on the West side of the property with a Cedar Fence.

SITE & VICINITY DESCRIPTION (see attached map)

The property is situated along the north side of the 3900 South Commercial Corridor in the Millcreek Township. The land uses along the north side of the immediate block are a mix of residential and commercial office development and along the south side of the immediate block is predominantly one and two-family residential in nature. Directly to the north of this project is a single family residential neighborhood.



GENERAL PLAN CONSIDERATIONS

No issues noted.

ISSUES OF CONCERN/PROPOSED MITIGATION

See planning staff analysis below.

NEIGHBORHOOD RESPONSE

One neighbor did respond in opposition to the change (see attached), however staff believes that the neighbor misunderstood the context. The existing concrete fence on the North will remain. This change would only affect the construction of a new fence along the property line on the West between the parking area and the adjacent residences.

COMMUNITY COUNCIL RESPONSE

The Millcreek Community Council at their November 1, 2016 meeting forwarded a recommendation to the Millcreek Township Planning Commission that they approve the change in conditions of approval as proposed. An official response letter from the community council has not yet been received.

PLANNING STAFF ANALYSIS

A 6 foot tall solid visual barrier is required between parking areas and adjacent residential uses. Customary policy of the County is that the solid visual barrier around the perimeter of the development is uniform in construction and materials. The current property has an existing 6 to 8 foot tall CMU block wall across much of the north side of the property. On the East of the Millbrook Lofts PUD development, the adjacent Atherton Park PUD development was required to install perimeter fencing as part of their conditions of approval. No fencing plans were initially submitted as part of the original application, #29451, for the Millbrook Lofts PUD.

In response to the lack of fencing plans, staff recommended to the Millcreek Township Planning Commission in the staff report for application #29451, that a condition of approval be included requiring a new masonry fence or CMU block wall along the property line and parking area to the West be installed that would match with the existing wall on the North as a way of providing additional screening and sound attenuation between the parking area and the adjacent residences. At the Millcreek Township Planning Commission meeting for file #29451 the applicant did expressed their desire to have a wooded cedar fence instead, but had no plans for the commission to review. Ultimately, the Planning Commission deliberated on the matter and included in their conditions of approval for file #29451 the requirement for the masonry or CMU wall.

Eventually, the Atherton Park PUD development installed a cedar fence between the two properties. The applicant wishes to install an identical cedar fence along the Western property line that matches the fence adjacent to their Eastern property line.

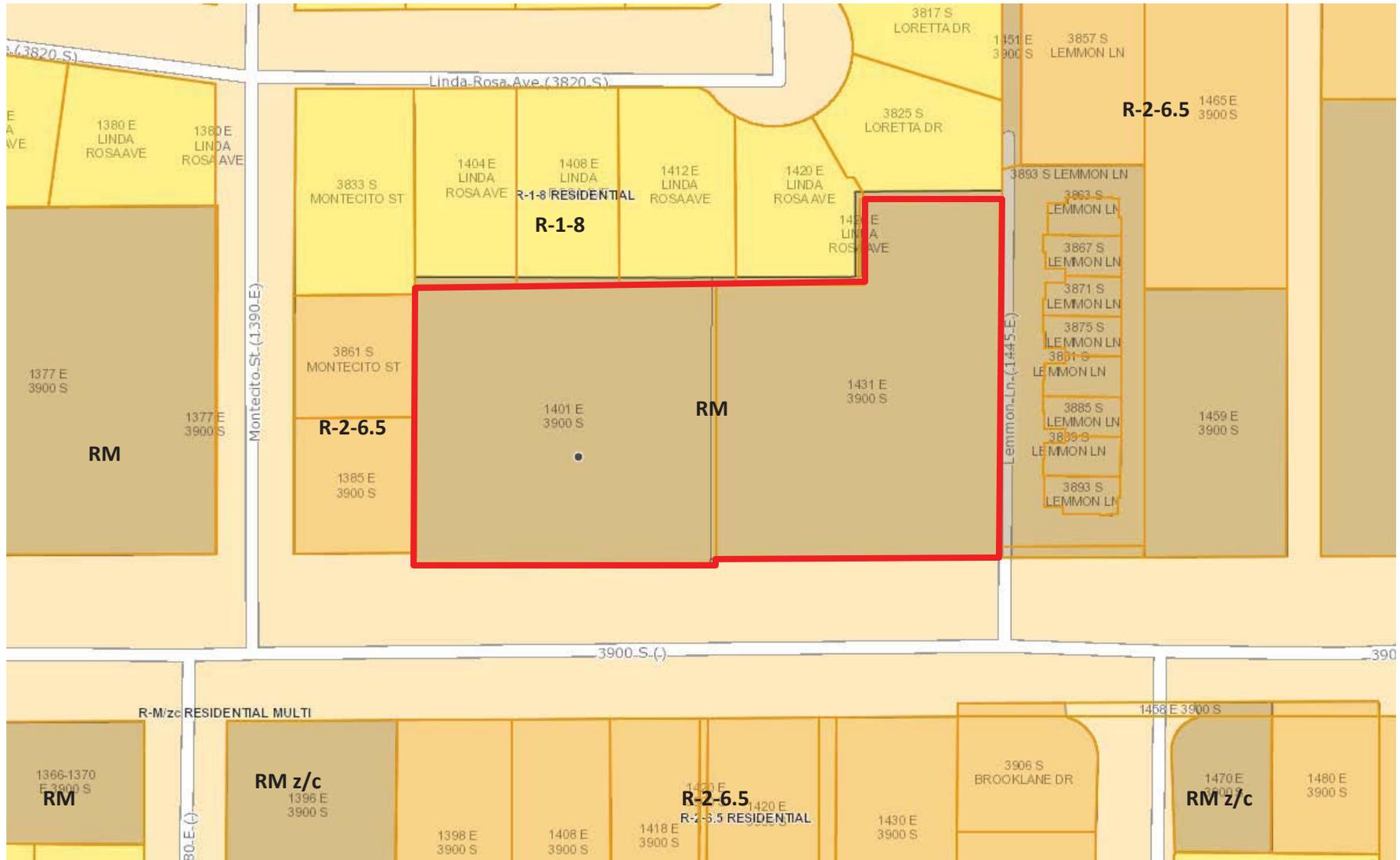
Staff has reviewed the new plans supplied by the applicant for the proposed section of cedar fencing, and has found them to be consistent with the ordinances and customary policies of the County regarding uniform fencing of Planned Unit Developments. All other previous conditions of approval under file #29451 will remain.

PLANNING STAFF RECOMMENDATION

Staff recommends that the Millcreek Township Planning Commission grant approval to the request to replace the previously required Concrete Block Fence with the proposed Cedar Fence along the West property line of the Millbrook Lofts PUD.

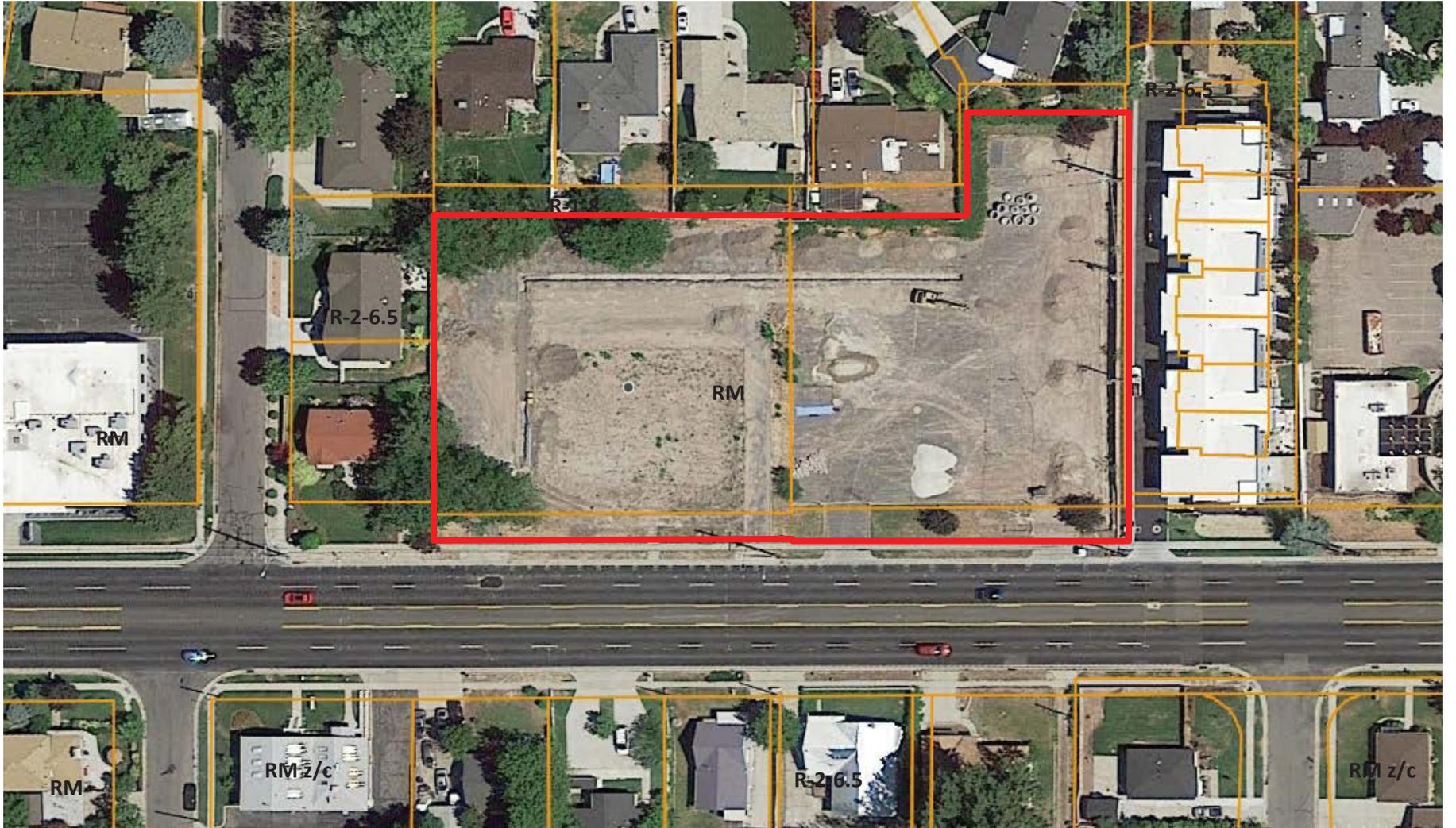
#29931

Zoning Map

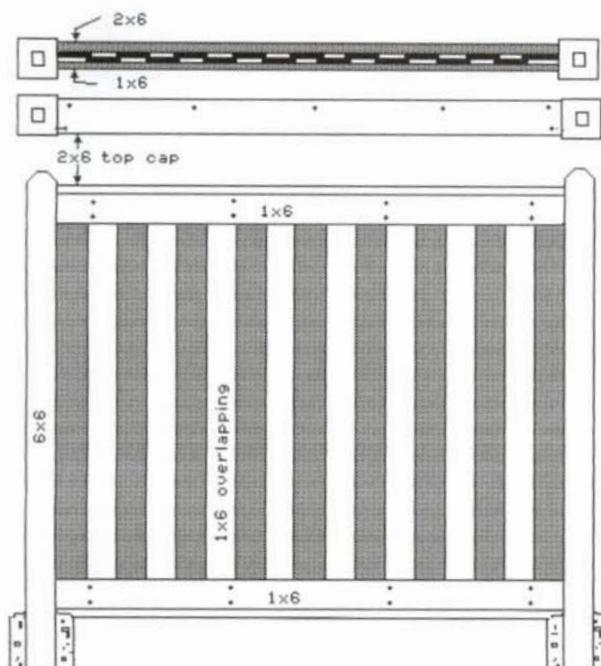


#29931

Zoning Map



Canyon Winds Wood Fencing



Components Per 8' Section

1- 6x6 10' Cedar-Beveled Post

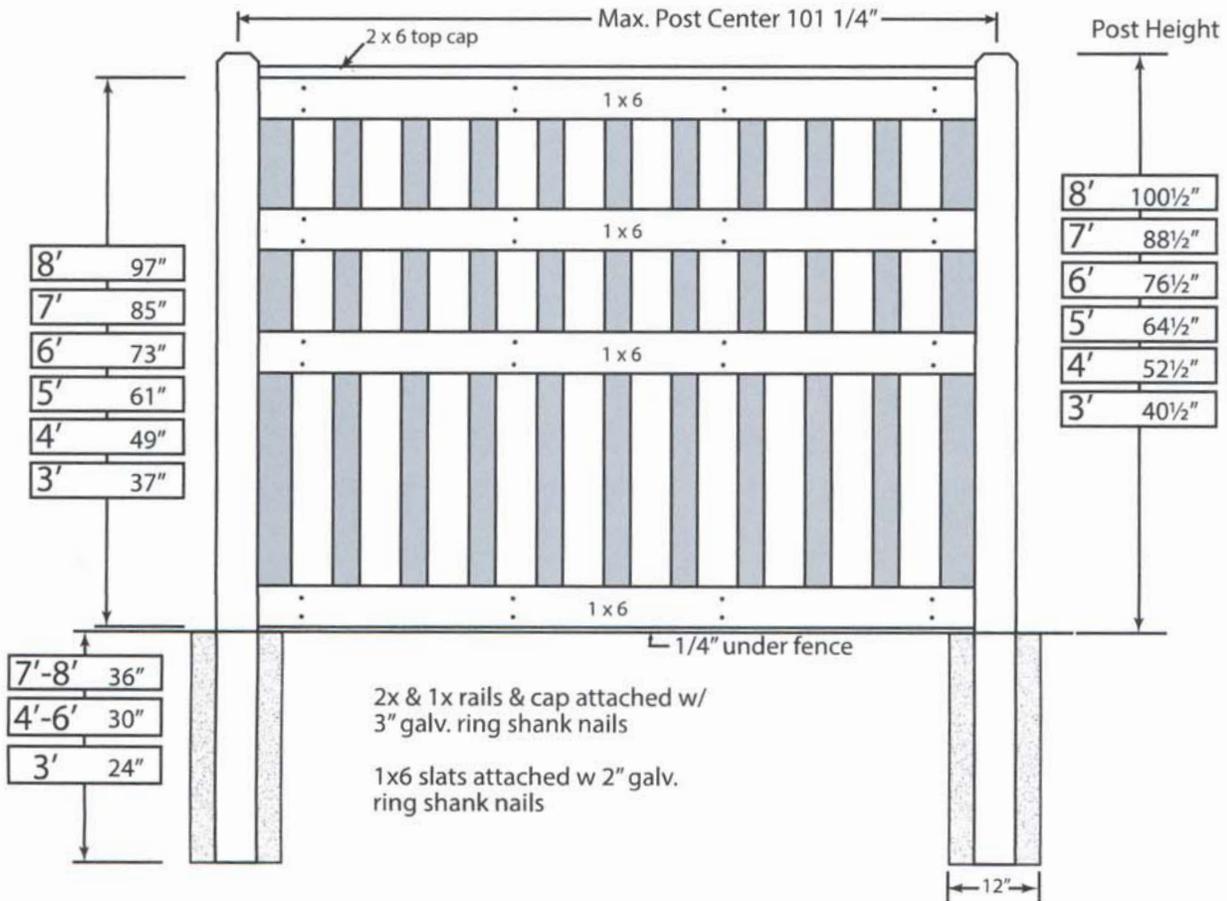
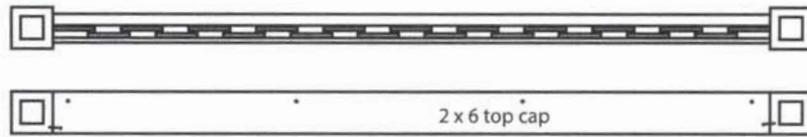
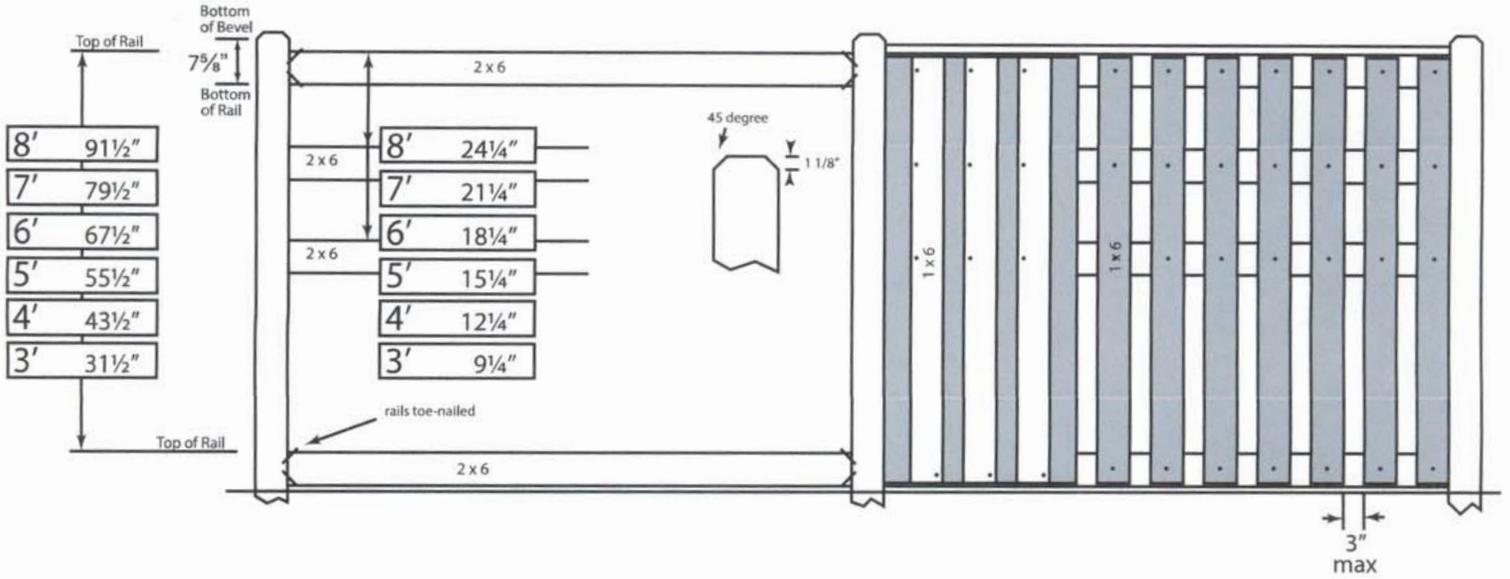
2-1x6 8' Cedar-Top/Bottom Fascia Rails

3-2x6 8' Cedar-Top/Bottom Rails & Cap

21-1x6 6' Cedar-Overlapping Slats

Cedar is naturally resistant to insects and decay, due to its distinct cell structure and natural organic compounds called thujaplicins. This aromatic lumber is the best natural choice for outdoor building. Cedar is also dimensionally stable wood that is far less likely to turn, twist, bend and bow like chemically coated pressure treated lumber. Natural preservatives in cedar also significantly outlast treated lumber. Properly finished and maintained cedar will endure longer than if left in its natural state.

CANYON WINDS FENCE w/ QUARTER RAIL



From: Ahmed Hamza
To: [Todd Draper](#)
Subject: 28 lot Millbrook Lofts PUD
Date: Thursday, November 03, 2016 6:41:21 PM

Hi Todd,

I'm a homeowner [REDACTED], and I just got news about Nathan wanting to replace the concrete block wall for the 28 lot. I wanted to send you an email showing my dissatisfaction with him trying to take this action. My neighbors and I are vehemently against having the concrete block wall replaced for a various number of reasons. We believe that the small wooden fence would not give us any privacy from the large looming buildings he is constructing. In addition, this action was never discussed in any earlier draft of the project. We all feel like we are losing control of our tight-knit community. I look forward to the community meeting and will be there in protest against the new fence.

Best,
Ahmed Hamza





File # 30038

Amended Subdivision Summary and Recommendation

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

Parcel ID: 16-35-176-003

Current Zone: R-1-8

Property Address: 2828 East Craig Drive

Request: 2-lot Amended Subdivision

Community Council: East Mill Creek

Township: Millcreek

Planner: Jeff Miller

Planning Staff Recommendation: Approval with Condition

Applicant Name: Amy Burleson

PROJECT DESCRIPTION

Amy Burleson is requesting preliminary plat approval to create a two-lot subdivision and amend the underlying Skyline Park Subdivision. The existing parcel located at 2828 East is .52 acres in size (approximately 22,651 square feet).

SITE & VICINITY DESCRIPTION (see attached map)

The immediate vicinity surrounding the proposed subdivision is predominantly single-family residential in the R-1-8 zone. The Upland Terrace Elementary School is located on the street immediately south of Craig Drive. There is a church located further west on Craig Drive. Wasatch Junior High School is also located within close proximity to the proposed subdivision.



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	30 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 the General Plan.	Yes

ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has not identified any issues of concern with the proposed subdivision requested by the applicant.

NEIGHBORHOOD RESPONSE

Staff received a phone call from an adjoining neighbor that mentioned that they were not pleased with the applicant's request to make two lots out of the existing lot. Staff explained that the existing lot is considerably larger than most lots within the neighborhood and meets the minimum requirements for the creation of two lots. Staff further explained that the proposed lots will be roughly the same width as existing lots along the street, and that any new homes that are constructed on the lots must follow all existing zoning requirements regarding setbacks, as well as comply with the Residential Compatibility Overlay Zone (RCOZ). Staff believes that the requested lots will not have an impact on the feel of the existing single-family neighborhood.

REVIEWING AGENCIES RESPONSE

AGENCY: County Geology

DATE: 10/7/2016

RECOMMENDATION: Conceptual Approval – Technical Review Required

AGENCY: County Grading

DATE: 10/13/2016

RECOMMENDATION: Conceptual Approval – Technical Review Required – 1. Need to show how the lot drainage will be collected and maintained on site or directed to an approved outlet. 2. Need to show how the grade changes at the property lines will be addressed. 3. Need to obtain a Demo permit for the removal of the existing buildings. At the time of the Building Permit Application: 1. Site grading and drainage plans are required for each lot. 2. Footing excavations shall be inspected and approved in writing by a qualified Geotechnical engineer. 3. Erosion control plans and BMPs shall be submitted for review and comment for each lot.

AGENCY: County Hydrology

DATE: 10/7/2016

RECOMMENDATION: Conceptual Approval – Technical Review Required – 1. Provide drainage plan how storm water from 10 year 24-hour storm will be contained on the property or routed to an approved Salt Lake County system. Maximum release rate into county facility is 0.2 cfs/acre. Please show how hard scape area was obtained that was used in calculations. 2. Provide details of how 100-year storm will be directed safely away from adjoining properties. 3. Show percentage of grade and direction of flow, elevations at appropriate locations, and existing and proposed 1' contour lines.

AGENCY: County Health Department

DATE: 09-29-16

RECOMMENDATION: Conceptual Approval – Technical Review Required – 1. Water and Sewer Availability Letters are required by the department.

AGENCY: County Planning

DATE: 10/11/2016

RECOMMENDATION: Conceptual Approval – Technical Review Required – Existing home must be demolished prior to the recordation of the Final Plat.

AGENCY: County Traffic

DATE: 10/11/2016

RECOMMENDATION: Conceptual Approval – Technical Review Required

AGENCY: County Surveyor

DATE: 10/05/2016

RECOMMENDATION: Conceptual Approval – Technical Review Required – Please address the following comments for the Final Plat: 1. Legal description and plat need revisions. Please see redline comments and contact Brian Mitchell in the S. L. County Surveyor's Office for further questions. 2. Record of survey must be recorded in the County Surveyor's Office before the plat can be approved in Planning and Development. 3. Recommend a more unique name for the subdivision. It is very close to another Craig Drive plat. 4. Basis of bearing is not identified and does not match the Record of Survey. See redline comments on plat for further comments. 5. Correct location of survey and plat title blocks. 6. Please show setback lines, adjacent owner info, date of preparation, address of subdivision. 7. Please show boundary labels on site plans. 8. Once revisions are made, please prepare and provide Final Plat. 8. Submit current title report at final stage of plat (good for 90 days). 9. Submit letter of confirmation regarding the staking of corners and request for County Surveyor to check boundary.

AGENCY: United Fire Authority

DATE: 10/04/2016

RECOMMENDATION: Conceptual Approval – Technical Review Required – 1. Fire Flow Letter Required. 2. Visible Addressing Required.

AGENCY: County Building

DATE: 10/04/2016

RECOMMENDATION: Conceptual Approval – Technical Review Required – Conditions of approval: 1. Demolition permits are required to remove the existing buildings and structures on the property. These permits need to be pulled and the buildings removed before the final plat can be recorded (Staff has confirmed that the existing house has been demolished). 2. Building permits are required for the homes. 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 and/or show how compliance is going to be made with any Unified Fire District Guidelines.

AGENCY: County Operations

DATE: 10/05/2016

RECOMMENDATION: Conceptual Approval – Technical Review Required

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 proposed lots exceed minimum lots sizes in the R-1-8 zone. The proposed West lot is 11,117 square feet and the proposed East lot is 11,321 square feet.

Planning Staff has analyzed this subdivision request and has found that it can meet the minimum subdivision

PLANNING STAFF RECOMMENDATION

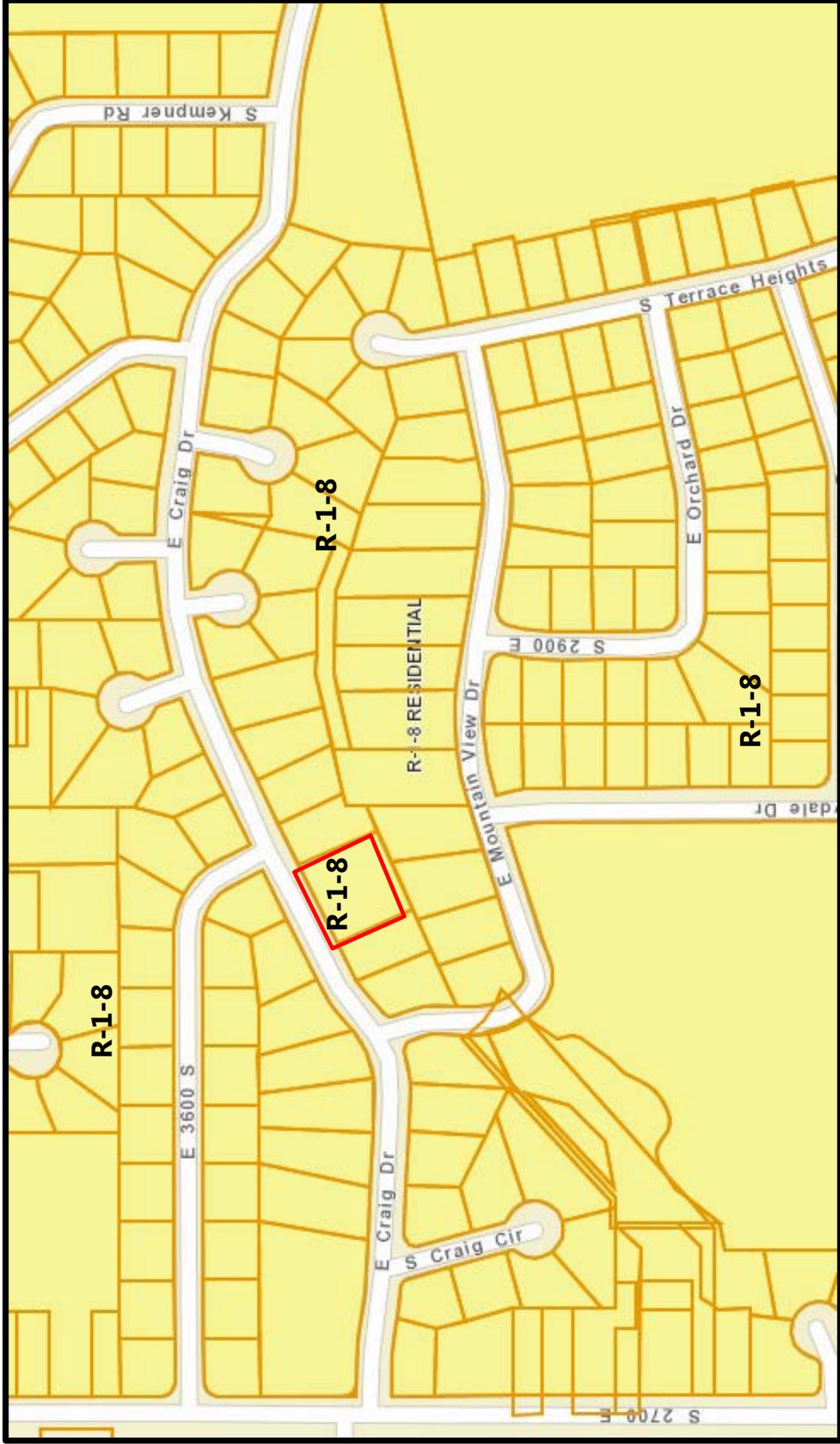
Staff recommends that the Millcreek Township Planning Commission makes a motion to grant approval to the preliminary plat for the proposed 2-lot subdivision.

In addition, Staff recommends a separate motion to provide a favorable recommendation to the Mayor to amend the underlying Skyline Park Subdivision, subject to the following condition:

1. Comply with all requirements of the reviewing agencies identified during the agency review and subsequent technical review process.

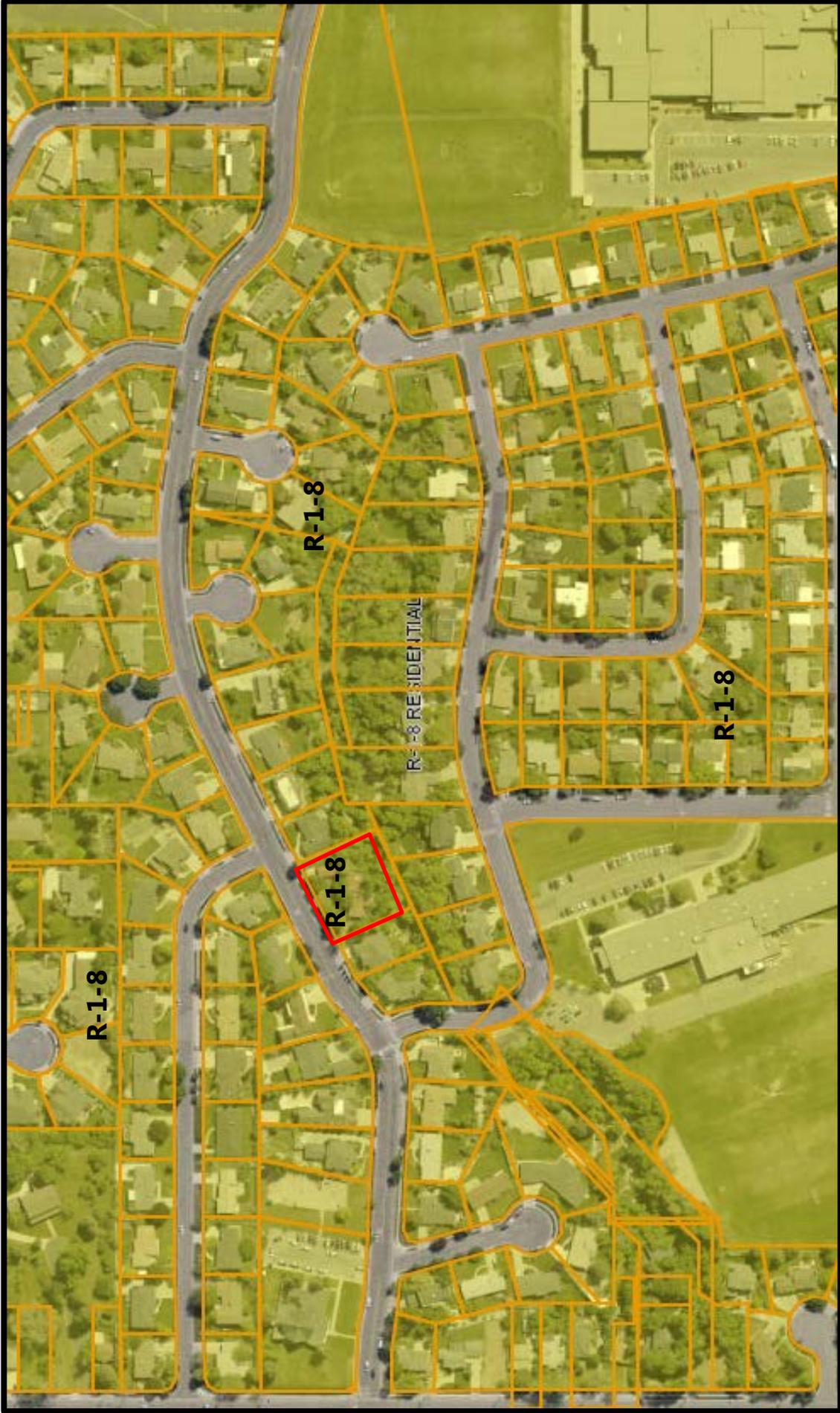
File # 30038: 2 Lot Subdivision

2828 East Craig Drive (Parcel # 16-35-176-003)



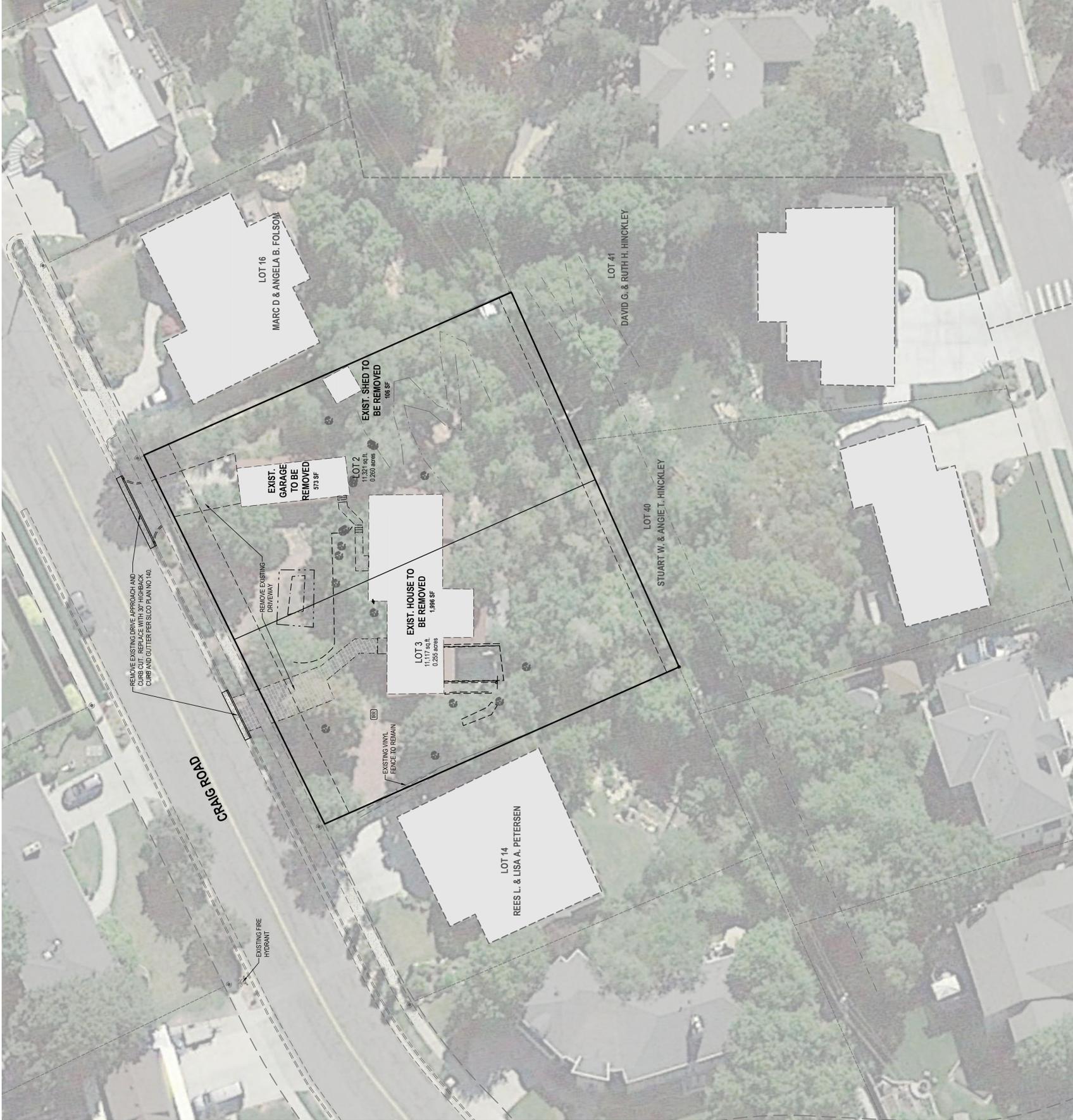
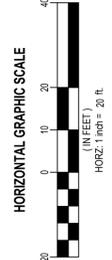
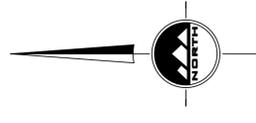
File # 30038: 2 Lot Subdivision

2828 East Craig Drive (Parcel # 16-35-176-003)



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS INSTALLED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS, AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



CRAIG DRIVE 2 LOT SUBDIVISION
2828 EAST CRAIG DRIVE
EAST MILLCREEK, UTAH



2016-08-14 SUBMITTAL

GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 7001
PRINT DATE: 8/20/16
DRAWN BY: D. CONLEY
CHECKED BY: B. PREECE
PROJECT MANAGER: B. PREECE

C-200

GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING BUT NOT LIMITED TO REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND OTHER UNDESIRABLE MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XXXX REPRESENTS AN ELEVATION OF 47XXXX ON THESE PLANS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ALL UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION. ANY DAMAGE CAUSED BY THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER SALT LAKE COUNTY STANDARD PLANS AND SPECIFICATIONS.
- ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC., UNLESS OTHERWISE NOTED ON THESE PLANS.



EN SIGN engineering • planning • surveying

Project: Craig Drive 2 Lot Subdivision
By: D. Conley
Date: 14 Sep 2016

Project No.: 7061
Checked By: BP
Sheet:

Time of Concentration = 20 min
100 Year 10 min. storm intensity: $I = 2.64$ in/hr

Existing Drainage Calculation

Area Calculations	Area	Runoff Coefficient
Hardscape Area:	0.09 acres	0.90
Landscape Area:	0.42 acres	0.15
Total Area:	0.52 acres	0.29

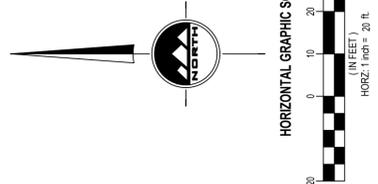
$Q = CIA = 0.39$ cfs

Anticipated Drainage Calculation

Area Calculations	Area	Runoff Coefficient
Hardscape Area:	0.14 acres	0.90
Landscape Area:	0.37 acres	0.15
Total Area:	0.52 acres	0.36

$Q = CIA = 0.49$ cfs

DRAINAGE NARRATIVE
THE DRAINAGE FOR THE SITE IS TO CONTINUE TO FUNCTION AS IT HAS BEFORE THE PROPOSED SUBDIVISION. THIS SITE IS WITHIN THE EXISTING SKYLINE PARK SUBDIVISION WHERE DRAINAGE WAS APPROVED FOR THIS LOT.



CRAIG DRIVE 2 LOT SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
MILLCREEK, SALT LAKE COUNTY, UTAH
PRELIMINARY PLAT



- LEGEND**
- EXISTING STREET MONUMENT
 - PROPOSED STREET MONUMENT
 - SECTION CORNER
 - SET 6" PEAS WITH YELLOW PLASTIC CAP OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
 - BOUNDARY LINE
 - SECTION LINE
 - CENTERLINE
 - EASEMENT LINE



ADDRESS FRONTAGE APPROVED
DATE _____ SIGNED _____

UNIFIED FIRE AUTHORITY APPROVAL
DATE _____ SIGNED _____

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

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

HEALTH
APPROVED THIS _____ DAY OF _____ 20____
SALT LAKE VALLEY HEALTH DEPARTMENT _____

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

CHECKED FOR ZONING COMPLIANCE
ZONE _____ LOT AREA _____
LOT WIDTH _____ FRONT YARD _____
SIDE YARD _____ REAR YARD _____
DATE _____ SIGNATURE _____

SURVEY RECORDING DATA
DATE _____ DRAWING No. _____
PROJECT NUMBER: 7661
MANAGER: BP
DRAWN BY: JMU
CHECKED BY: KFTV
DATE: 9/14/16

SHEET 1 OF 1
LAYON: 471160
TOOLE: 45 W. 1000 S., Suite 500
Shady, UT 84070
Phone: 801.225.4499
Fax: 801.225.4489
www.ensgn.com

SALT LAKE COUNTY
45 W. 1000 S., Suite 500
Shady, UT 84070
Phone: 801.225.4499
Fax: 801.225.4489
www.ensgn.com

SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Land Surveyor and that I hold Certificate No. **26882** as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereinafter to be known as **CRAIG DRIVE 2 LOT SUBDIVISION**, and that the same has been lawfully surveyed and located as the source as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

All of Lot 15 of Skyline Park Subdivision as recorded and on file at Entry No. 3114636, in Book DD, at Page 37 in the Office of the Salt Lake County Recorder, said parcel being more particularly described as follows:
Beginning at the North common corner of Lot 14 and 15 of said Skyline Park Subdivision, said point being South 0°01'41" East 1990.16 feet and East 823.45 feet from the Northwest Corner of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running
thence North 64°00'00" East 153.09 feet;
thence South 24°00'00" East 143.33 feet;
thence North 24°00'00" West 143.33 feet;
thence North 64°00'00" West 143.36 feet to the point of beginning
Contains 22.438 Square Feet or 0.515 Acres and 2 Lots

Date _____
PATRICK M. HARRIS
P.L.S. 26882

OWNERS' DEDICATION

Known all men by these presents that I, we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereinafter known as the **CRAIG DRIVE 2 LOT SUBDIVISION**, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public Use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.
In witness whereof I, we have hereunto set our hand (s) this _____ day of _____ A.D. 20____

By: _____
By: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH, J.S.S.
County of Salt Lake
On the _____ day of _____ A.D. 20____, personally appeared before me _____, the signor of the foregoing instrument, who duly acknowledged to me that he/she is the _____ of _____ a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.
MY COMMISSION EXPIRES: _____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH, J.S.S.
County of Salt Lake
On the _____ day of _____ A.D. 20____, personally appeared before me _____, the signor of the foregoing instrument, who duly acknowledged to me that he/she is a _____ a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.
MY COMMISSION EXPIRES: _____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC _____

CRAIG DRIVE 2 LOT SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
MILLCREEK, SALT LAKE COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEES _____ DEPUTY SALT LAKE COUNTY RECORDER _____

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATOR(S) OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-9B(4)(C)(III) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PIE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF SUCH EASEMENTS. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS, CONDITIONS OR WARRANTIES OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE LOCATION, DEPTH, WIDTH, OR CHARACTER OF SUCH EASEMENTS. THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTARS RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.
3. ANY OTHER PROVISION OF LAW.

SKYLINE PARK LOT 15
BOUNDARY AND TOPOGRAPHY SURVEY
2828 CRAIG DRIVE
SALT LAKE CITY, UTAH



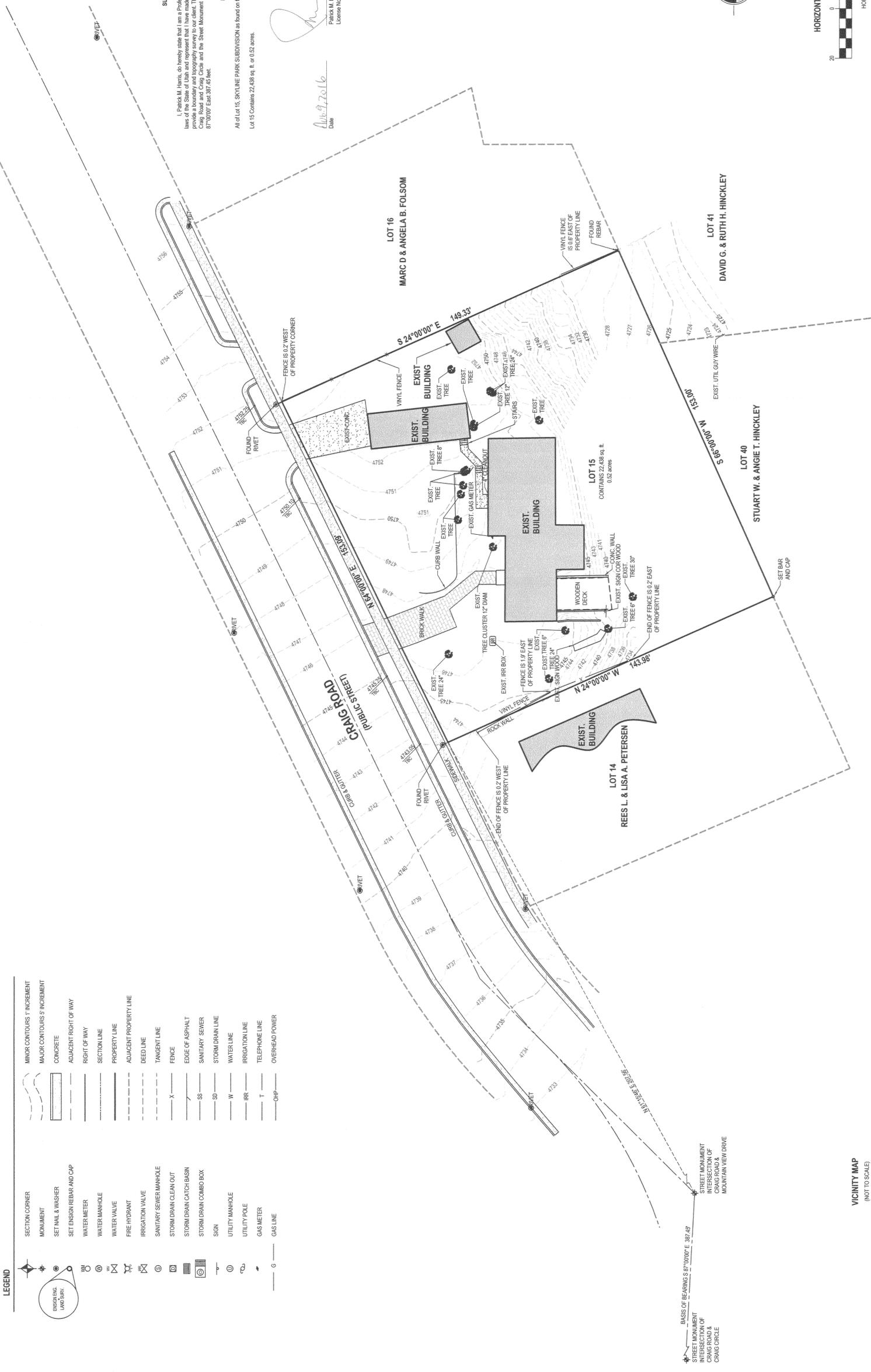
SURVEYOR'S NARRATIVE

I, Patrick M. Harris, do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 26882, as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The purpose of this survey is to determine the boundary and topography of the property. The survey was conducted on August 9, 2016, at the intersection of Craig Road and Mountain View Drive, including Station 8770070 East 387.45 feet.

LEGAL DESCRIPTION

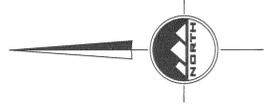
All of Lot 15, SKYLINE PARK SUBDIVISION as found on file at Office of the Salt Lake County Recorder.
Lot 15 Contains 22,438 sq. ft. or 0.52 acres.

Patrick M. Harris
License No. 26882
Date: August 9, 2016



LEGEND

	SECTION CORNER MONUMENT		MINOR CONTOURS 1' INCREMENT
	SET NAIL & WASHER		MAJOR CONTOURS 5' INCREMENT
	SET ENSIGN REBAR AND CAP		CONCRETE
	WATER METER		RIGHT OF WAY
	WATER MANHOLE		SECTION LINE
	WATER VALVE		PROPERTY LINE
	FIRE HYDRANT		ADJACENT PROPERTY LINE
	IRRIGATION VALVE		DEED LINE
	SANITARY SEWER MANHOLE		TANGENT LINE
	STORM DRAIN CLEAN OUT		FENCE
	STORM DRAIN CATCH BASIN		EDGE OF ASPHALT
	STORM DRAIN COMBO BOX		SANITARY SEWER
	SIGN		STORM DRAIN LINE
	UTILITY MANHOLE		WATER LINE
	UTILITY POLE		IRRIGATION LINE
	GAS METER		TELEPHONE LINE
	GAS LINE		OVERHEAD POWER



LOCATED IN THE NORTHWEST CORNER OF SECTION 35 TOWNSHIP 1 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN SALT LAKE CITY, SALT LAKE COUNTY, UTAH



STREET MONUMENT INTERSECTION OF CRAIG ROAD & MOUNTAIN VIEW DRIVE
BASIS OF BEARINGS & DISTANCES IS 87°00'00\"/>

CRAIG DRIVE 2 LOT SUBDIVISION

2828 EAST CRAIG DRIVE
EAST MILLCREEK, UTAH



2016-08-14 SUBMITTAL

UTILITY PLAN

PRINT DATE: 8/14/16
PROJECT NUMBER: 7001
DRAWN BY: B. PREECE
PROJECT MANAGER: B. PREECE

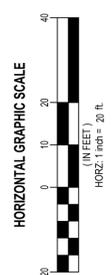
C-300

GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION ON THEIR VICTORY SHALL BE BORNE BY THE CONTRACTOR AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
- ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
- REFLECT OR LOOP ALL WATER LINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
- THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL PLUMBING PLANS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PACING UTILITY STRUCTURES OR PIPES.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC., UNLESS OTHERWISE NOTED ON THESE PLANS.

FIRE FLOW

FIRE FLOW = 2250 GPM
PER MT. OLYMPIUS IMPROVEMENT DISTRICT.





MEETING MINUTE SUMMARY
MILLCREEK TOWNSHIP PLANNING COMMISSION MEETING
Wednesday, October 12, 2016 4:00 p.m.

Approximate meeting length: 2 hours 25 minutes

Number of public in attendance: 18

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	x	
Jon Jemming (Alternate)			x

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

PUBLIC HEARINGS

Hearings began at – 4:01 p.m.

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

Salt Lake County Township Services Planner Jeff Miller provided an analysis of the staff report.

Commissioner Janson asked how old the house in front is. Mr. Miller said within the last five to ten years. Mr. Miller believes modifications were made to the rear structure and was made into an accessory structure. Commissioner Janson asked what a guest house means. Mr. Miller read from the staff report in reference to a guest house. Commissioner Stephens confirmed renting out to the same renter and not separately. Commissioner Juliano was mainly concerned the zone was discussed when the second home was built.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant Representative

Name: Douglas Pell

Address: 2899 East Brookburn Road

Comments: Mr. Pell said the applicant suggest the neighbors come out and express their support the applicant has conducted on their property.

PUBLIC PORTION OF MEETING CLOSED

Motion: To recommend approval to the County Council of application #30008, with staff recommendations and zoning condition to not allow fowl for family food production.

Motion by: Commissioner Juliano

2nd by: Commissioner Janson

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

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

Salt Lake County Township Services Planner Tom Zumbado provided an analysis of the staff report.

Commissioner Stephens asked about height of forty-two feet or to peak. Mr. Zumbado said from the surface to the height is forty-two feet. Commissioner Stephens asked about lot coverage and the building would not cover more than thirty-four percent of the lot. Mr. Zumbado confirmed they are right at thirty-four feet. Commissioner LaMar asked about elevation and the illustration for signage on the building. Mr. Zumbado said that should be referred to the applicant. Commissioner Janson said this looks like it will be the tallest building in the area and transition to neighboring properties. Mr. Zumbado said he couldn't say.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant Representative

Name: Dave Johnson

Address: 5882 South Holladay Blvd.

Comments: Mr. Johnson said signage was only for illustration and would follow ordinance. They have other storage facilities on 3300 south and believe will be successful and an enhancement. Setbacks are attractive and will take pride with the green space.

Commissioner Juliano said there is a creek south and if this is below grade, is there risk to that. Mr. Johnson said the water has been tested and would be more attractive going down and wouldn't affect the water table. Commissioner LaMar asked where about there is another facility. Commissioner Janson asked about materials. Mr. Johnson said block, steel and glass. They would like to use natural block, more attractive. Commissioner LaMar asked what the building was there for. Mr. Johnson said weight watchers. Mr. Zumbado confirmed it was a four-plex and used for different things.

Speaker # 2: Applicant's Brother

Name: Mike Menlove

Address: 4243 West Nike Drive

Comments: Mr. Menlove asked if there were any questions he can answer.

Speaker # 3: Citizen, Co-Manager, family farm

Name: Scott York

Address: 3347 South 700 East

Comments: Mr. York said his property was the first property taking part in the county's farm link program. He has concerns listed below:

1. What type of wall will go between their properties and where;
2. What are they doing for pest control, if attracts rodents;
3. What about security and lighting;
4. If the height is forty-two feet, is that to the highest point or from the low;
5. He hopes green space doesn't interrupt farmer's crops with pesticide.

Speaker # 4: Citizen

Name: Brian Smith

Address: 1955 East 3300 South

Comments: Mr. Smith said with the four standards, standard E does it fit with the height and is it compatible with size, scale and height. Across the street is twenty-two feet tall and this will put a huge wall between single family homes. On the north wall, 110 feet across, general plan calls for nothing continuous and parking in front is steered away in the general plan and bring further up to the street. He asked about bike parking and a sign permit is required in the ordinance. Asked about bringing up the use, his property is considered commercial and there is possibility of someone taking out the storage facility and isn't something he would want in the neighborhood. Something should be created to address this use.

Speaker # 5: Partner

Name: Paul Stringham

Address: 2535 Valley View Avenue

Comments: Mr. Stringham said they have developed other facilities and been successful. He has been in the industry for 30 years. Remind to stay and adhere to the zone of forty-two feet. 3300 south is a major thoroughfare right now and some buildings are getting older, with progress will see larger buildings in C-2 zones. He takes interest in commercial projects and he sees self-storage attractive. Illuminating to downward and sensitive to the neighbors, but important this is a commercial zone. They will develop nice and attractive buildings that look like office buildings. There is a demand of product and based on his experience, is not fit for larger offices. Result something has to be higher story level to offset costs.

Commissioner Stephens asked about the questions. Mr. Stringham said fortress style, block wall. No precast concrete, very attractive and doesn't know the height of the wall, generally eight to ten foot wall. Commissioner Janson said the plans appear to be a six foot vinyl fence around, not the block. Mr. Stringham said they will work with the neighbors.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and Counsel had a brief discussion regarding height, use and zoning.

Motion: To approve application #29823 with staff recommendations and two conditions:

1. Maximum height limit of forty-two feet;
2. Solid block wall on South side of property.

Motion by: Commissioner LaMar

2nd by: Commissioner Janson

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

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

Salt Lake County Township Services Planner Tom Zumbado provided an analysis of the staff report.

Commissioner Janson asked what the R-1-4 will be on 900 east. Mr. Draper said in R-1-4 each one will be on 4,000 square foot lots. Frontage would be 900 east and didn't see anything to have an alley or private access to the garage. There is not anything to prohibit six foot fence on 900 east. Commissioner Stephens asked if R-1-4 is subject to RCOZ. Mr. Draper said it is not subject to RCOZ, but requires each family dwelling come through as a conditional use. Commissioner LaMar said this would be divided into separate conditional uses or one single family development plan. Mr. Draper said will try and take plat at the same time.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant Representative, Engineer

Name: Thomas Romney

Address: 32 West Center Street, Midvale

Comments: Mr. Romney said the current zone they are allowed six town home units, but single family would suit the need. Good buffer and vision of providing a starter home and people going in that direction, fits the need for the neighborhood. Street like 900 east create a frontage, this property will not be successful for a commercial piece and quite a hill or accessible. Neighboring properties mimicking and the property to the north created a buffer with landscaping and trees.

Commissioner Stephens asked about the lots. Mr. Romney said they are flat. Landscaping would create the best buffer, rather than a fence. Commissioner Janson asked if they would all share the private drive. Mr. Romney said an HOA or agreement for road maintenance, but would need maintenance of the private driveway. They presented a road that goes down the center and three units on each side. Commissioner Janson said there is trouble with 900 east frontage being fenced and would put this in a development agreement. Mr. Romney said they wouldn't be opposed, but there will be a steep hill and other difference is if you do the rear to 900 east and fence is set back with a buffer. Mr. Romney understands how they are trying to create frontages. Mr. Draper said with R-1-4 being conditional use, this could come up in the future. Commissioner Stephens said recommending a rezone might have conditions.

Mr. Zumbado confirmed unanimous approval from the Millcreek Community Council with a condition to limit the use to six units.

Speaker # 2: Citizen

Name: Kendra Houser

Address: 4565 South Lori Leigh Lane

Comments: Ms. Houser said she is in favor with a limit to six houses. She would like to see the sidewalk on 900 east and turn the corner continued through the property. Many children on a very busy street, sidewalk would be nice.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and staff had a brief discussion regarding conditions on zoning and height.

Motion: To recommend approval to the County Council of application #30115, with two zoning conditions and recommendation of commissioners, R-1-4 will be a positive addition to the neighborhood:

1. Limit the density to no more than six units;
2. Maximum height not to exceed thirty feet to the top of the peak.

Motion by: Commissioner Juliana

2nd by: Commissioner Janson

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

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

Salt Lake County Township Services Planner Todd Draper provided an analysis of the staff report.

Commissioners and staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

No one from the public was present to speak.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and staff had a brief discussion.

Motion: To recommend approval to the County Council of application #30088, with zoning condition from staff report. The commissioners did not see harm in cleaning up the split zones.

Motion by: Commissioner Perkins

2nd by: Commissioner LaMar

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

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

Salt Lake County Township Services Planner Jeff Miller provided an analysis of the staff report.

Commissioners, staff and counsel had a brief discussion regarding lots one and two.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: John Nielson

Address: 563 East Fox Point Lane

Comments: Mr. Nielson said the original plan was to include the rear lot, bring up road from the north side. Eliminating and already have demolition permit to knock down house with drive going down the middle of the lots.

Commissioner LaMar asked how they get to lot three. Mr. Nielson said it isn't included anymore. Duplex to the south and frontage is Atkin Avenue, but cost of the road and utilities was not feasible.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #29942 as presented, with staff recommendations.

Motion by: Commissioner Janson

2nd by: Commissioner Perkins

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

BUSINESS MEETING

Meeting began at – 6:02 p.m.

- 1) Approval of Minutes from the September 14, 2016 meeting.

Motion: To approve minutes from the September 14, 2016 meeting as presented.

Motion by: Commissioner Janson

2nd by: Commissioner LaMar

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

- 2) Updating the Commercial, Mixed Development, R-M Residential ordinances
Commissioners had a discussion regarding ordinances and starting the Millcreek City general plan. Commissioners, staff and counsel had a brief discussion regarding timelines, due dates and cutoff.
- 3) Ordinance Issues from today's meeting
- 4) Other Business Items (as needed)

Motion: To nominate Commissioner LaMar for Vice Chair, Commissioner LaMar accepted.

Motion by: Commissioner Janson

2nd by: Commissioner Juliano

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

MEETING ADJOURNED

Time Adjourned – 6:26 p.m.