



Public Works
Planning & Development Services Division
<http://www.utah.gov/pmn/index.html>

Millcreek Township Planning Commission

REVISED MARCH 8, 2012

Public Meeting Agenda

March 14, 2012

4:00 P.M.

THE MEETING WILL BE HELD IN THE COUNTY COUNCIL CHAMBERS, COUNTY GOVERNMENT CENTER, MAIN FLOOR, ROOM #N1100, 2001 SOUTH STATE STREET. ANY QUESTIONS, CALL 468-2000

REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 468-2120 OR 468-2351: TDD 468-3600.

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 by the Planning Commission on any item listed on the agenda which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

PUBLIC HEARINGS MEETING

Beginning at 4:00 P.M.

Service Appreciation Awards

Recently completing in December 2011, a maximum of two 4-year consecutive terms

- Janice Jardine
- Gary Sacket

Zone Changes & Ordinance Amendments

25641 – Quinn Millet is requesting approval of a Zone Change from R-1-10 (Residential, Single-Family, 10,000 sq. ft. min. lot size) to RM (Residential, Multi-Family and Office) – The subject property is located at 3412 S. 2300 E. – Community Council: East Millcreek –

Planner: Spencer G. Sanders. **Previously heard on July 13, 2011, a new notice has been sent to the neighboring property owners for this meeting.**

Conditional Uses

27426 – WITHDRAWN BY OWNER, THIS APPLICATION WILL NOT BE HEARD

Eric of Allied Electric Signs on behalf of McDonalds Restaurant is requesting approval of a Conditional Use permit for an Electronic Message Center Sign to replace an existing reader board sign on the main Ground Sign associated with the subject property – 3289 Valley Street (3300 E) – Zone: C-2 (Commercial) – Community Council: Canyon Rim/East Mill Creek – Planner: Spencer G. Sanders

General Plan Amendments

26610 – Continued from January 11, 2011 – Planning and Development Services is seeking approval and adoption of an Electrical Facilities Best Practice for inclusion into Salt Lake County General Plans. The Best Practice would be applicable to all unincorporated areas of Salt Lake County. Planner: Todd A. Draper

Adjourn to Business Meeting

BUSINESS MEETING

*Beginning immediately following Public Hearings Meeting
Room N3500 (Planning and Development Conference Room)*

Previous Meeting Minutes – Review and approval of prepared draft minutes.

Status Updates

- Planning Commission Rules and Procedures
- Electronic Message Center Sign Ordinance Amendments
- 26044 FCOZ Amendments – County Council Process

Chair’s Beginning Statement – Proposed draft revised.

Sidewalk Best Practice/Master Plan Work Session – Continuing discussion from January 11, 2012.

ADJOURN

Rules of Conduct for the Planning Commission Meeting

- First: Applications will be introduced by a Staff Member.
- Second: The applicant will be allowed up to 15 minutes to make their presentation.
- Third: The Community Council representative can present their comments.
- Fourth: Persons in favor of, or not opposed to, the application will be invited to speak.
- Fifth: Persons opposed to the application will be invited to speak.
- Sixth: The applicant will be allowed 5 minutes to provide concluding statements.

- Speakers will be called to the podium by the Chairman.
- Because the meeting minutes are recorded it is important for each speaker to state their name and address prior to making any comments.
- All comments should be directed to the Planning Commissioners, not to the Staff or to members of the audience.
- For items where there are several people wishing to speak, the Chairman may impose a time limit, usually 2 minutes per person, or 5 minutes for a group spokesperson.

After the hearing is closed, the discussion will be limited to the Planning Commission and the Staff.



**Millcreek Township Planning
Commission**

Wednesday, March 14, 2012

27364 – Zone Change

R-1-10 to RM

Quinn Millett



STAFF REPORT

Executive Summary									
Hearing Body:	Millcreek Township Planning Commission								
Meeting Date and Time:	Wednesday, March 14, 2012	04:00 PM	File No:	2	5	6	4	1	
Applicant Name:	Quinn Millett	Request:	Zone Change						
Description:	R-1-10 Residential, Multiple Family to RM (Residential Multi-Family Office)								
Location:	3412 South 2300 East								
Zone:	R-1-10 Residential Single-Family	Any Zoning Conditions?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>			
Planning Commission Rec:	Approval								
Community Council Rec:	Approval with Conditions								
Staff Recommendation:	Approval								
Planner:	Spencer G. Sanders								

1.0 BACKGROUND

1.1 Summary

The Applicant is requesting approval of a Zone Change from R-1-10 to RM. The subject property is approximately 9600 Square feet in size and fronts onto 2300 East. The property was part of an existing Evergreen View PUD. The home on the subject property was the original home on the site prior to the development of the PUD. When the Commission first reviewed this application back in May of 2011, the applicant was seeking from the Evergreen View Home Owners Association (HOA) to be removed from the PUD. This application was continued several times in order to give the applicant and the Evergreen View PUD HOA the time necessary to complete the process. This has now occurred. The subject property is no longer subject to the PUD or HOA. Further, they have transferred some of the property from the subject property back to the HOA and existing lot owners to give the PUD control over all the internal roads and property that was previously granted to one of the property owners. This process has legally taken place between the applicant and the PUD HOA.

1.2 Neighborhood Response

As of this writing staff has spoken with the Evergreen PUD HOA president who indicated that they had filed the final legal documents eliminating the subject property from the HOA and the associated covenants and all property agreed to be transferred to the HOA or one of it's residents as agreed has taken place. They now do not have any concern regarding the project as it relates to their HOA.

1.3 Community Council Response

May 5, 2011 - The East Mill Creek Community Council passed a motion to gives positive recommendation based on the following conditions:

- 1) A zoning condition be applied restricting the maximum height to 30'; and
- 2) The legal issues with lot 9 between applicant and Evergreen P.U.D. / HOA be settled.

2.0 ANALYSIS

2.1 General Plan

2.1.1 Map Designations - The General Plan map shows the subject property being located in a blue area and is defined as follows:

A Blue area is one that has limited potential for the absorption of growth, and is likely to experience only minor changes in overall character over time. The level of stability of Blue areas is defined as follows:

- 1) Subtle changes in land use may occur. Overall, land uses in the area/corridor will exhibit less diversity and less intensity. Changes will be limited to a small number of dispersed sites, leaving the majority of the area/corridor unchanged.*
- 2) Improvements may occur which subtly alter the appearance, economics, or sustainability of the area/corridor. Most improvements will consist of individual projects, and may not require coordination with parcels beyond their immediate vicinity.*
- 3) Mobility networks are less formalized and will remain largely as built, but minor changes may occur. Public transit typically will have no dedicated right-of-way.*

The General Plan also refers to corridors as potential areas for occasional modification. However, 2300 East south of 3300 South is not defined as a Corridor on the map in the currently approved 2009 Millcreek General Plan. This language would indicate that change will be minimal unless there are significant reasons to consider a change. Further, changes within the blue areas will be limited to a small number of dispersed sites.

2.1.2 Best Practices - Notwithstanding the discussion above; the Housing and Land Use & Mobility Best Practices in the General Plan seem to indicate that it may be appropriate to encourage the creation of accessory dwelling units and to mix types of residential dwellings within an existing single family neighborhood:

Housing - Promoting Good Design and a Sense of Community - Basic Best Practices

Promote development of accessory units, workforce housing, live-work units and lifecycle housing as needed and appropriate.

Accessory Dwelling Units - Allow the development of carriage houses (secondary structure apartments) and accessory dwellings to increase density and affordability while maintaining character. These units are typically built over garages and can be used as a studio, a teenager's bedroom, or rented as a separate apartment to help offset the cost of a mortgage.

Blended Communities - Housing development should seek to provide a variety of housing types that includes distinct architecture, density, scale and type, as well as different income levels of households within neighborhoods

Distribution - Promote more affordable housing opportunities distributed across communities to avoid concentration in any one area. Encourage multi-family housing throughout the region and community, using a variety of styles that are attractive and blend in with the local character.

2.1.3 Land Use & Mobility - Land Use Concepts

Accessory dwelling units - Accessory dwelling units should be considered on parcels occupied by single-family homes in centers. Accessory dwelling units, such as garage apartments or carriage houses, are an opportunity to provide much more affordable housing within a predominantly single-family neighborhood without impacting the overall character of the area. Not only will these types of units provide more rental housing in these neighborhoods, but can make housing more affordable as well for those owning the primary unit by adding rental income to their mortgage qualifications.

Mix of Housing Types - Mix of housing types within neighborhoods to ensure availability of

housing throughout the lifecycle. In general, centers should include a mix of rental and for-sale housing units, and can include a vertical mix of uses, where residential units are located above ground floor retail and office uses. Residential areas should incorporate a variety of housing types and ownership to meet the current and future needs of residents of the Salt Lake County. By mixing types and ownership models, residents can find comfortable, affordable housing in their community throughout their life cycle, and as their needs change over time. This kind of housing mix also makes it possible to provide quality, affordable workforce housing for key occupations, such as service workers, teachers, policemen, firemen, etc.

If just referring to the map, it would seem that a zone change in this area would be discouraged. However when reviewing the text of the Best Practices which are intended to be used in conjunction with the map, there are several locations in the best practices that would encourage efforts to allow additional housing units.

2.2 Existing Zoning and Land Use

The property to the south is zoned RM; to the west and north is R-1-10; to the east is R-1-10; to the north east is R-4-8.5. The convenience store to the south on the corner of 2300 east and Evergreen is zoned C-1. A few hundred yards to the north on 3300 South and 2300 East is a commercial shopping area zoned C-2. While the predominant zoning in the area is single family, there are some higher density residential and more intense commercial uses within the immediate vicinity.

2.3 Other Issues

2.3.1 Site Situation

The dental office building adjacent to the south faces Evergreen Avenue and is zoned RM. Across Evergreen Avenue to the south of the dental office is a small convenience store and gas station. The two homes to the north are located within the Evergreen PUD and are oriented the opposite direction from the subject home; they back up to 2300 East instead of fronting on it. In addition the subject property is not accessed from the PUD, but from 2300 East. As a result the property is visually separate from its neighboring residential homes. An increase in density or change to a low intensity compatible office use should have minimal impact on the adjacent residents.

2.3.2 PUD

The property as stated was part of the Evergreen View PUD. However, since the subject property is now no longer part of the PUD HOA and is not subject to it's covenants, there are no issues preventing the subject property from seeking a different use on the property than what was approved under the Evergreen PUD, except the approval of the proposed zone change.

2.4 Subdivision Requirements

2.4.1 Lot Line Issues

All previous lot line issues with the adjacent lot owner to the west and the portion of the PUD private roadway that was part of the subject property have now been resolved. A lot line adjustment approved by staff was completed and recorded transferring the portions of the original subject property at issue to the adjacent Lot 9 owner and the HOA respectively. All current property boundary lines are now in compliance with applicable regulations.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Zone Change.

3.2 Reasons for Recommendation

- 1) Due to the unique sit situation; the orientation to 2300 East; the adjacency of an existing RM zone; and the actual relatively small size of the property, the proposed zone change will result in minimal impact on the surrounding neighbors and neighborhood.
- 2) The General Plan Best Practices encourages the creation of Accessory Dwellings and the establishment of varied housing types within existing single family neighborhoods as one of many methods to enhancing the neighborhood.
- 3) The applicant and the Evergreen PUD HOA have resolved previous issues. Therefore, the subject property is no longer subject to the PUD covenants and restrictions and selected portions of the original subject property were transferred to the applicable owners within the PUD to resolve the boundary issues to both parties satisfaction. Therefore, the subject property can comply with the proposed zoning as well as existing subdivision and PUD regulations.



May 9th, 2011

To: Members of the Millcreek Planning Commission

Subject: Zone Change Application, 25641, Mr. Quinn Millet, Applicant
3412 South 2300 East

At the May meeting of the East Mill Creek Community Council (EMCCC), Application 25641 for a zone change from R1-10 to RM, was presented. EMCCC heard commentary from the applicant, Mr. Millet, Spencer Sanders of SLCo Planning & Development Services and residents of the Evergreen Hill Homeowners Association (HOA).

Concerns voiced by EMCCC were: 1) the property's relationship to the P.U.D, 2) whether the HOA rules would prevent an issuance of a zone change, 3) if the property could be separated from the P.U.D., 4) what processes were available to do so, and 5) concern over building height.

Mr. Sanders relayed that it was the opinion of county planning that it was not county's purview to enforce HOA or CC&R rules. Therefore, the applicant has the right to request a zone change. Mr. Sanders also relayed that removing the property from the Evergreen Hill PUD by plat amendment, would not make the PUD nonconforming. Mr. Sanders also relayed that another remedy would be for the homeowners association to amend their rules.

EMCCC heard from the Evergreen Homeowners Association representative who relayed the pertinent clauses regarding business and multi family use. These are clearly in violation of the HOA rules and are in conflict with the application. The consensus of the discussion is that the HOA rules would have precedence in civil court

The homeowners association was made aware of the zone change request by the ten day notice and had scheduled an emergency meeting after the EMCCC council meeting to come up with a formal opinion. The HOA spokesman relayed that it had been their desire to remove the property from the PUD. but there had been perceived obstacles in the past.

Regarding height; concern was raised about the RM zone's six story or 75ft height limitation. Mr. Sanders relayed that given the size of the lot, and other code requirements such as parking and landscaping, development would be limited. Mr. Sanders was asked if a zone control could be attached to the application. Spencer responded that was an option and explained the zone condition process.

May 9th, 2011

Subject: Zone Change Application, 25641, Mr. Quinn Millet, Applicant
3412 South 2300 East

EMCCC then passed the following motion:

Regarding Application # 25641, The East Mill Creek Community Council gives positive recommendation based on following conditions: a 30' zone control for height; And the legal issues with lot 9 between applicant and Evergreen P.U.D. / H.O.A be settled.

To clarify the height recommendation, the EMCCC's condition is: a zoning condition be applied restricting the maximum height to 30'.

Blake Keithley
Planning & Zoning Liaison

Nancy Carlson-Gotts
Chair, East Mill Creek Community Council



Salt Lake County Public Works Department
 Planning and Development Services Division
 2001 S. State Street #N-3600 Salt Lake City, UT 84190-4050
 Phone: 801-468-2000 FAX: 801-468-2169
<http://www.pwpds.slco.org/>

Zoning Map Amendment

FCOZ

NON FCOZ

Date <u>3-9-11</u>	File Number <u>25641</u>
Community Council _____	Parent File Number <u>10189</u>
Pre Submittal Mtg Date: (if required) _____	APN _____
Pre-Meeting Location: Room N3600	Zone: <u>R-1-10</u>

Property Address:
 3412 South 2300 East Salt Lake City, Utah 84109

Current Zone: R-1-10 Requested Zone: R-M

Reason for Request: Would like to use property as a duplex.

Comments: This property is next door to an R-M zone. I would like to be able to include my property in the zone next door to utilize it as a duplex.

Standard Submittal Requirements:

(Additional information may be required during the review process)

The items marked with an * can be obtained from the Salt Lake County Recorder's Office 2001 South State St, Room N1600

- Affidavit Form (please use the form provided by this office)
- * Legal Description of the parcel(s)
- *A current lined plat. Outline the subject property with red marker
- * Mailing Labels. List of mailing labels of all property owners within 300' of the outer boundary of the subject property.

6 Site Plans (4 copies if applying to the Board of Adjustment for exception requests or for signs) Drawing should be on a minimum sheet size of 18" x 24", drawn to a suitable scale (1" = 10, 1" = 20 etc.) and must include the following: North arrow, scale and drawing date. Property lines, with dimensions. Adjoining streets, right-of-ways, easements etc. Location and dimensions of all existing and proposed structures and signs. please list the use and square footage of each structure. Location of structures on adjacent parcels. Location of curb, gutter and sidewalks. Parking calculations.

Property Owner's Name: Quinn Millet
Mailing Address: 1441 Redondo Ave, Salt Lake City, UT 84105

Daytime Phone #: 801-638-8970 City: Salt Lake City Zip: 84105
Fax #: 801-467-6528 e-mail: QandAservices@gmail.com

Contact / Applicant's Name: Quinn Millet
Mailing Address: 1441 Redondo Ave, Salt Lake City, UT 84105

Daytime Phone #: 801-638-8970 City: Salt Lake City Zip: _____
Fax #: 801-467-6528 e-mail: QandAservices@gmail.com

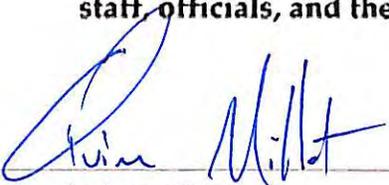
This property is located in the Evergreen View PUD Community General Plan and is designated on the Land Use Plan as Residential, (residential, office, commercial, etc.)

Does this rezoning request comply with the general plan? Yes No

(If no, you may meet with a planner to discuss other options that may be available)

Comments: This property is next door to an R-M zone. I would like to include my property in the zone next door to utilize it as a duplex.

To facilitate Salt Lake County's land use notice and review process, the undersigned hereby authorize the County to reproduce this application and all documents attached to the application for staff officials, and the interested public:

 3/9/11
Applicants Signature Date

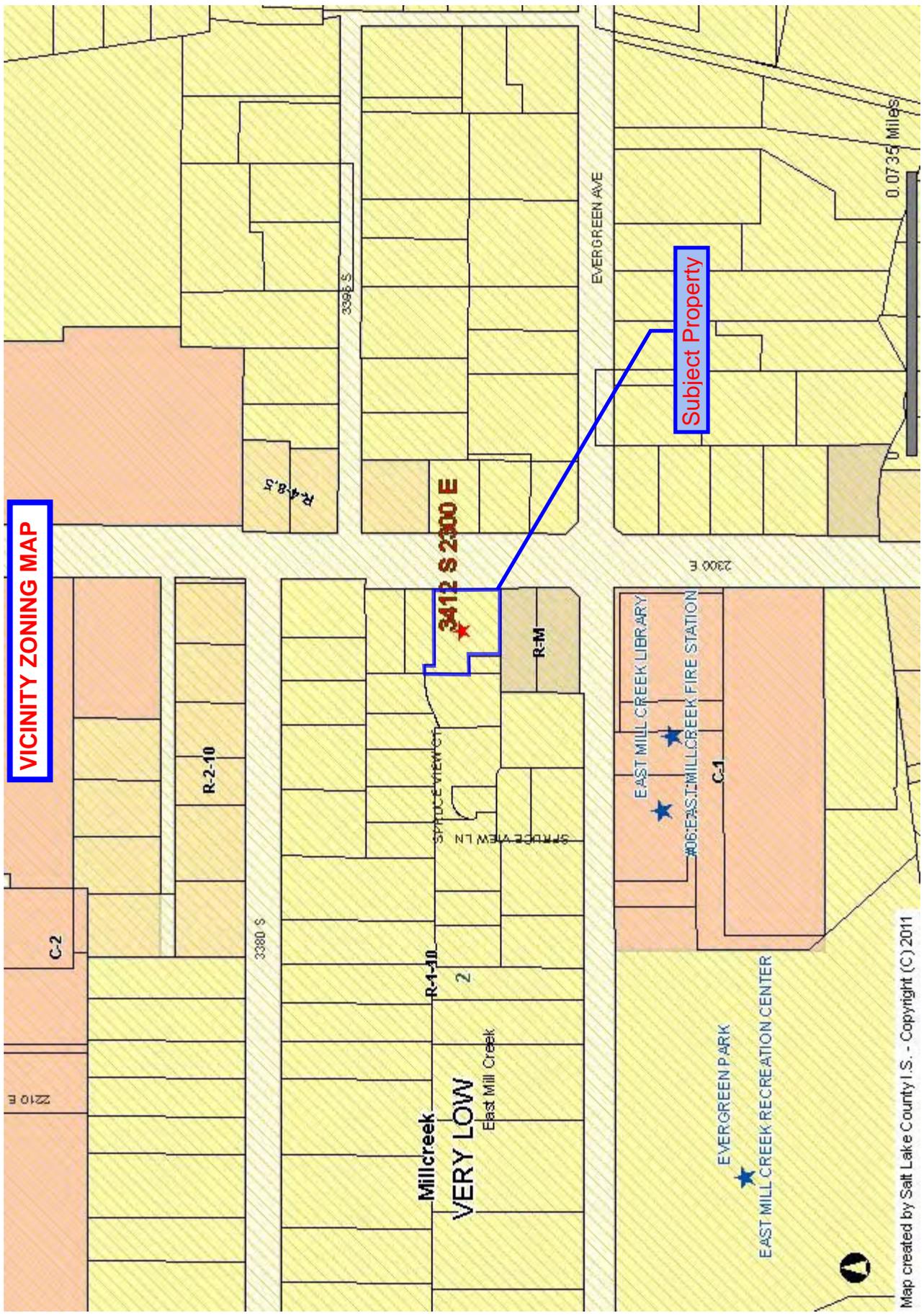
Office Use Only

Application Received by: _____

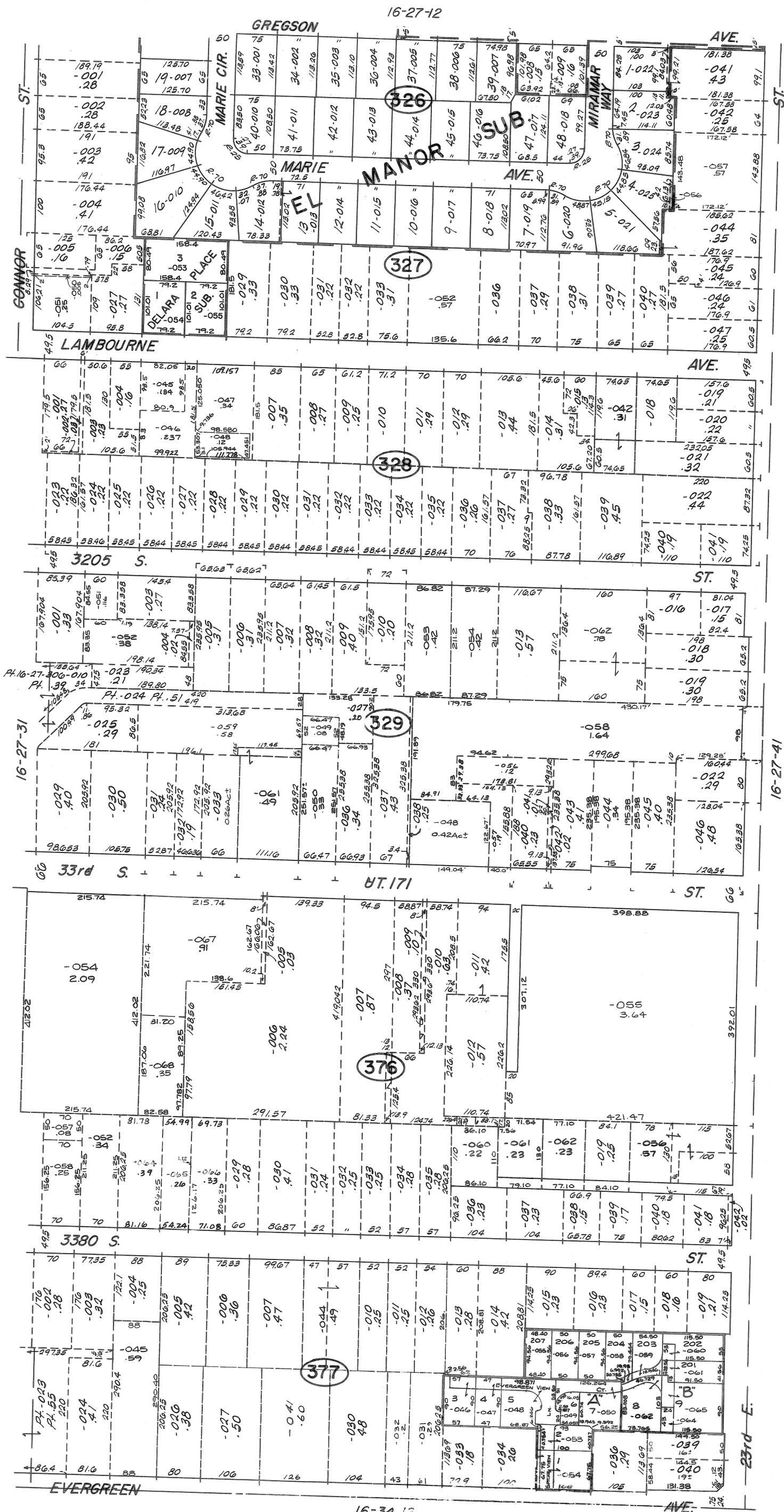
Fees Due:

Base Fee \$ 1,000.00 1020.90
plus \$ 95.00 Per Acre

Transaction Number _____ Cashier: _____ Date Paid: _____



Map created by Salt Lake County I.S. - Copyright (C) 2011



"A"
EVERGREEN VIEW P.U.D.
"B"
EVERGREEN VIEW P.U.D. PH.2

SALT LAKE COUNTY Geographic Information Systems - COPYRIGHT ©1996
PREPARED BY SALT LAKE COUNTY RECORDER



SCALE: 1" = 100'

16-34-12
SALT LAKE CO.
E. 1/2 S.W. 1/4 SEC. 27 T.1S. R.1E.

16-27-32

07-03-99

EVERGREEN VIEW P.U.D.

ENGINEERS
LAND SURVEYORS
PLANNERS

4659 SOUTH 2300 EAST SUITE 104
SALT LAKE CITY UTAH 84117
Tel (801) 272-8341
Fax (801) 272-3548

**EVERGREEN VIEW
PLANNED UNIT DEVELOPMENT**

ADDRESS: 3412 South 2300 East, Salt Lake City, Utah

CLIENT: JAMES JOHNSON
Construction News P. N.
1743 West Alexander St.
Salt Lake City, Utah
84119
(801) 949-6920

SUBMISSION PLAT

DATE: 24 April 1998

FILE NO. 1673

SHEET NO. 1 OF 1

REVISIONS:

DATE	DESCRIPTION
09/22/98	County redlines
11/09/98	County redlines
11/24/98	County redlines

DRAWING BY: L. MARK NEFF
CHECKED BY: L. MARK NEFF
COMPUTER FILE: D:\DWG\01673
1673-PUD.DWG
DATE: 24 April 1998

SURVEYOR'S CERTIFICATE

I, L. MARK NEFF, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate no. 172065, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as,

EVERGREEN VIEW P.U.D.

and that same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet the frontage and area requirements of the applicable zoning ordinance.

DATE: Jan 4, 1999

MARK NEFF
L. MARK NEFF
P.E. #80254
L.S. #172065
PROFESSIONAL ENGINEER AND LAND SURVEYOR
STATE OF UTAH

BOUNDARY DESCRIPTION

Beginning at a point 138.44 feet N 0d11'57" W, along the Section Line and 33.00 feet S 89'48'03" W from the South Quarter Corner of Section 27, Township 1 South, Range 1 East, Salt Lake Base & Meridian, and running thence N 00'11'57" W a distance of 90.000 feet, thence S 89'48'03" W a distance of 529.400 feet, thence S 00'11'57" E a distance of 90.000 feet, thence N 89'48'03" E a distance of 172.877 feet, thence S 00'11'57" E a distance of 113.757 feet, thence N 89'47'30" E a distance of 100.000 feet, thence N 00'11'57" W a distance of 113.741 feet, thence N 89'48'03" E a distance of 256.523 feet to the point of beginning.

Containing 9 Lots, 59,020.90 square feet or 1.3549 acres.

OWNER'S DEDICATION

Know all men by these presents that, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

EVERGREEN VIEW P.U.D.

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereof, I have hereunto set this _____ day of March, A.D., 1999.

James R. Johnson
Owner
James R. Johnson
Owner

ACKNOWLEDGMENT

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

On the 14 day of March, A.D., 1999, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer(s) of the above Owner's Dedication, _____ in number, who duly acknowledged to me that James R. Johnson signed it freely and voluntarily and for the uses and purposes therein mentioned

MY COMMISSION EXPIRES: _____
Matthew A. Anderson
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

EVERGREEN VIEW P.U.D.

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

RECORDED # 7293736
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
JIM JOHNSON
DATE: 3-19-99 TIME: 3:17AM BOOK: 99-38 PAGE: 10
FEE \$ 39.00

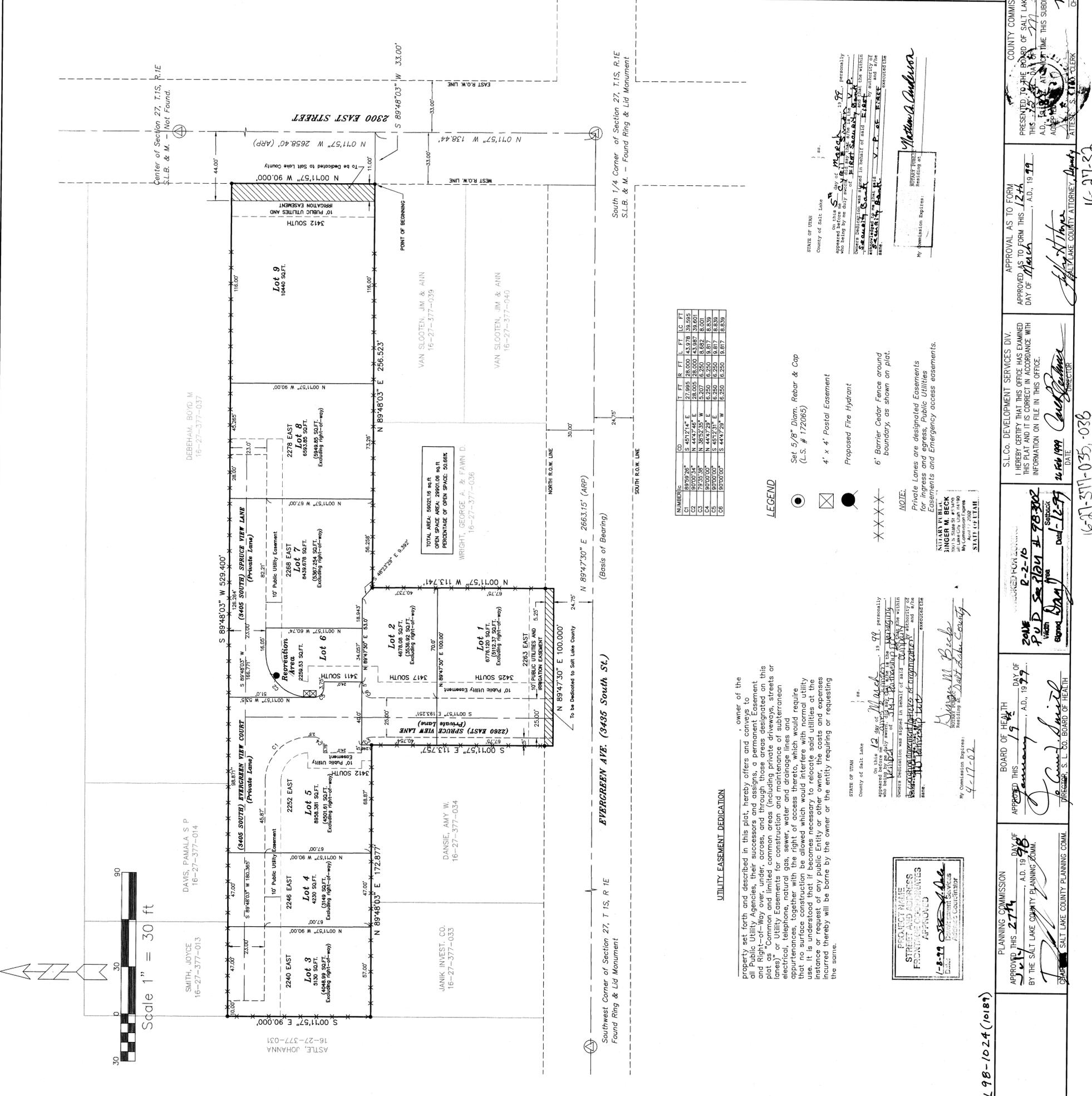
CHAIRMAN, Bd. of Comm. Mr. Collette
CLERK Ms. S. S. S.

APPROVAL AS TO FORM
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS 12th DAY OF March, A.D., 1999 AND AT THAT TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED FOR RECORD.

APPROVED BY: James R. Johnson
DATE: 16 Feb 1999

APPROVED BY: Matthew A. Anderson
DATE: 16 Feb 1999

PL 98-1024 (10187)



Scale 1" = 30 ft

SMITH, JOYCE
16-27-377-013

DAVIS, PAMALA S P
16-27-377-014

JANIK INVEST CO.
16-27-377-033

DANSIE, AMY W.
16-27-377-034

ASTLE, JOHANNA
16-27-377-031

DEBEHAM, BOYD M.
16-27-377-037

WRIGHT, GEORGE A. & FAWN D.
16-27-377-036

UTILITY EASEMENT DEDICATION

property set forth and described in this plat, hereby offers and conveys to all Public Utility Agencies, the right to use, occupy, maintain, construct and Right-of-Way over, under, across, and through the designated streets or lanes) or Utility Easements for construction and maintenance of subterranean electrical, telephone, natural gas, sewer, water and drainage lines and appurtenances, together with the right of access thereto, which would require that no surface construction be allowed which would interfere with normal utility use. It is understood that if becomes necessary to relocate said utilities at the instance or request of any public utility or other owner, the costs and expenses incurred thereby will be borne by the owner of the entity requesting or requesting the same.

On this 12 day of March, 1999 personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer(s) of the above Owner's Dedication, _____ in number, who duly acknowledged to me that James R. Johnson signed it freely and voluntarily and for the uses and purposes therein mentioned

My Commission Expires: 4-17-02

LEGEND

Set 5/8" Diam. Rebar & Cap (L.S. # 172065)

4' x 4' Postal Easement

Proposed Fire Hydrant

6" Barrier Cedar Fence around boundary, as shown on plat.

NOTE: Private Lanes are designated Easements for ingress and egress, Public Utilities for permits and Emergency access easements.

SINGLER M. BECK
Notary Public
Residing at:
My Commission Expires:

PLANNING COMMISSION

APPROVED THIS 27th DAY OF January, A.D., 1999
BY THE SALT LAKE COUNTY PLANNING COM.

APPROVED BY: James R. Johnson
DATE: 16 Feb 1999

APPROVED BY: Matthew A. Anderson
DATE: 16 Feb 1999

COUNTY COMMISSION

APPROVED AS TO FORM
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS 12th DAY OF March, A.D., 1999 AND AT THAT TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED FOR RECORD.

APPROVED BY: James R. Johnson
DATE: 16 Feb 1999

APPROVED BY: Matthew A. Anderson
DATE: 16 Feb 1999

EVERGREEN VIEW P.U.D.

PL 98-1024 (10187)

RECORDED # 7293736
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
JIM JOHNSON
DATE: 3-19-99 TIME: 3:17AM BOOK: 99-38 PAGE: 10
FEE \$ 39.00

CHAIRMAN, Bd. of Comm. Mr. Collette
CLERK Ms. S. S. S.

APPROVAL AS TO FORM
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS 12th DAY OF March, A.D., 1999 AND AT THAT TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED FOR RECORD.

APPROVED BY: James R. Johnson
DATE: 16 Feb 1999

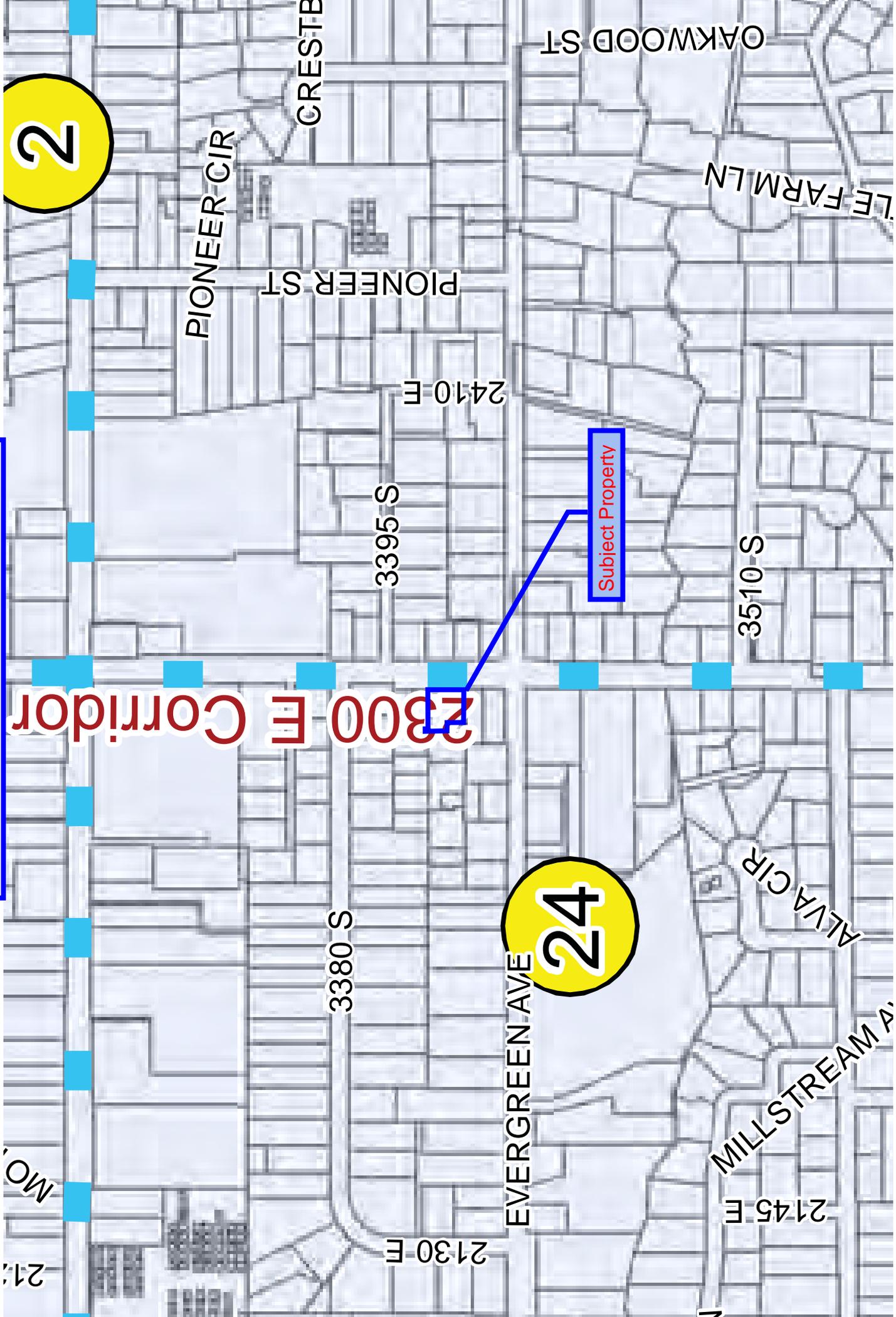
APPROVED BY: Matthew A. Anderson
DATE: 16 Feb 1999

2

2300 E Corridor

24

Subject Property



2130 E

CRESTB

PIONEER CIR

PIONEER ST

2410 E

3395 S

3510 S

3380 S

EVERGREEN AVE

ALVA CIR

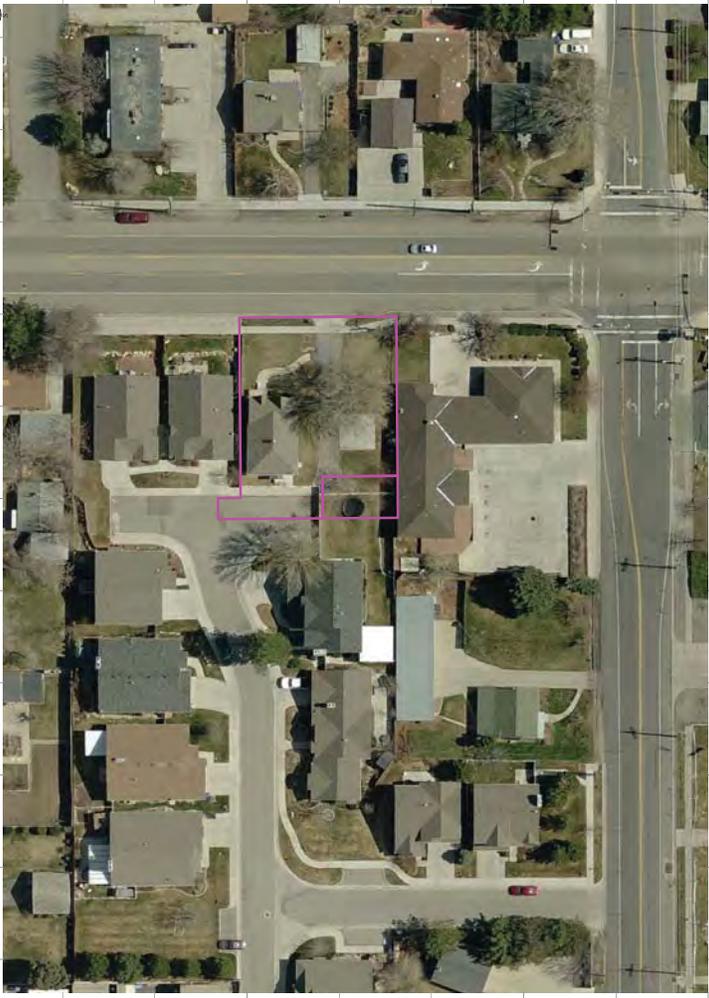
MILLSTREAM A

2145 E

2130 E

OAKWOOD ST

THE FARM LN



Copyright ©2010 Pictometry International Corp.
Distance between tick marks: 52,883.65 feet
Scale: 1 inch = 52.9 feet



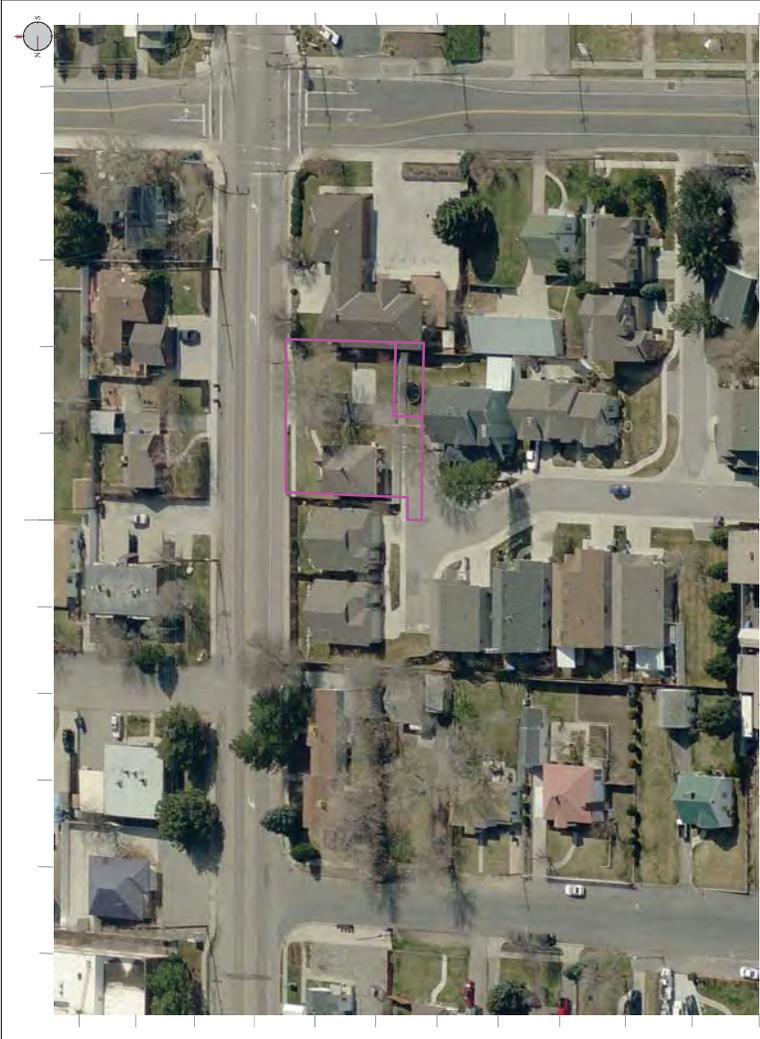
Copyright ©2010 Pictometry International Corp.
Distance between tick marks: 54,679.91 feet
Average Scale: 1 inch = 56.2 feet



Copyright ©2010 Pictometry International Corp.
Distance between tick marks: 50,644.63 feet
Average Scale: 1 inch = 52.3 feet



Copyright ©2010 Pictometry International Corp.
Distance between tick marks: 51,807.580 feet
Average Scale: 1 inch = 53.9 feet



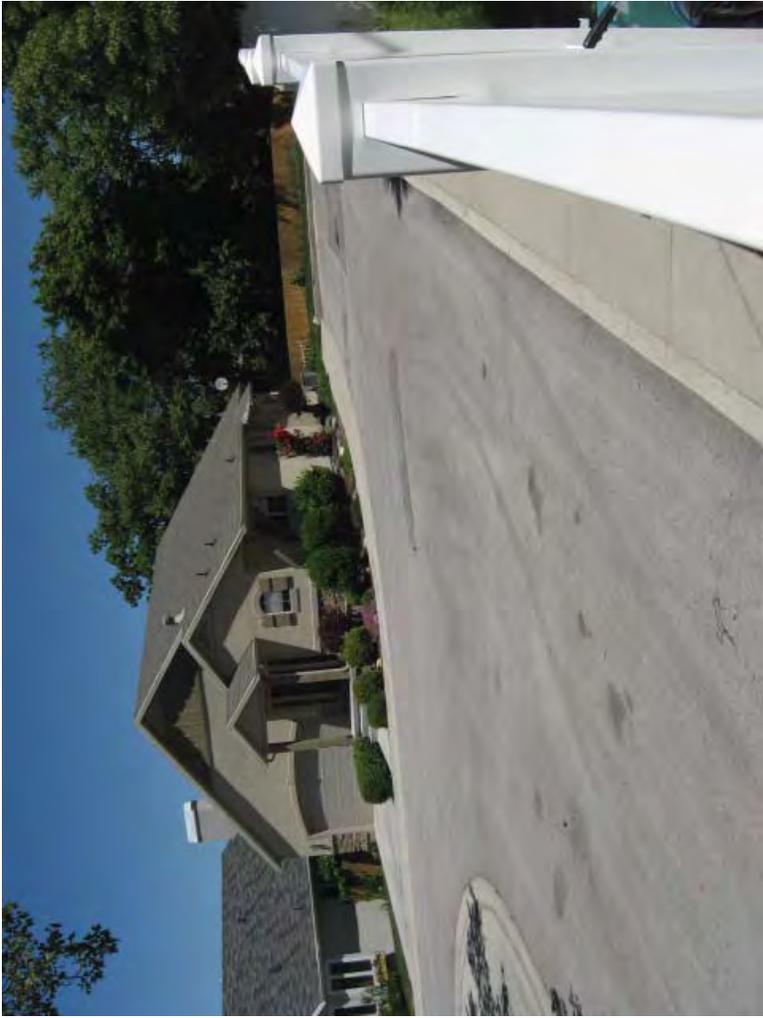
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Distance between tek marks: 52,123342 feet

Average Scale: 1 inch = 53.7 feet









**Millcreek Township Planning
Commission**

Wednesday, March 14, 2012

***26610 – Electrical Facilities
Best Practice***



STAFF REPORT

Executive Summary					
Hearing Body:	Millcreek Planning Commission				
Meeting Date and Time:	Wednesday, March 14, 2012	04:00 PM	File No:	2	6 6 1 0
Applicant Name:	Salt Lake County Planning	Request:			
Description:	Electrical Facilities Plan Best Practice				
Location:	County Wide				
Zone:		Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Community Council Rec:	Not yet received				
Staff Recommendation:	Approval				
Planner:	Todd A. Draper				

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed

3.2 Reasons for Recommendation

- 1) Adoption of the Plan and Best Practice is in the best interests of collaborative and cooperative planning across multiple jurisdictional boundaries.
- 2) Adoption of the Plan as a Best Practice will help insure that individual community interests are protected when siting of new electrical facilities takes place.
- 3) The Best Practice helps insure that the needs of today are met without compromising the needs of future generations (it is sustainable).

DRAFT



Electrical Facilities

Electrical Facilities

Purpose Statement

Planning, financing and building infrastructure to meet future growth in Salt Lake County poses major challenges. Capital facilities like water, sewer, roads and highways, public transportation, and schools are routinely considered by government and community leaders in planning for the future. Often left out, but equally critical is the planning and siting of electrical infrastructure. Identifying where electrical facilities are needed to support future growth will benefit local governments, transportation planners, developers, residents, businesses and the power provider. This type of clarity and predictability will not only help assure electrical capacity is available to meet communities’ development needs, but also make more efficient use of limited financial resources and minimize potential conflict in the future.

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Best Practices

Core Concepts

1. **Electrical infrastructure systems must be designed to meet customers’ needs when usage is at the highest point during the year, known as “peak demand.”**
2. **Infrastructure systems must be able to expand relative to population growth.**
3. **As customer demand projections take into account current economic factors they are subject to fluctuation as a result.**
4. **Infrastructure plans must also account for changes in technology, both in the production of and usage of electrical power.**
5. **A set of uniform siting criteria should be developed by the community for evaluating potential electrical utility sites.**
6. **Establish a logical relationship between electrical infrastructure and land use, both existing and future. Integrate planning efforts for electrical infrastructure, transportation, and local and regional land use. In short, engage in cooperative planning.**
7. **As a regulated utility, the power company is unable to build new infrastructure until it is needed. Knowing where these facilities will go in advance will improve predictability of electrical infrastructure improvements for communities, residents, property owners and power providers.**
8. **Integrate community considerations into electrical infrastructure planning.**
9. **Foster communication and broader understanding of all stakeholders’ needs and concerns. Maintain communication among stakeholders and update the plan’s elements over time.**

Related Best Practices:





Key Questions

How will projected population growth in Salt Lake County be accommodated?

As new development occurs where will electrical facilities and utilities be located in relation to that development?

Are there land use policies or practices that can be implemented to conserve or reduce the demand for electrical power?

What siting criteria will be used for evaluating alternative sites?

Discussion

The Salt Lake County Electrical Plan Task Force in conjunction with Rocky Mountain Power has created a series of documents known collectively as the Salt Lake County Electrical Plan. These documents include a series of maps that depict and inform a forecast of electrical infrastructure needs within Salt Lake County. Also part of the Electrical Plan is a Local Planning Handbook to use in developing local siting criteria for evaluating potential sites for locating the new infrastructure identified as part of the plan in support of existing land use plans. The third element of the Electrical Plan is collaboration and cooperation between the multiple jurisdictional entities to insure that cross jurisdictional impacts are mitigated. These efforts will ultimately increase efficiency in the provision of electrical service to all constituents.

The Three main Goals of the Electrical plan are:

1. Ensure adequate electrical capacity to supply communities' future growth.
2. Define appropriate land uses and design characteristics for future electrical facilities.
3. Let residents and property owners know what to expect as the community changes over time.

This Electrical Facilities Best Practice adopts the principles and concepts contained within the Salt Lake County Electrical Plan and Local Planning Handbook (as updated and amended) as a best practice of the Salt Lake County General Plans.

Resources

1. *Powering our Future: Salt Lake County Electrical Plan Local Planning Handbook.* Rocky Mountain Power, September 2010. http://cooperativeplan.slco.org/pdf/Projects/ElectricalPlan/SLCEP_Final_compress.pdf
2. *The Case for New Electricity Transmission and Siting New Electricity Transmission Lines,* Roger W. Gale, Mary O'Driscoll, GR Energy LLC, September, 2001, http://oharas.com/ET/Transmission_Case.pdf
3. *The Neighborly Substation- Electricity, Zoning and Urban Design,* Hope Cohen, Deputy Director, Center for Rethinking Development, December, 2008. http://www.manhattan-institute.org/html/crd_neighborly_substation.Htm
4. *Visual Impact Analysis Methodology for Transmission Line Planning Corridors,* EDAW, February 1977.

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Context

Best Practices

Projects

Official Map

Appendix



Modifications and Additions

As an addendum and amendment to the referenced Salt Lake County Electrical Plan and Local Planning Handbook, the following specific modifications and additions are recognized as amendments to the text relative to this County Best Practice.

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<i>Context</i>
<i>Best Practices</i>
<i>Projects</i>
<i>Official Map</i>
<i>Appendix</i>

Chapter, Section, and Page	Revised or Additional Text
2, B, 4A Pages 12-13	In Salt Lake County the co-location of electrical transmission lines along existing and proposed trail rights-of-way shall be limited to urban trails.
2, B, 5H Page 15	5H. Avoid locating Electrical Transmission Lines along trail rights-of-way within or adjacent to the foothills and canyon areas of Salt Lake County. Recreational trails in the foothills and canyons are prized for their scenery, views, and natural setting. As such they are an undesirable location for electrical transmission lines or infrastructure.
Maps	Adoption by reference of the map on page 19 of the Summit and Wasatch County Electrical Plan & Local Planning Handbook that shows existing and proposed electrical facilities within the Brighton area of Big Cottonwood Canyon.

Electrical Facilities Best Practice - Planning Commission Comment Matrix

SECTION	Copperton PC	Emigration PC	Kearns PC	Magna PC	Millcreek PC	SLCo PC	Staff Response
2, B, 4A						Did not feel it appropriate to locate electrical transmission lines along trails, specifically those in the foothills and canyons areas.	Language added to best practice under Modifications and Additions Section to reflect limitation of co-location to urban trails and an addition of 5H to indicate that trails in the foothills and canyons were undesirable locations for electrical transmission lines and infrastructure.
						Felt that discussion regarding conservation practices was missing	See section 2, B, 11. Conservation and peak reduction measures are addressed in the handbook. See General Plan Best Practice on Energy as well.

Electrical Facilities Best Practice - Planning Commission Comment Matrix

SECTION	Copperton PC	Emigration PC	Kearns PC	Magna PC	Millcreek PC	S�Co PC	Staff Response
2, B, 5B						Desired to see the term "Community" as utilized on pages 14 and 15 specifically reference the "service community".	This particular section references State Law regarding the rights of communities to request that electrical utilities be buried. As this is a general planning document, staff believes that existing state law would govern such activities and does not feel an addition to the language is necessary.
						Would like to see Big Cottonwood and Brighton Communities also follow the principles of the adopted best practice, regardless of where the power lines originate.	Staff is in agrees. See specific comments related to the Big Cottonwood Community Council.

Electrical Facilities Best Practice - Planning Commission Comment Matrix

SECTION	Copperton PC	Emigration PC	Kearns PC who gets to pay for this? Concerned about potential raises in electrical rates.	Magna PC	Millcreek PC	SLCo PC	Staff Response
							Electrical facilities are paid for by the Power company, obviously through their ratepayers. Generally though, the belief is that these practices would likely reduce the cost to the power utility through efficiencies brought about by advance planning.
		Generally in favor of seeing more lines buried, especially in FCOZ areas.		Commissioners would like to see all new electrical lines buried.	Commissioners generally were in favor of seeing more lines buried in their community.		Staff notes that this option was available under state law, but expensive and the additional costs would be required to be borne by the community.
Discussion - pg. 2					Would like to see language changed to reflect that "This Electrical Facilities Best Practice adopts the concepts contained within the Salt Lake County Electrical Plan Handbook."		Changes to this effect will be made in the Final draft that is presented to the County Council.

Electrical Facilities Best Practice - Planning Commission Comment Matrix

SECTION	Copperton PC	Emigration PC	Kearns PC	Magna PC	Millcreek PC	SLCo PC	Staff Response
					Questioned what public input went into creating the Local Planning Handbook	Curious as to who was on the technical committee.	The creation of the document was done with a technical committee with representatives from all local jurisdictions (see acknowledgement page) and the current process of adopting it into the general plans is the opportunity provided for including public input. Also, once adopted, the listed best practice processes would solicit public input when reviewing and siting individual electrical facilities.
					Questioned if this would lead eventually to an ordinance.		There are no known plans to codify elements of the electrical plan at this time.
		Questioned how the review of new or expanding facilities would be handled under this plan.			Questioned how the review of new or expanding facilities would be handled under this plan. Asked about Planning Commission review of Transmission lines.		Facilities such as substations are routinely reviewed by the Planning Commission, through the Conditional Use review process. Typically however in the past, transmission lines have not been reviewed with the same detail as the substations. This best practice would give the Planning Commission a set of recommended guidelines to follow when reviewing new transmission lines in the future.

Electrical Facilities Best Practice - Planning Commission Comment Matrix

SECTION	Copperton PC	Emigration PC	Kearns PC	Magna PC	Millcreek PC	SLCo PC	Staff Response
					Interested in provisions for solar, wind and other alternative electrical power generation.		Power Generation facilities are only briefly discussed in the plan. Many of the same criteria for the siting of substations would likely also apply to a generation facility. As the popularity of small individual systems increases, the development of specific siting criteria for smaller generation options such as solar and wind might be a good candidate for inclusion into this best practice.
					Asked why this utility was being singled out for adoption of a best practice.		This best practice is in response to the creation of the Local Planning Handbook. Also inclusion of a discussion regarding electrical facilities is a relatively new concept in general plans. Other best practices for other utilities may be considered for addition to the general plans in the future.
		Recommended approval as proposed at their January 12, 2012 meeting.					



Millcreek Township Planning Commission

Wednesday, March 14, 2012

Business Meeting Items

Previous Meeting Minutes

The minutes will be sent to the Planning Commission Members via e-mail.

Status Updates

Status Updates will be presented at the meeting.

Chair's Beginning Statement

The revised draft of the Chairs Opening Statement is attached..

Sidewalk Best Practice/Master Plan Work Session

This works session is a continuing conversation from the previous month's work session to go over the notes from the previous session and to determine an outline of our next steps. The Notes will be forwarded to the Planning Commission via e-mail.

Planning Commission Chairman - Opening Statement

A copy of today's agenda and a sign-in sheet are located on a stand at the back of the room. Please note your participation in today's meeting by signing in.

The Planning Commission is a voluntary citizen board. The Commission's function is to hear and decide applications for conditional uses and preliminary subdivision plats; and to make recommendations to the County Council for zoning changes or changes to ordinances or general plans.

The Commission's decisions are based on information from field observations, recommendations from Planning Staff and other agencies indicating compliance with the general plan and relevant ordinances, the Community Council recommendation as a representation of community concerns, and information presented at the public meeting. All information presented at today's meeting is recorded, so please speak directly into the microphone, and state your name and address prior to making your comments.

The agenda is divided into 2 main categories: Business Items and Public Hearing Items

Business Items: are generally routine meeting management and “house-keeping” items. The public is allowed to attend, however, public comment is not typically taken.

Public Hearing Items: are those for which public comment is taken so that the Planning Commission can be made aware of all of the issues of concern with regards to a request. Decisions may be made on any item listed on the agenda. A decision or recommendation will be rendered by the Planning Commission for these items which may include Approval, Approval with Conditions, Denial, or, Continuation of the item to a future meeting.

The meeting will proceed as outlined in the Rules of Conduct printed on the back of the agenda.

