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

Millcreek Township Planning Commission

Public Meeting Agenda

REVISED April 2, 2012

April 11, 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

Meeting Start Time: 4:00 P.M.

Service Award Presentation

Janice Jardine, Former Millcreek Township Planning Commissioner – Recognition of Ms. Jardine's 6 years (two full 3-year terms) of outstanding service and dedication to the Millcreek Township and Salt Lake County as a Millcreek Township Planning Commissioner. This includes her service as Vice Chair during her time on the Commission.

Conditional Uses

27426 – Deanne Leatherman of Young Electric Sign Company, on behalf of J. L. McKenzie, Inc., the McDonald's Restaurant Owner, is requesting approval of a Conditional Use Permit to replace the existing back-lit lower can portion of the existing Ground (pole) sign with an Electronic Message Center Sign – **Location:** 3229 S. Valley Street (3300 E.) – **Zone:** C-2 Commercial – **Community Council:** Canyon Rim and East Millcreek – **Planner:** Spencer G. Sanders.

27624 – Ken Menlove of Menlove Construction is requesting approval of a Conditional Use application to develop an 18-unit apartment building on the subject property – **Location:** 1060 E. 3300 S. – **Zone:** C-2 Commercial – **Community Council:** Millcreek – **Planner:** Spencer G. Sanders.

Zone Changes

27452 – Eldorado Management is requesting approval of a Zone Change to the subject properties from R-1-8 (Residential Single Family, 8,000 sq. ft. min. lot size) to C-2 Commercial. This request is being made in order for the applicant to develop a gymnastics studio on the subject properties. – **Location**: 3222 S. and 3224 S. 2000 E. – **Community Council:** Canyon Rim – **Planner:** Spencer G. Sanders

27671 – Tom Henroid is requesting approval of a Zone Change of the subject property from RM (Residential Multi-family & Office) to R-2-10 (Residential, Two-family, 10,000 sq. ft. min. lot size). This request is being made in order to subdivide the subject property along the common wall of the two-family dwelling, currently under construction on the subject property, so that each side can be owned separately. – **Location:** 1248 E. 4500S. **Community Council:** Millcreek – **Planner:** Todd Draper

General Plan Amendments

26610 – Continued from March 14, 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

BUSINESS MEETING

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

Previous Meeting Minutes Review and Approval

August 10, 2011

March 14, 2012

Action Items

Planning Commission Chair's Opening Statement – Approval of Final Draft

Status Updates

25661 – Council Approved Amendments to Chapter 19.80 Off-Street Parking of the Salt Lake County Zoning Ordinance – Presenting the final amendments approved by the County Council

27680 – Proposed Amendments to Chapter 19.82 Signs of the Salt Lake County Zoning Ordinance – Introducing proposed new regulations for Electronic Message Center signs

Planning Commission Rules and Procedures – Staff Update

Sidewalk Best Practice/Master Plan – Staff Update

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.

Planning Commission Chairman - Opening Statement

Final Draft to be approved at this meeting

Millcreek Township Planning Commission

Wednesday, April 11, 2011

27426 – EMC Sign for McDonald's Restaurant

Salt Lake County Planning & Development Services

STAFF REPORT

Executive Summary								
Hearing Body:	Millcreek Planning Commission							
Meeting Date and Time:	Wednesday, April 11, 2012	04:00 PM	**File No:**	2	7	4	2	6
Applicant Name:	Deanne Leatherman/YESCO	**Request:**	Conditional Use					
Description:	Electronic Message Center Sign (Replace existing backlit cabinet signs)							
Location:	3289 S. Valley St. (3300 S.)							
Zone:	C-2 Community Commercial	Any Zoning Conditions?	Yes ☐	No ☒				
Community Council Rec:	Approval with Conditions							
Staff Recommendation:	Approval with Conditions							
Planner:	Spencer G. Sanders							

1.0 BACKGROUND

1.1 Summary

Deanne Leatherman of Young Electric Sign Company, on behalf of J. L. McKenzie, Inc., owner of the subject McDonald's Restaurant property, is requesting approval of a Conditional Use Permit for an Electronic Message Center (EMC) sign. The applicant is proposing to replace the existing, back-lit, reader board cabinet sign, which located on the existing pole (Ground) sign with the proposed EMC Sign. The EMC sign is a digital full color LED screen cabinet sign. The new sign would be located on the same pole and just below the main McDonald's sign.

1.2 Proposal

The existing main “McDonald's” sign is located on the property behind the sidewalk along 3300 South Street. It is oriented perpendicular to 3300 South and is approximately 27 feet tall from grade to the top of the golden arches portion of the sign. The sign is faced on each side. The reader board portion of the sign is approximately 14 feet from the ground to the top of the sign. The new sign is proposed for the same location as the original sign. The original sign is 3 feet by 8 feet; the proposed sign will be 3'10” by 7'10”, very similar in size to the original. The proposed new sign is just under 24 square feet total.

1.3 Hearing Body Action

This application is on the Planning Commission's agenda for decision.

1.4 Neighborhood Response

As of the date of this writing, staff has not received any comments from the surrounding neighborhood.

1.5 Community Council Response

1.5.1 - February 11, 2012 - The Canyon Rim Community Council reviewed this application at their regularly scheduled meeting. Staff was present for the meeting. They recommended approval subject to the application being forwarded to the East Mill Creek Community Council since any impact to residents would be to residents on the south side of 3300 South within the East Mill Creek Community Council Boundary. The also recommended that the sign adhere to the development guidelines for EMC signs (A copy of the E-mail received from the Chair of this Community Council is attached to this report):

- The frequency that ads change
- Avoiding "strobe light" effects that are too bright and may cause distractions to drivers or pedestrians
- Dim the sign's luminosity between dusk and dawn to reduce light pollution in the neighborhood

1.5.2 - March 1, 2012 - The East Millcreek Community Council reviewed the application at their regularly scheduled meeting. Staff was present for the meeting. They voted to recommend approval of the application subject to conditions that have been applied to other EMC signs along 3300 South in recent months. As of this writing staff has not yet received the official written recommendation. Staff will forward it to the Commission once it has been received.

2.0 ANALYSIS

2.1 Applicable Ordinances

Section 19.84.060 of the Conditional Use Chapter of the Zoning Ordinance establishes five standards to be used in evaluating Conditional Use applications. The Planning Commission must find that all five of these standards have been met before granting approval of an application. Based on the foregoing analysis, Staff suggests the following:

Criteria Met		Conditional Use Criteria and Evaluation
YES ☐	NO ☐	Standard `A': *The proposed site development plan shall comply with all applicable provisions of the Zoning Ordinance, such as parking, building setbacks, building height, etc.*
		The proposed sign plan complies with site requirements, including height and setback. The existing developed storage site also complies. Therefore, the proposal complies with this standard.
YES ☐	NO ☐	Standard `B': *The proposed use and site development plan shall comply with all other applicable laws and ordinances.*
		The proposed sign plan complies applicable regulations; therefore it is in compliance with this standard.
YES ☐	NO ☐	Standard `C': *The proposed use and site development plan shall not present a 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.*
		The proposed sign plan complies with county regulations. In addition, there is no anticipated increase traffic to 3300 South as a direct result of the proposed sign.

		Therefore, the proposal complies with this standard.
YES ☐	NO ☐	Standard `D': *The proposed use and site development plan shall not pose a threat to the safety of persons who will work on, reside on, or visit the property nor pose a 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.*
		The proposed use does not propose a threat to safety as addressed in this criterion. The issues noted above do not apply to this proposal; therefore, it complies with this standard.
YES ☐	NO ☐	Standard `E': *The proposed use and site development plan shall not significantly impact the quality of life of residents in the vicinity.*
		The sign as proposed, with staff's recommended conditions is not anticipated to impact the quality of life for residents in the vicinity.

2.2 Zoning Requirements

19.82.020 Definitions.

"Electronic message center" 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 or messages which may flash, travel or scintillate within a given panel area.

Response **-** The proposed sign meets the definition of an Electronic Message Center sign.

19.82.190 On-premises signs allowed in zoning districts.

4) C-2[zone] Ground or projecting on-premises [sign] -

MAXIMUM 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. …

Response **-** The proposed sign conforms to the maximum size signage allowed by ordinance.

MAXIMUM HEIGHT - 30 ft. maximum

Response - The existing multi-tenant OG sign it 35 feet tall, which does not comply with County Ordinances. However, the approval and installation of the proposal EMC does not require bringing the whole sign into compliance. The EMC sign will be approximately 15 feet from grade.

SETBACK - 18-inch setback [from front property line]

Response - The existing as well as the proposed sign comply with this provision.

LOCATION - 1 sign per 300 ft. frontage or part thereof

Response - Proposal complies with this standard.

ILLUMINATION/ELECTRONIC MESSAGE CENTER SIGNS - ***Illumination may be built into or attached to signs unless exposed to*** *a dwelling on adjacent property or* ***a residential zone boundary in which case it may be allowed with conditional use approval****. Rotation and subdued light change may be allowed with conditional use approval.* ***Electronic message center signs are conditional use****.*

Response - The above provision is the reason this application is being considered under Conditional Use approval by the Planning Commission.

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.*

Response - Light from these types of signs, particularly at night, can potentially have detrimental effects on nearby residences. The residents across 3300 South would be most affected. These residents already experience lighting from the existing commercial development on the north side of 3300 South. Care will need to be taken to make sure that the proposed EMC sign will not increase the impacts already experience by the residents. Conditions of approval have been established with previously approved EMC signs along 3300 South that could be applied to this proposed sign to reduce the potential impact on. Staff recommended conditions are intended to address these issues and be consistent with previous approvals of similar EMC signage along 3300 South.

The ordinance indicates that if a verifiable problem arises, the property owner will be responsible to "…take appropriate corrective action." In order to avoid any potential impacts initially, Staff is recommending turning off the EMC portion of the sign during late evening and early morning hours; between 10 p.m. and 7 a.m. In addition, staff is recommending that between sunset and sunrise the EMC portion of the sign be dimed by 50% when not required to be turned off. These time frames are intended to reduce impact on adjacent residents and reduce distraction of motor vehicle drivers. They are consistent with nuisance ordinance regulation for noise and other distractions imposed by the Salt Lake Valley Health Department.

2.3 Other Agency Recommendations or Requirements

There are no specific requirements from other reviewers. The Transportation Engineer indicated that 3300 South in this area is a UDOT road, but the sign was on private property and there are no specific requirements for the type of sign proposed. The proposed sign does not have any issues that fall within other reviewer's jurisdiction. However, a building permit will be required to install the new signage.

2.4 Applicable State Law Regarding Conditional Use Approval

According to the revised Utah Land Use and Development Management Act, conditional use applications *"…shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards."*

There are no expected detrimental effects that are not addressed by applicable standards in the ordinance as outlined in this report.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Conditional Use with the following conditions:

1)The applicant shall obtain all required building permits for sign installation.

2)The Electronic Message Center portion of the sign shall be wired in such a way as to allow it to be turned off separately from the fixed portion of the sign.

3)Both the EMC portion of the sign and the cabinet portion of the sign shall be designed to be dimmed by approximately 50%, approximately 30 minutes after sunset and remaining in effect until approximately 30 minutes prior to sunrise, except the Electronic Message Center portion of the sign shall be completely turned off between 10 pm and 7am.

4)The EMC sign shall not flash.

5)Each message shall be displayed for a minimum 8 seconds.. The intention is to reduce passing motorist distraction, in turn improving traffic safety. This is to be done by limiting passing motorists traveling at approximately the speed limit along 3300 South from viewing more than two separate messages and seeing more than one message display change.

6)Time between messages shall be essentially zero. When the message changes to a new message, there shall be no perceptible blank screen between messages.

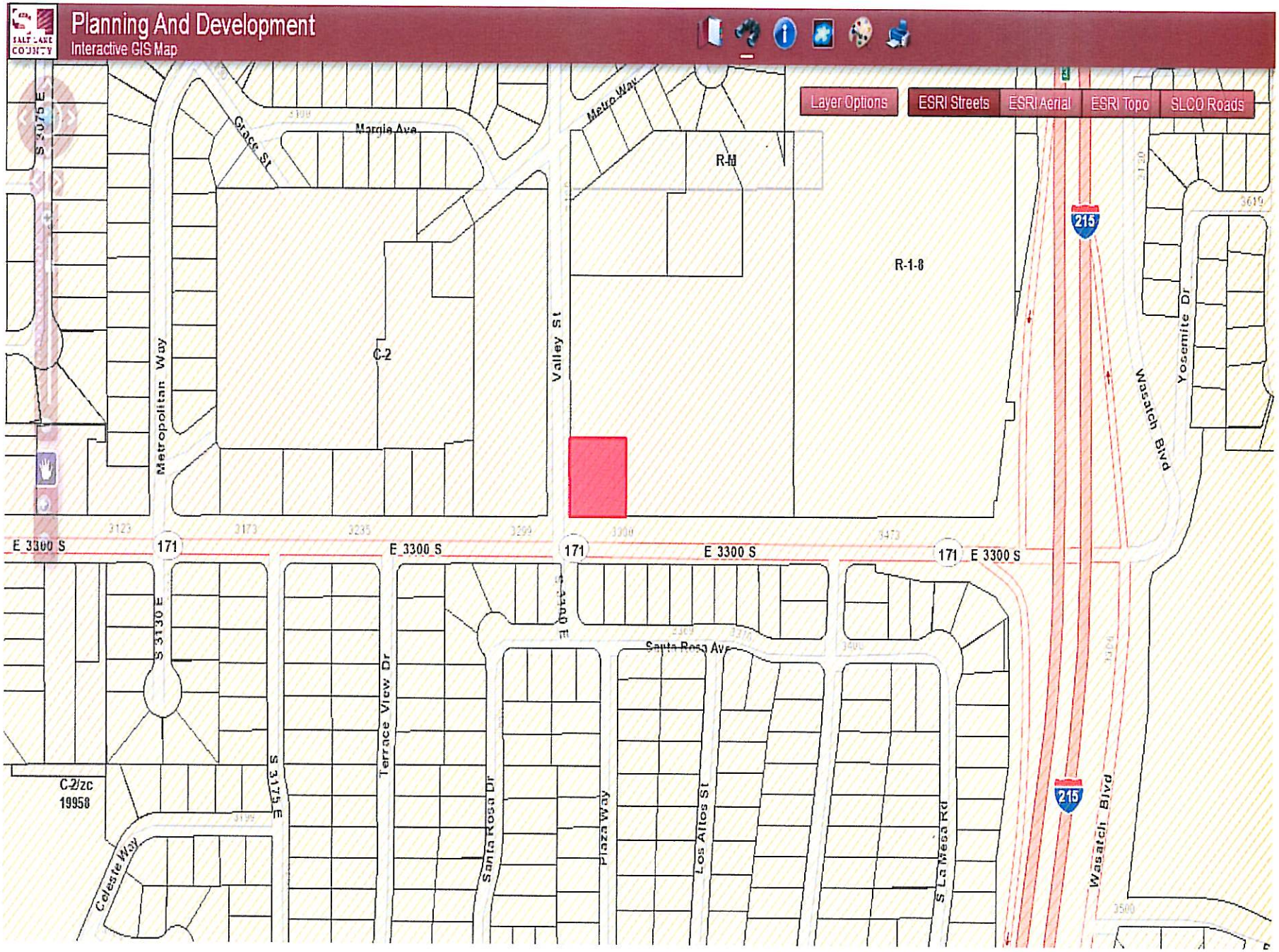
7)There shall be no visual effects (e.g. flashing, scrolling, fading, blinking, etc.) during the message or between messages.

8) There shall be no message sequencing. A message must fit within one single message or screen Report Date: 8/5/11 Page 6 of 6 File Number: 25417 display and not be scrolled or carried over to the next screen display.

9)The EMC sign shall include an automatic shut off, or other method of eliminating the light from the EMC sign when the EMC sign fails to display the message.

3.2 Reasons for Recommendation

1) With the recommended conditions the proposed sign complies with Salt Lake County Ordinances and regulations, including the standards for Conditional Use approval.


Planning And Development
Interactive GIS Map
Layer Options
ESRI Streets
ESRI Aerial
ESRI Topo
SLCO Roads
Margie Ave
Grace St
Metro Way
R-M
R-1-8
C-2
Metropolitan Way
Valley St
Wasatch Blvd
Yosemite Dr
E 3300 S
171
215
S 3130 E
S 3175 E
Terrace View Dr
Santa Rosa Dr
Santa Rosa Ave
Plaza Way
Los Altos St
S La Mesa Rd
Celeste Way
C-2/zc
19958

Spencer G Sanders

From: brian.howick@comcast.net
Sent: Friday, February 24, 2012 9:47 AM
To: Spencer G Sanders
Subject: CRCA: Straw Poll Results - Mac Donald's Electric Sign

Spencer,

Sorry it took a few days to get the formal results back to you. ((still trying to get my hands around all of this))

The straw poll taken for Mac Donald's Electric Sign petition was unanimous.

The 8 members present supports Mac Donald's efforts to improve their business.

We do encourage them to adhere to the developing guidelines for electronic signs specifically

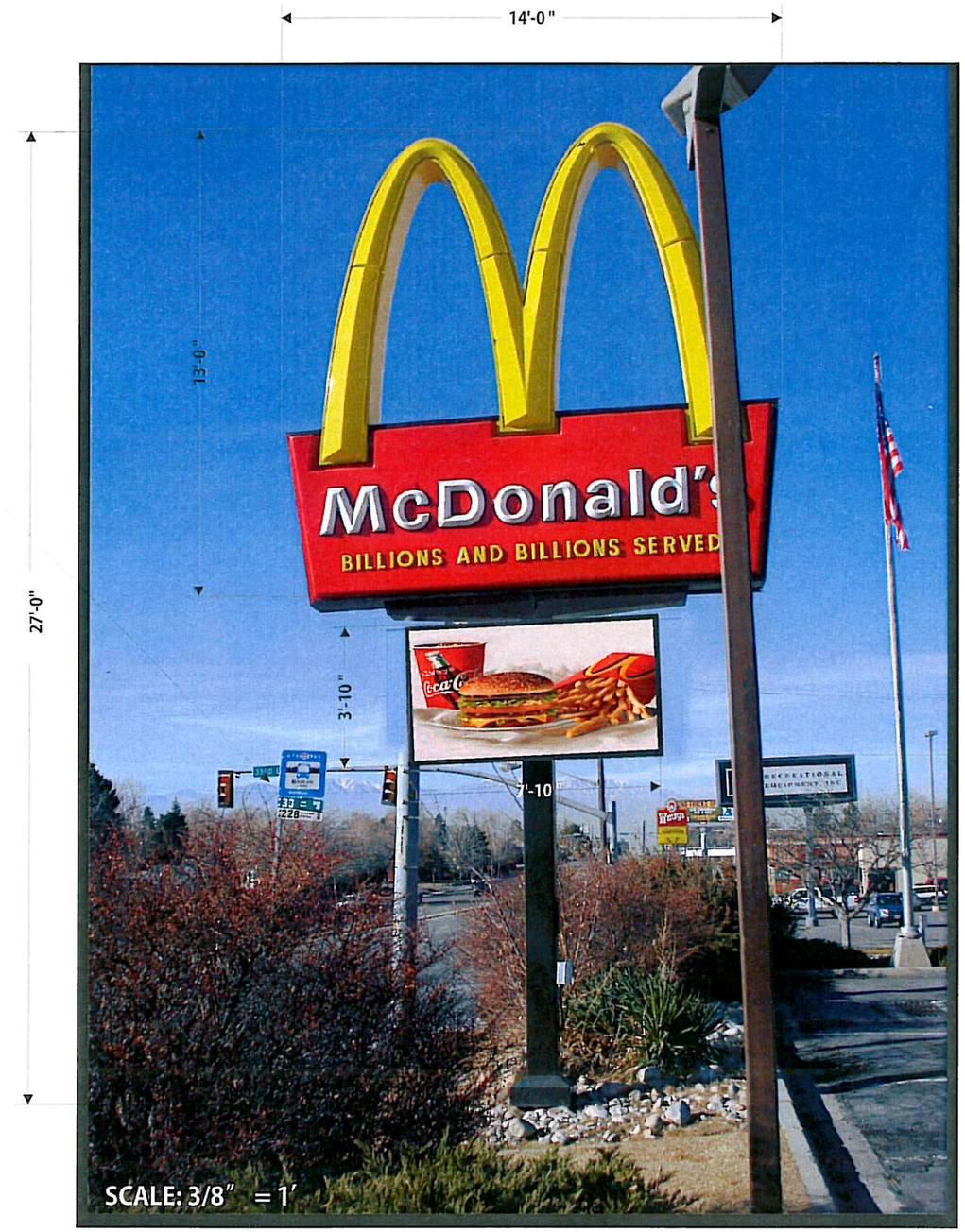
- The frequency that ads change
- Avoiding "strobe light" effects that are too bright and may cause distractions to drivers or pedestrians
- Dim the sign's luminosity between dusk and dawn to reduce light pollution in the neighborhood

Thanks,

Brian Howick
President
Canyon Rim Citizens Association
brian.howick@comcast.net
801.979.1445

D/F PYLON DISPLAY W/MESSAGE CENTER

REPLACE EXISTING 3′ X 8′ READER BOARD
WITH 3′10″ X 7′ 10″ 20 MM
FULL COLOR MESSAGE CENTER



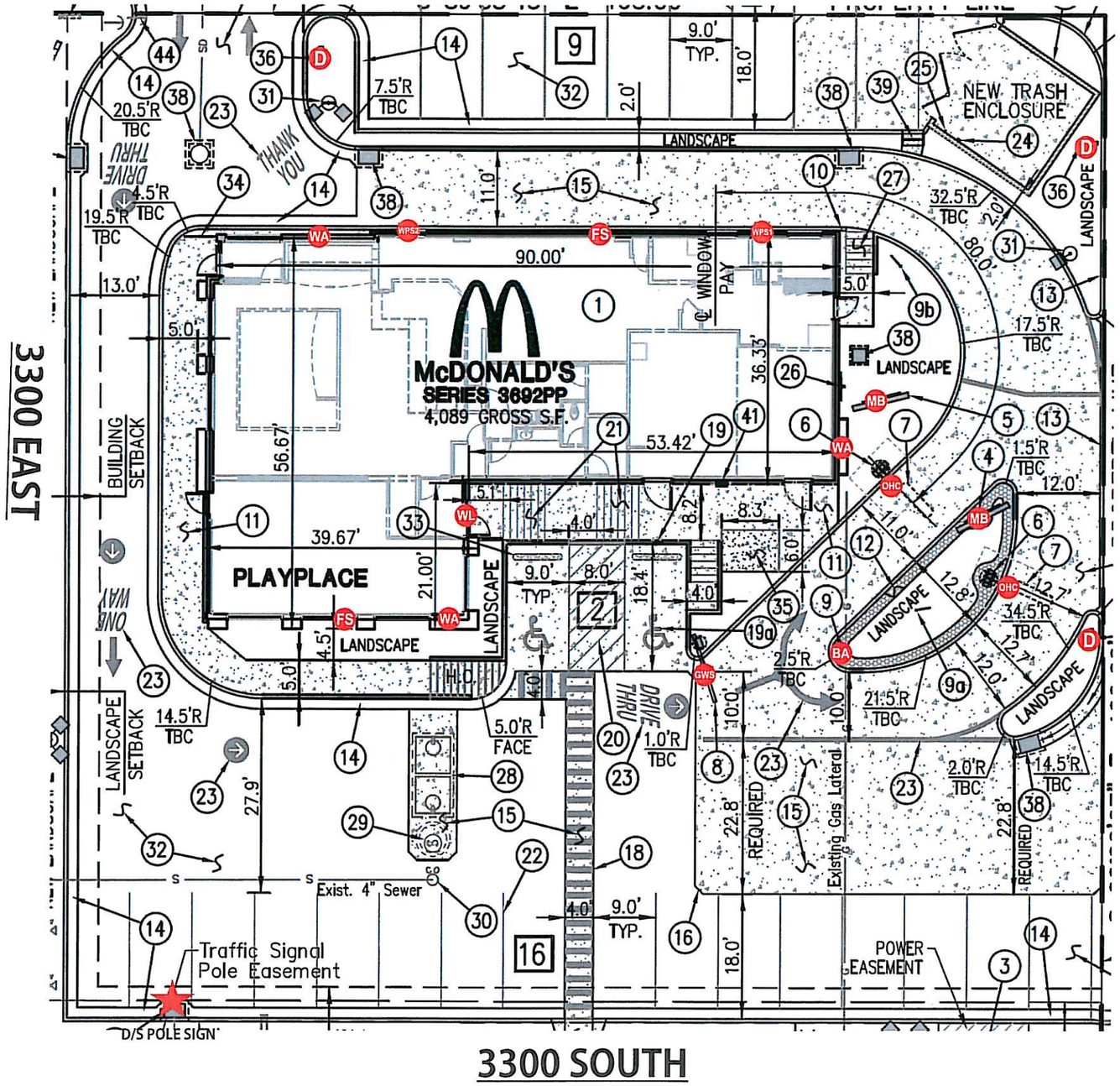
Utah Contractors: 375809-5501 • Nevada:60486 • Colorado:23778 • Idaho:RCE-29969

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY ALLIED ELECTRIC SIGN. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH THE PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE REPRODUCED, COPIED OR EXHIBITED.

ALLIED ELECTRIC SIGN & Awning
Signs that build business!

Client: MC DONALDS	SALES APPROVAL:	CUSTOMER APPROVAL:
Address: 3289 VALLEY STREET	Designer: GERI CORDOVA	
SALT LAKE CITY UTAH	Sales: CINDY BAKER	
Date: 1-6-2012	File: Customer Name - Title - xx-xx-xxxx	

1920 SOUTH 900 WEST • SALT LAKE CITY, UT • 801-972-5503 • ALLIED-SIGN.COM



WA --- WALL ARCH (4)

FS --- FASCIA SIGN (3)

WL --- WELCOME LETTERS (2)

WPS1 --- WINDOW POSITION 1

WPS2 --- WINDOW POSITION 2

GWS --- SINGLE ARM GATEWAY

BA --- BOLLARD ANY TIME / ANY LANE

OHC --- ORDER HERE CANOPY (2)

MB --- MENU BOARD (2)

D --- DIRECTIONAL (3)

Utah Contractors: 375809-5501 • Nevada:60486 • Colorado:23778 • Idaho:RCE-29969

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY ALLIED ELECTRIC SIGN. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH THE PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE REPRODUCED, COPIED OR EXHIBITED.

ALLIED ELECTRIC SIGN & Awning

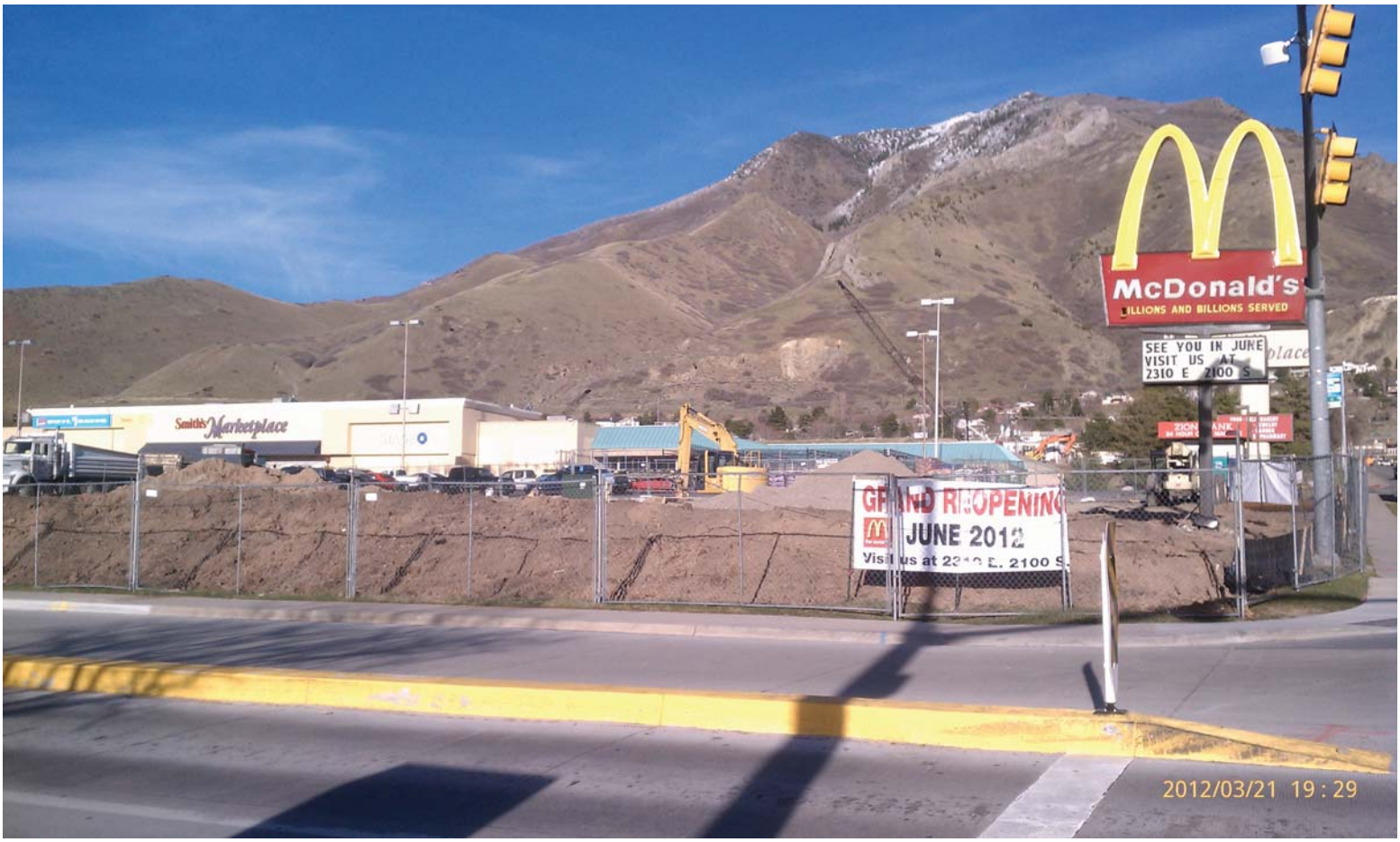
Signs that build business!

Client: MC DONALDS	SALES APPROVAL:	CUSTOMER APPROVAL:
Address: 3289 VALLEY STREET	Designer: GERI CORDOVA	
SALT LAKE CITY UTAH	Sales: CINDY BAKER	
Date: 1-6-2012	File: Customer Name - Title - xx-xx-xxxx	

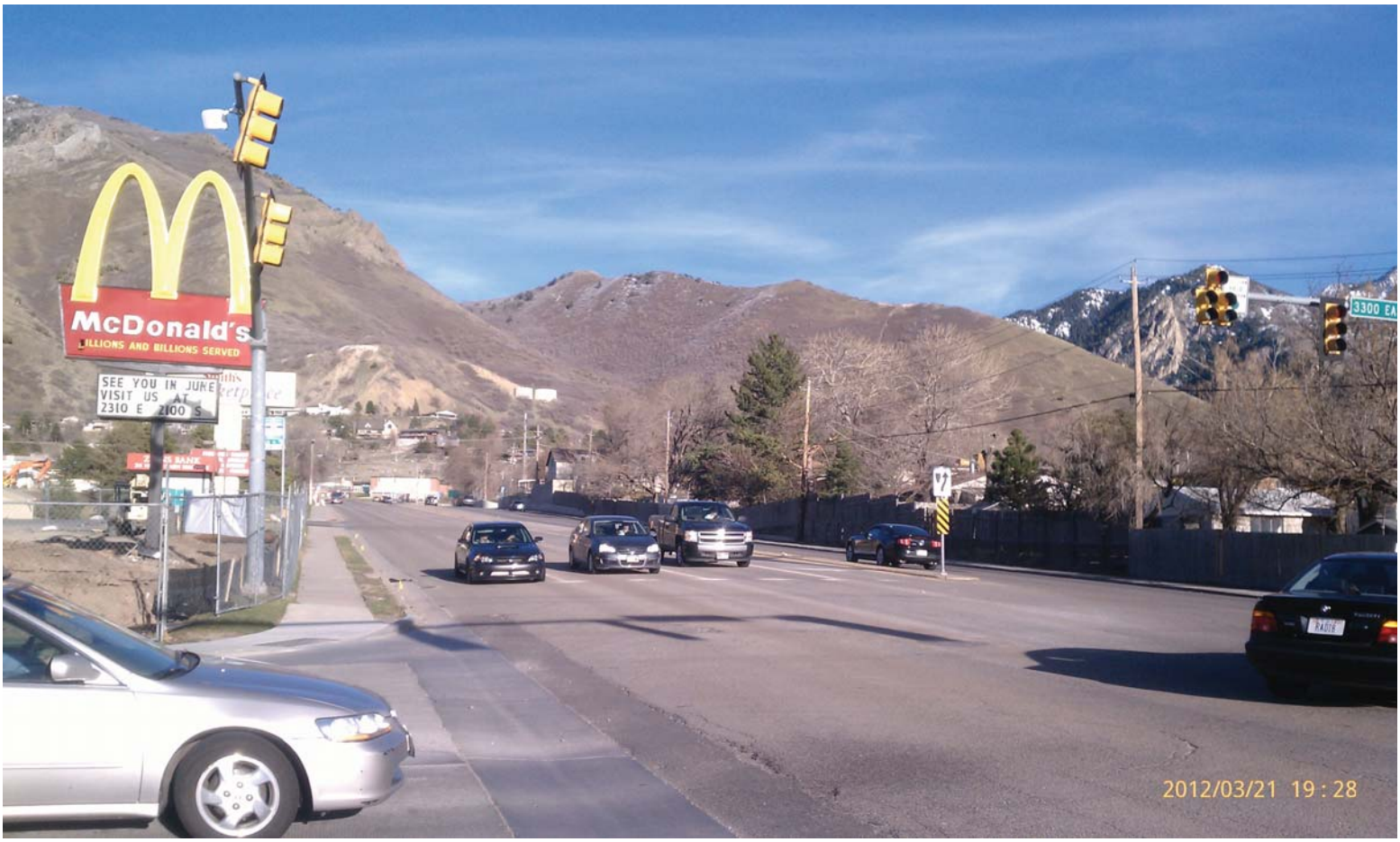
1920 SOUTH 900 WEST • SALT LAKE CITY, UT • 801-972-5503 • ALLIED-SIGN.COM

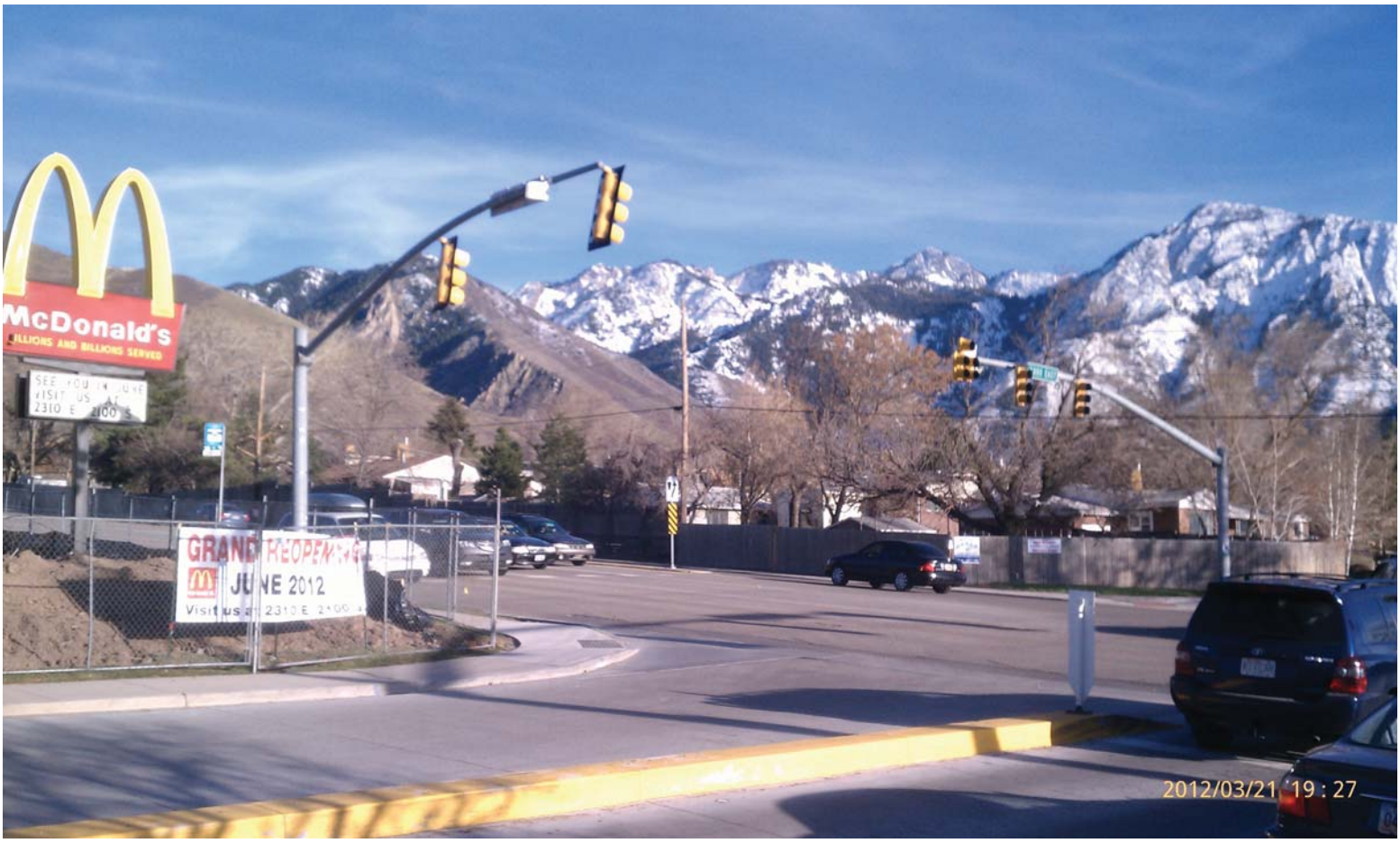
ACTUAL SITE PLAN

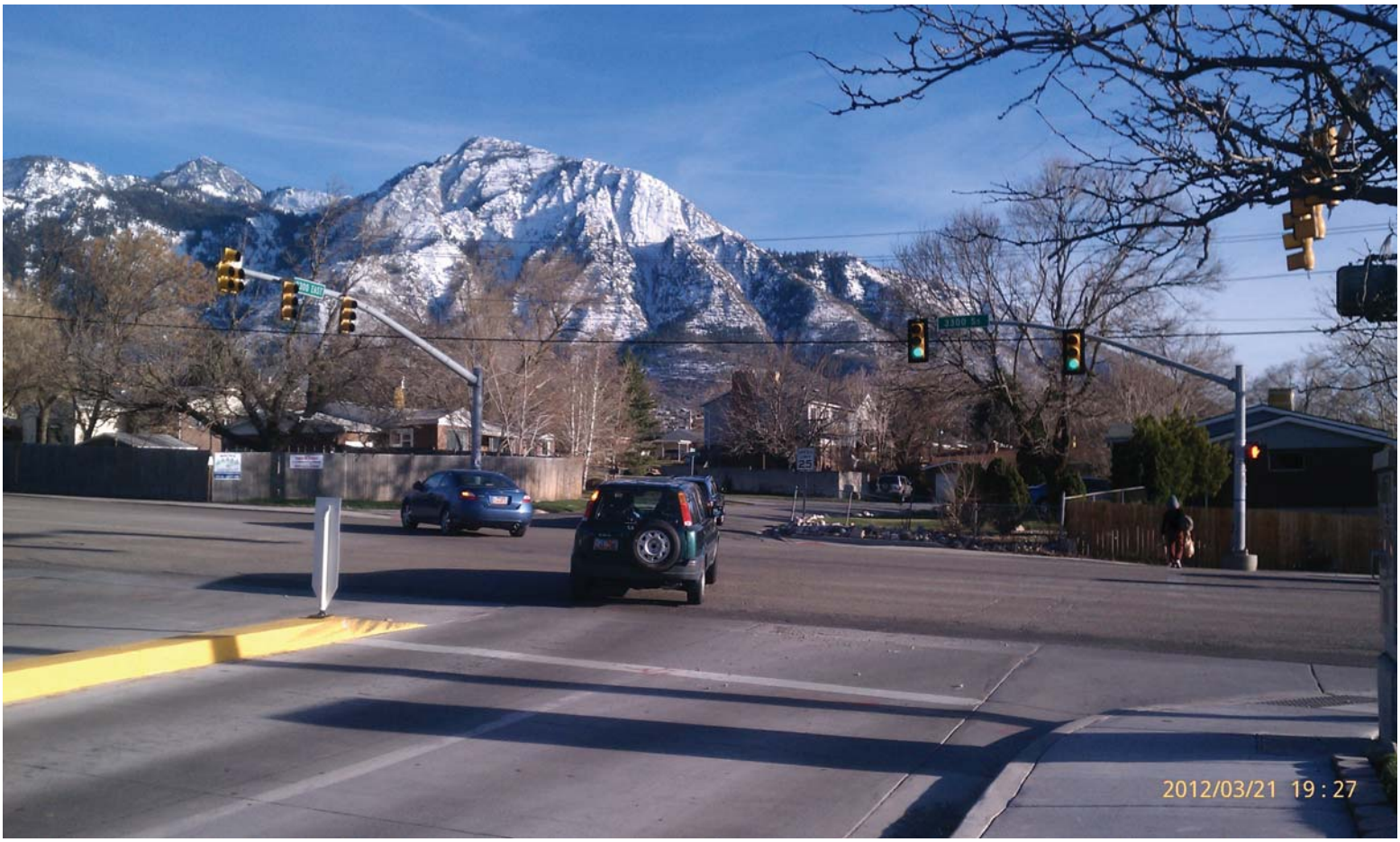
McDonald's
ILLIONS AND BILLIONS SERVED
SEE YOU IN JUNE
VISIT US AT
2310 E 2100 S
2012/03/21 19:26


McDonald's
ILLIONS AND BILLIONS SERVED
SEE YOU IN JUNE
VISIT US AT
2310 E 2100 S
Smith's Marketplace
JUNE 2012
2012/03/21 19:29

McDonald's
BILLIONS AND BILLIONS SERVED
SEE YOU IN JUNE
VISIT US AT
2310 E 2100 S
JUNE 2012
2012/03/21 19 : 26


McDonald's
BILLIONS AND BILLIONS SERVED
SEE YOU IN JUNE
VISIT US AT
2310 E 2100 S
3300 EA
2012/03/21 19 : 28


McDonald's
JUNE 2012
2012/03/21 19 : 27


2012/03/21 19 : 27

REI
RECREATIONAL
EQUIPMENT, INC.
Wendy's
2012/03/21 19:28

Millcreek Township Planning Commission

Wednesday, April 11, 2011

27624 – 18 Unit Apartment Building - Menlove

Salt Lake County Planning & Development Services

STAFF REPORT

Executive Summary								
Hearing Body:	Millcreek Planning Commission							
Meeting Date and Time:	Wednesday, April 11, 2012	04:00 PM	**File No:**	2	7	6	2	4
Applicant Name:	Ken Menlove	**Request:**	Conditional Use					
Description:	18-unit Apartment Building (Diamond Point Apartments)							
Location:	1056 & 1060 E. 3300 S.							
Zone:	C-2 Community Commercial	Any Zoning Conditions?	Yes ☐	No ☒				
Community Council Rec:	Not yet received							
Staff Recommendation:	Approval with Conditions							
Planner:	Spencer G. Sanders							

1.0 BACKGROUND

1.1 Summary

Ken Menlove of Menlove Construction is requesting approval of a Conditional Use application to develop an 18-unit apartment building on the subject property. The building is proposed to be a two story building with a surface parking lot and a swimming pool amenity. The property currently is two single family dwellings that have been used as residential and commercial but are currently vacant. There are also outbuildings on the property. The existing structures would be removed and to accommodate the new development.

1.2 Hearing Body Action

This application for Conditional Use Permit is on the Millcreek Township Planning Commission agenda for hearing and decision. The Commission's decision is a preliminary approval. The Final Conditional Use Permit will be issued by staff once all technical issues are resolved with the final site plan and other requirements.

1.3 Neighborhood Response

As of this writing, staff received an e-mail from an adjacent resident to the south, located in the Granit Mill PUD subdivision. The resident requested information on building setbacks; rental values; and how to submit comments if unable to attend the meeting. Staff provided a response e-mail with the following: the building setbacks and a copy of the site and elevation plans; an explanation that financial information regarding rents is not required to be submitted since the Planning Commission can't consider financial information in review of the Conditional Use; and explanation of how to submit a written response to the Commission by e-mail, mail, or a representative at the meeting.

1.4 Community Council Response

As of this writing, a meeting with the Millcreek Community Council is scheduled for April 3, 2012, their regularly scheduled monthly meeting. Staff is planning to attend this meeting. If a representative from the Community Council is not present at the Millcreek Township Planning Commission's hearing on April 11, 2012, staff will provide a report of the Millcreek Community Council's action.

2.0 ANALYSIS

2.1 Applicable Ordinances

Section 19.84.060 of the Conditional Use Chapter of the Zoning Ordinance establishes five standards to be used in evaluating Conditional Use applications. The Planning Commission must find that all five of these standards have been met before granting approval of an application. Based on the foregoing analysis, Staff suggests the following:

Criteria Met		Conditional Use Criteria and Evaluation
YES ☐	NO ☐	Standard `A': *The proposed site development plan shall comply with all applicable provisions of the Zoning Ordinance, such as parking, building setbacks, building height, etc.*
		With recommended conditions herein, the proposed plan will comply with applicable zoning requirements.
YES ☐	NO ☐	Standard `B': *The proposed use and site development plan shall comply with all other applicable laws and ordinances.*
		With recommended conditions herein, the proposed plan will comply with all other applicable laws and ordinances. This shall include meeting all reviewers and agency requirements through the Technical Review Process.
YES ☐	NO ☐	Standard `C': *The proposed use and site development plan shall not present a 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.*
		It is not anticipated that this project will increase traffic beyond the capacity of 3300 S. at this location. The plan will have to comply with all requirements of the County Transportation Engineer prior to final approval. No major changes to the plan are anticipated.
YES ☐	NO ☐	Standard `D': *The proposed use and site development plan shall not pose a threat to the safety of persons who will work on, reside on, or visit the property nor pose a 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.*
		The subject property is located within a moderate liquefaction area. A geotechnical report will be required to be prepared and submitted to the County prior to construction and all recommendations of said report will be required to be followed. The required report is not anticipated to produce any issues that are not resolvable with appropriate engineering design. In the event that there are such issues the Conditional Use permit or building permit could not be issued.
YES ☐	NO ☐	Standard `E': *The proposed use and site development plan shall not significantly impact the quality of life of residents in the vicinity.*
		With recommended conditions herein, the proposed use will not impact quality of life for surrounding residents in the vicinity. Additional setback and landscaping will improve the current conditions of adjacent residents both to the south and the east once complete.

2.2 Zoning Requirements

2.2.1 Required vs. Proposed

	REQUIRED	PROPOSED Shaded = Deficient
Max. Density	25 units per acre**	23 units per acre
Min. Building Setbacks		
Front	25 feet	35 feet
Rear	30 feet	50 feet
Side		
East	8 feet	8 feet
West	10 feet	60 feet
Landscape Setbacks		
Front	25 feet	35 feet
Rear	30 feet	Varies 2 to 50 feet
Side		
East	8 feet	8 feet
West	10 feet	3 feet
Min. Parking	2/unit (18 units=36 spaces)	36 spaces
Max. Building Height	2 floors/~35 feet	6 floors/75 feet
Amenities	*2 – Play ground + 1 other	1 – Pool area w/restrooms
Lighting	Plan required.	Not Shown

** As required by Development Standards or Recreation and Open Space Standards for Multi-Family Development.*

*** Where supported by the community general plan, and found by the planning commission to be compatible with land uses in the vicinity, multi-family residential development which incorporates innovations of design, amenities, and features, may be approved by the planning commission for higher densities than shown above, but shall in no case be higher than 32.0 units per acre.*

2.2.2 Areas of Deficiency

2.2.2.1 Rear and West Side Landscape Setbacks

Landscaping is generally reviewed and approved by staff. However, in this case, the following setback issue could affect the final site plan somewhat. Salt Lake Country Ordinance *19.72.050B. Interior Side and Rear Yards*, states:

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

While patios and curbing and other amenities such as the pool are not required to comply with this setback, parking lots are not allowed to encroach. The required setbacks are to be landscaped as a buffer for the adjacent development.

Along the Rear Property Line, the two feet behind the trash enclosure does not provide sufficient area for a landscape buffer. The actual planting areas should be a minimum of 5 feet in order to plant trees and large shrubs that can over time grow into an appropriate buffer from the existing residents.

A possible solution to increase landscaping along the rear property line adjacent to the parking lot and dumpster would be to reduce the front landscape setback for the parking lot as allowed under the Landscape Ordinance. Currently the plan proposes a minimum 25-foot setback to the parking. The reduction to the front landscaping next to parking areas is accomplished by increasing the intensity of landscaping in the reduced front landscape area. This would allow the parking area and dumpster to be moved forward to allow additional planting area along the rear property line, thus improving the landscape buffer in this area.

The West Side Setback is labeled as 3 feet. However, this appears to be to the adjacent buildings to the west, not the actual property line. While this is rather small area for planting, the buildings are commercial, an office building and a commercial green house. Trees and tall shrubs are not necessarily appropriate or desirable in this area, particularly adjacent to the green house. Under the Landscape Ordinance regulations, an alternative plan can be considered by the director to provide some softening of the buildings, but these could be lower shrubs and perennials to soften the edge since an actual buffer is not necessary for the commercial uses to the west. Staff is recommending that the applicant obtain a permanent landscape easement from the adjacent property owner and landscape right up to the building, or provide a minimum of 3 feet of landscaping on the applicant's property since trees are not appropriate in this location.

In any case, curb stops will be required in these parking stalls in order to prevent vehicles from overhanging the small landscape areas and damaging the landscape.

2.2.2.2 Amenities

In accordance with the Amenities and Open Space Requirements for Medium to High Density residential, a project of this size is required to have a minimum of two amenities. One is to be a playground with a minimum are of 1,000 sq. ft. and a play structure with multiple activities.

The project does have a pool with patio area, but is not showing a playground. The building itself is setback at 35 feet from the front property line. If the building were moved forward to the 25-foot setback line, an additional 10 feet could be added to the rear yard area behind the building. This additional 10 feet coupled with the reconfiguration of the pool area could provide the additional area needed for a playground. If a playground is not feasible, the Planning Commission would have to approve the elimination or exchange of the required playground for some other equivalent amenity.

2.2.2.3 Landscape Peninsula Width

The proposed landscape peninsulas on the plan do not meet the minimum 9 feet width required by the Landscape Ordinance 19.76.050.A.5.b. The applicant will need to revise the plan to comply with this requirement. However, staff believes that this issue can be resolved as part of the Technical Review that takes place with Staff after the Planning Commission's action, but prior to issuance of the Final Conditional Use Permit.

2.3 Other Agency Recommendations or Requirements

As this writing, staff has not yet met with all of the reviewers. However, it is not anticipated that any major issues should result from their review that would majorly change the proposed site plan. Currently the applicant is showing a turnaround for the fire department that is part of a main recessed front entrance. However, staff will be discussing this with the Unified Fire Authority to determine if this turnaround is necessary. This may result in a minor change to the plans if not required.

2.4 Other Issues

2.4.1 General Plan - The Millcreek Township General Plan indicates that this area is an area of Moderate Change. Such an area … *"is one that has modest potential for the absorption of growth, and is likely to experience moderate change in overall character over time."* The subject property is also located along 3300 South, which is indicated in the plan that may be anticipated along the corridor, especially changing from single family residential to uses that can take advantage of the higher traffic and the potential for mobility utilizing transit and other transportation infrastructure in the area.

The proposed use is consistent with the Millcreek General Plan. It will provide a housing variety that is less common in the area; the multi-family use is close to shopping and is located along an existing bus route. Residents will be able to take advantage of these benefits within walking or short transportation ride distance

2.4.2 Existing Trees - There are a number of older growth trees on the site that need to be documented as to caliper size and whether or not they will be retained or removed. Any removal will be required to be replaced at the ratio indicated in the County's landscape ordinance.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Conditional Use with the following conditions:

1)The applicant shall complete Technical Review with staff and outside agencies to bring all aspects of the plan into compliance with applicable ordinance prior to issuance of the final site plan.

2)The applicant shall revise the site plan to obtain additional landscaping setback on the south and east sides of the project as outlined in this report, this may include the reduction of front landscaping for the parking area as allowed in the Landscape Ordinance.

3)The applicants shall revise the site plan to provide two amenities as required by the recreational and open space standards, including a playground as required by the recreation and open space standards.

4 The applicant shall provide an exterior and parking lot lighting plan that complies with county regulations and meets the following standards:

a) Lighting shall be directed down and not out.

b) Lighting poles shall be no more than 20 feet in height from grade.

c) All exterior lighting shall be a cut light style light to ensure that the direct source (the bulbs) of any light fixture shall not be visible from the property lines.

d) Any lighting that proves to directly light adjacent properties, shall be modified, including the possibility of after-market shielding, in order to prevent direct light sources from crossing property lines

5)The applicant shall revise the landscape plan to comply with requirements of the Landscape Ordinance, including the meeting requirements regarding tree preservation and/or replacement.

3.2 Reasons for Recommendation

1) With the modifications and conditions recommended the plans will comply with County Ordinances.

2) With the modifications and conditions recommended the project will be consistent with the Millcreek General Plan; and

3) With the modifications and conditions recommended the project will meet the Conditional Use Standards.

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
Visit our web site: http://www.pwpds.slco.org

File # 27024

Land Use & Development Application

☐ **FCOZ** ☐ **RCOZ** ☐ **DWSP** ☐ **Watershed** ☐ **Over Pressure** ☐ **Magna Main**

☐ **Natural Hazards** ☐ **Other** _____

Zone: 3/2/12 Community Council: 08 Planner: _____

Parent File # _____ Date: 3/2/12

Property Address: 1056 & 1060 E. 3300 S. **Parcel #:** (1) 16-29-451-005 (2) 16-29-451-006

Name of Project: DIAMOND POINT APARTMENTS Property Acreage: 33,872 SQ.FT. TOTAL

Please describe your request: CONSTRUCT APARTMENT BUILDING CONTAINING 18 UNITS. (16 - 1 Bedroom units, 2 - 2 Bedroom units)

New Development:	Modify an Existing Development:	Other:
☒ **Use and / or Site Plan Approval**	☐ Change Conditions of Approval	☐ Board of Adjustment Review
☐ Subdivision # lots: _____	☐ Change the Site Plan	☐ Exception Request
☐ PUD #lots: _____	☐ Change the Use	☐ Non-Conforming
	☐ Condo Conversion	☐ RCOZ Appeal (Option C)
	☐ Lot Consolidation	☐ Research Request
	☐ Lot Line Adjustment	☐ Re-zone
	☐ Mobile Store	☐ Vacate a Street
	☐ Signs	

Is a key or gate code required to access the property? ☐ Yes ☐ No If yes, code: _____ (or provide key)

Driving Directions to Property:

*note: all correspondence will be sent to the applicant's address:

Applicant(s): KEN MENLOVE - MENLOVE CONSTRUCTION
Address: 4243 W. NIKE DR. #C
City, State, Zip: W. JORDAN, UT 84088
Phone Number(s): 801-671-4697 e-mail: menlovec@gmail.com

Property Owner(s): DIAMONDBERG INVESTMENTS, LLC
Address: 4844 WALLACE LN.
City, State, Zip: S.L.C., UT 84117
Phone Number(s): 801-487-2206 e-mail:

Professional(s): ☒ Engineer ☐ Architect ☐ Other

Company: MENLOVE CONSTRUCTION
Contact: KEN MENLOVE, P.E.
Address: 4243 W. NIKE DR. #C W. JORDAN, UT 84088
Phone Number(s): 801-671-4697 e-mail: menlovec@gmail.com

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:

Applicants Signature 3/2/12 Date

Office Use Only

Dead Box #

Fees Due:

☐ Application Fee (450.00) 1300.00 + 25.00 per Unit ..... $

~~☐ Fire Department..... $ 75.00~~

☐ Geology Initial Site Assessment..... $ 75.00

☐ Health Department .....$ 50.00

☐ Initial Engineering Checking Fee.....$150.00 or
$90.00 per lot ($180 min) for subdivisions

Cashier:

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
Visit our web site: http://www.pwpds.slco.org

AFFIDAVIT – Property Owner

STATE OF UTAH }
} ss
COUNTY OF SALT LAKE }

I (we) Aaron S Goldberg being duly sworn, depose and say that

I (we) am (are) the owner(s) of the ~~property~~(s) located at:

1056 East 3300 South and 1060 East 3300 So.

My (our) signature below attests that I (we) have reviewed the proposal by Menlove Construction

requesting review and approval of Diamond Point Apartments

and that I (we) consent to the statements and information provided in the attached plans and exhibits and that

all information presented is true and correct to the best of my (our) knowledge.

Property Owner _____

Property Owner _____

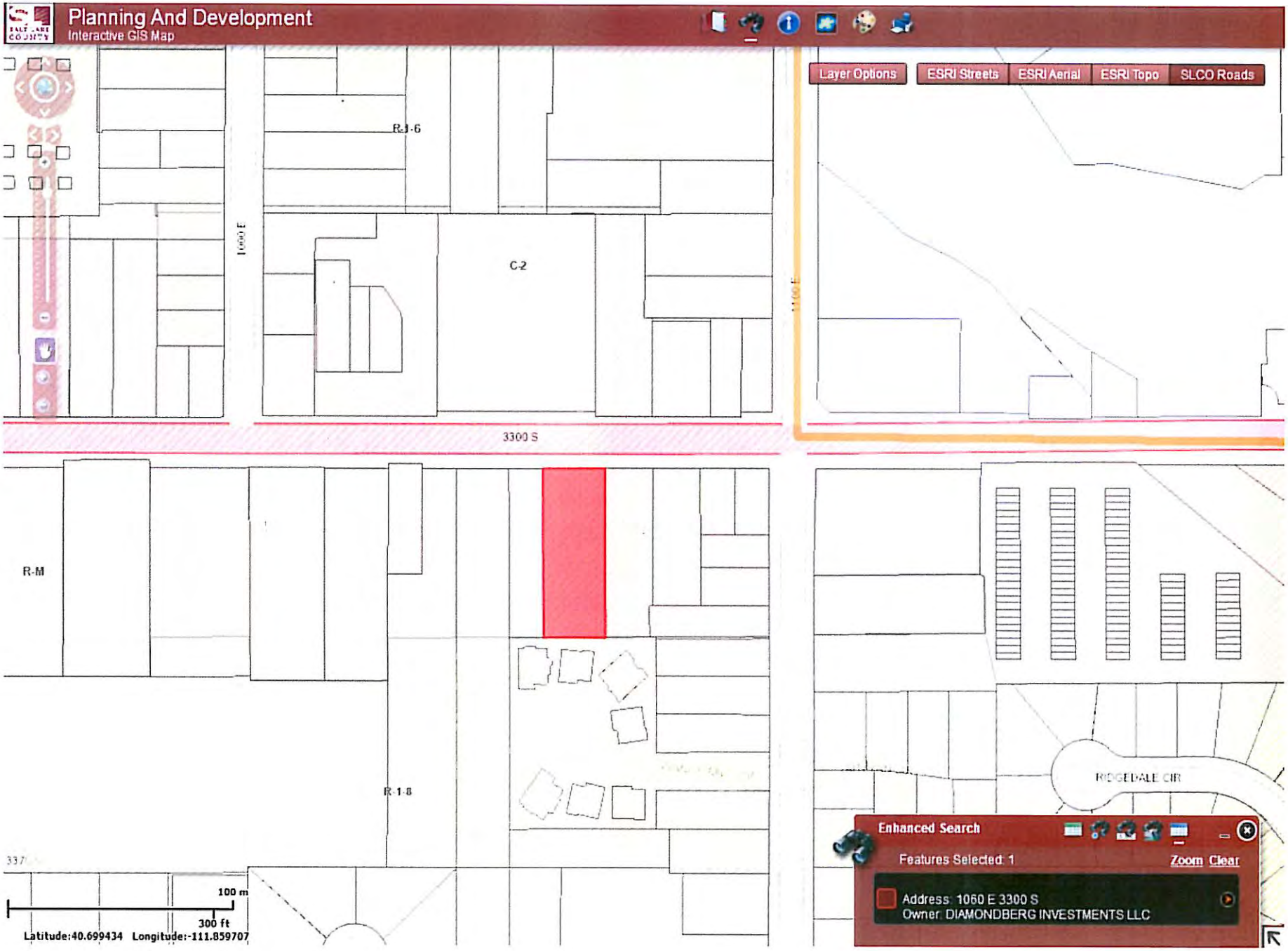
Subscribed and sworn to me this 6th day of Feduary, 20 12.

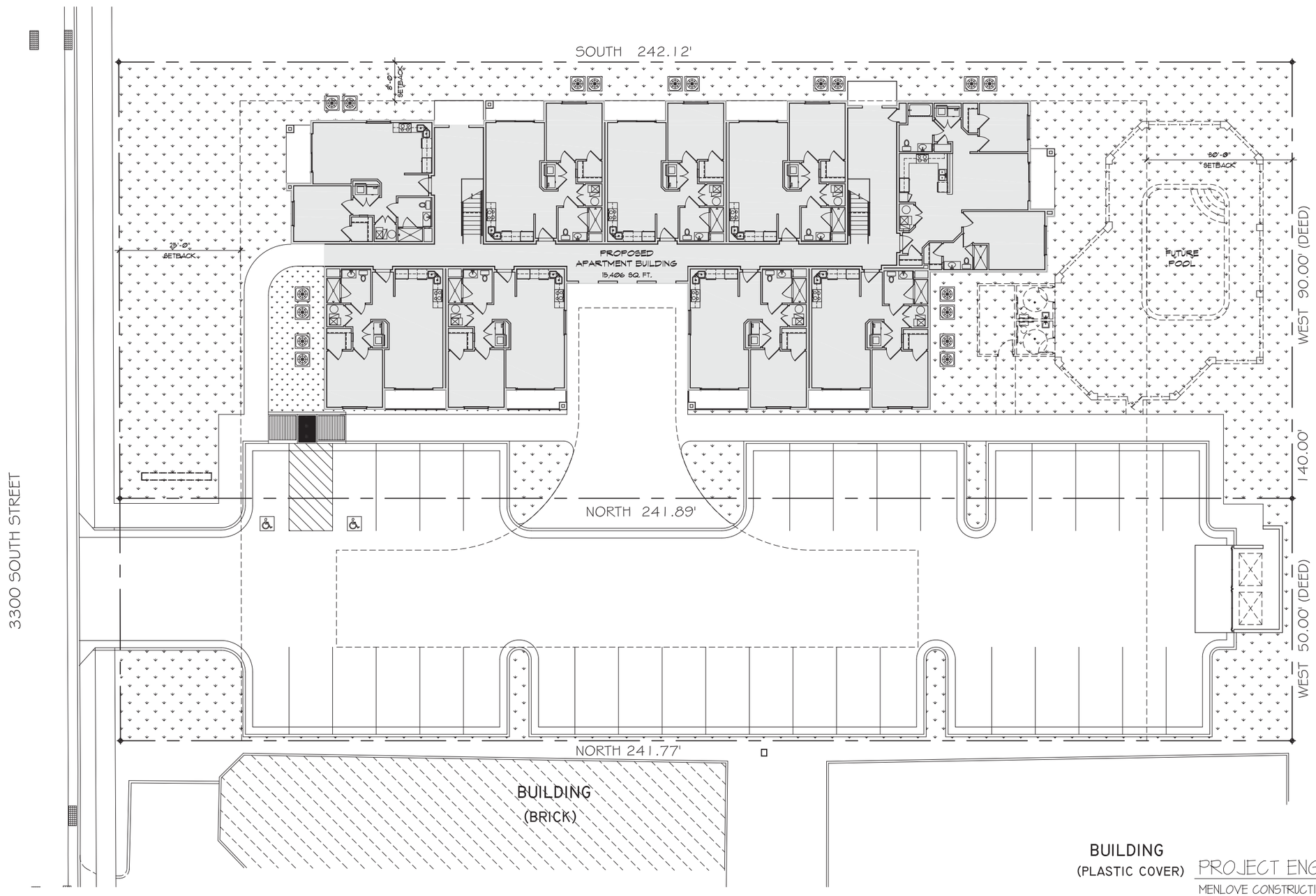
NOTARY PUBLIC
BRADY PATRICK
648767
COMMISSION EXPIRES
SEPTEMBER 27, 2016
STATE OF UTAH

_____
(Notary)

Residing in Salt Lake County, Utah

My commission expires: 09/27/2015


Planning And Development
Interactive GIS Map
Layer Options
ESRI Streets
ESRI Aerial
ESRI Topo
SLCO Roads
R-1-6
C-2
3300 S
R-M
R-1-8
RIDGEDALE CIR
Enhanced Search
Features Selected: 1
Zoom
Clear
Address: 1060 E 3300 S
Owner: DIAMONDBERG INVESTMENTS LLC
100 m
300 ft
Latitude:40.699434 Longitude:-111.859707



PROPOSED SITE PLAN

SCALE: 1"=10'-0"

NORTH

PROJECT ENGINEER / APPLICANT:

MENLOVE CONSTRUCTION, INC.
ATTN: KEN MENLOVE, P.E.
4243 NIKE DRIVE, SUITE C
WEST JORDAN, UTAH 84088
TEL.: 801-280-3000
FAX.: 801-282-6887
CELL.: 801-671-4697
E-MAIL: menlovec@gmail.com

CARPENTER STRINGHAM CS a
architects LLC
522 east 100 south ▫ salt lake city, utah 84102
tele 801.328.4259 ▫ fax 801.328.4251 ▫ cse@carpenterstringham.com
ARCHITECTURE ▫ PLANNING ▫ INTERIORS

PROJECT
A NEW APARTMENT BUILDING FOR:
DIAMOND POINT APARTMENTS
1056 EAST 3300 SOUTH
SALT LAKE COUNTY, UTAH

SHEET TITLE
Proposed Site Plan

REVISIONS

PROJECT:	12-001.01
DATE:	March, 2012
SCALE:	1" = 10'-0"
DRAWN BY:	rn
CHECKED:	rn

SHEET
A001

LANDSCAPE NOTES:

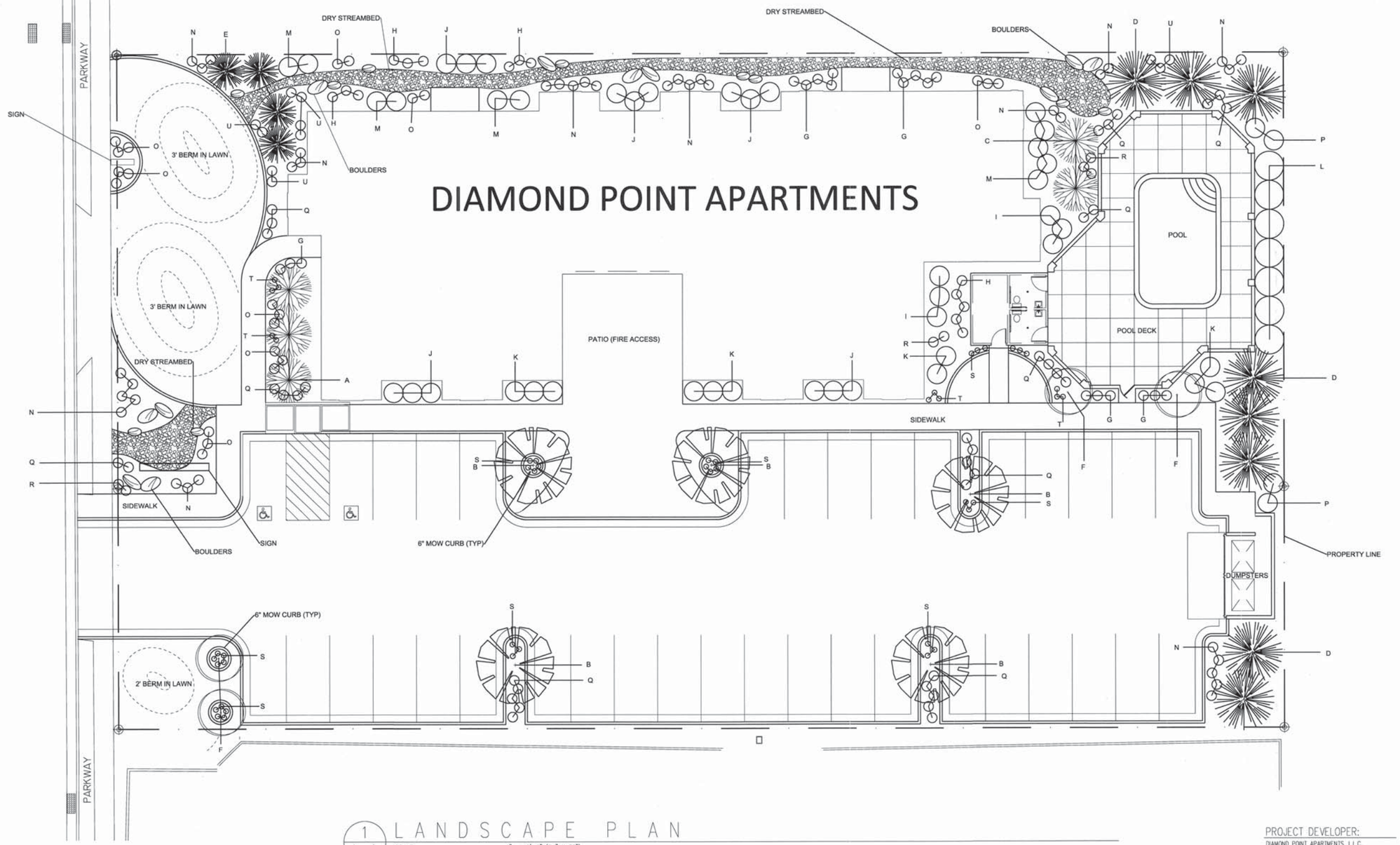
1. DRY STREAM BED COBBLE (4-6") - NEPHI SANDSTONE SOUTHTOWNE MIX SHALL BE APPLIED 6" DEEP IN ALL SPECIFIED AREAS.
2. PLACE LANDSCAPE FABRIC UNDER COBBLE ROCK AND SHREDDED BARK MULCH.
3. PLANT COUNTS ARE FOR CONVENIENCE ONLY. CONTRACTOR TO INSTALL PLANTS IN QUANTITIES SHOWN ON PLAN.
4. SHREDDED BARK MULCH REQ'D IN ALL PLANTER BEDS.
5. LANDSCAPE INSTALLATION TO COMPLY WITH SALT LAKE COUNTY APPLICABLE CODES AND SPECIFICATIONS.

LANDSCAPE REQUIREMENTS:

LANDSCAPE AREA:	8,864 S.F. (26%)
IMPERVIOUS AREA:	17,279 S.F.
BUILDING AREA:	7,750 (23%)

LANDSCAPE ARCHITECT:
LARS ANDERSON
6898 W. 10150 N.
HIGHLAND, UT 84003
801-768-2060

LICENSED LANDSCAPE ARCHITECT
No. 319519-5301
ELECTRONIC SEAL
STATE OF UTAH



1 / L-1 LANDSCAPE PLAN

SCALE: 1" = 10'-0" (24" X 36")

NORTH
PROJECT NORTH

PROJECT DEVELOPER:
DIAMOND POINT APARTMENTS, L.L.C.
C/O: MENLOVE CONSTRUCTION, INC.
ATTN: KEN MENLOVE
4243 NIKE DRIVE, SUITE C
WEST JORDAN, UTAH 84088
TEL.: 801-280-3000
FAX.: 801-282-6887
CELL.: 801-671-4697
E-MAIL: menlovecc@gmail.com

Date:
12 • 02 • 2011

GENERAL CONTRACTOR:
MENLOVE CONSTRUCTION INC.
4243 West Nike Drive Suite C
West Jordan, Utah 84088

PROJECT# 2011-12

DATE/REVISION:
MARCH 1, 2012

A NEW PROJECT FOR:
DIAMOND PT APARTMENTS
1056 East 3300 South
Salt Lake City, Utah 84101

L-1

CONCEPTUAL EXTERIOR ELEVATION

SCALE: NO SCALE

CARPENTER STRINGHAM CS a

architects LLC

522 east 100 south ▫ salt lake city, utah 84102

tele 801.328.4259 ▫ fax 801.328.4251 ▫ cse@carpenterstringham.com

ARCHITECTURE ▫ PLANNING ▫ INTERIORS

PROJECT

A NEW APARTMENT BUILDING FOR:

DIAMOND POINT APARTMENTS

1056 EAST 3300 SOUTH

SALT LAKE COUNTY, UTAH

SHEET TITLE

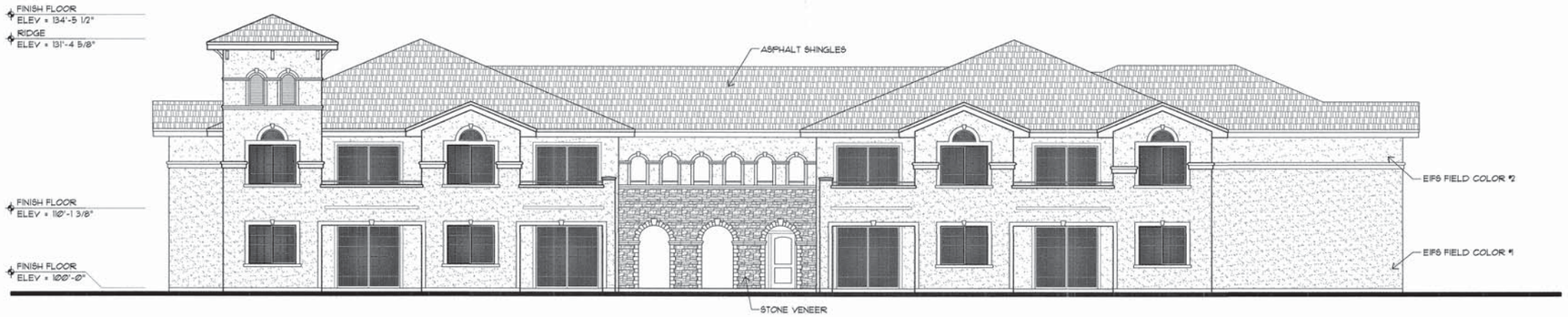
Exterior Elevations

REVISIONS

PROJECT:	12-001.01
DATE:	March, 2012
SCALE:	NO SCALE
DRAWN BY:	rn
CHECKED:	rn

SHEET

A200



PROPOSED WEST EXTERIOR ELEVATION

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

PROPOSED NORTH EXTERIOR ELEVATION

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

PROPOSED SOUTH EXTERIOR ELEVATION

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

PROPOSED EAST EXTERIOR ELEVATION

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

CARPENTER STRINGHAM architects LLC
522 east 100 south ▫ salt lake city, utah 84102
tele 801.328.4259 ▫ fax 801.328.4251 ▫ cas@carpenterstringham.com
ARCHITECTURE ▫ PLANNING ▫ INTERIORS

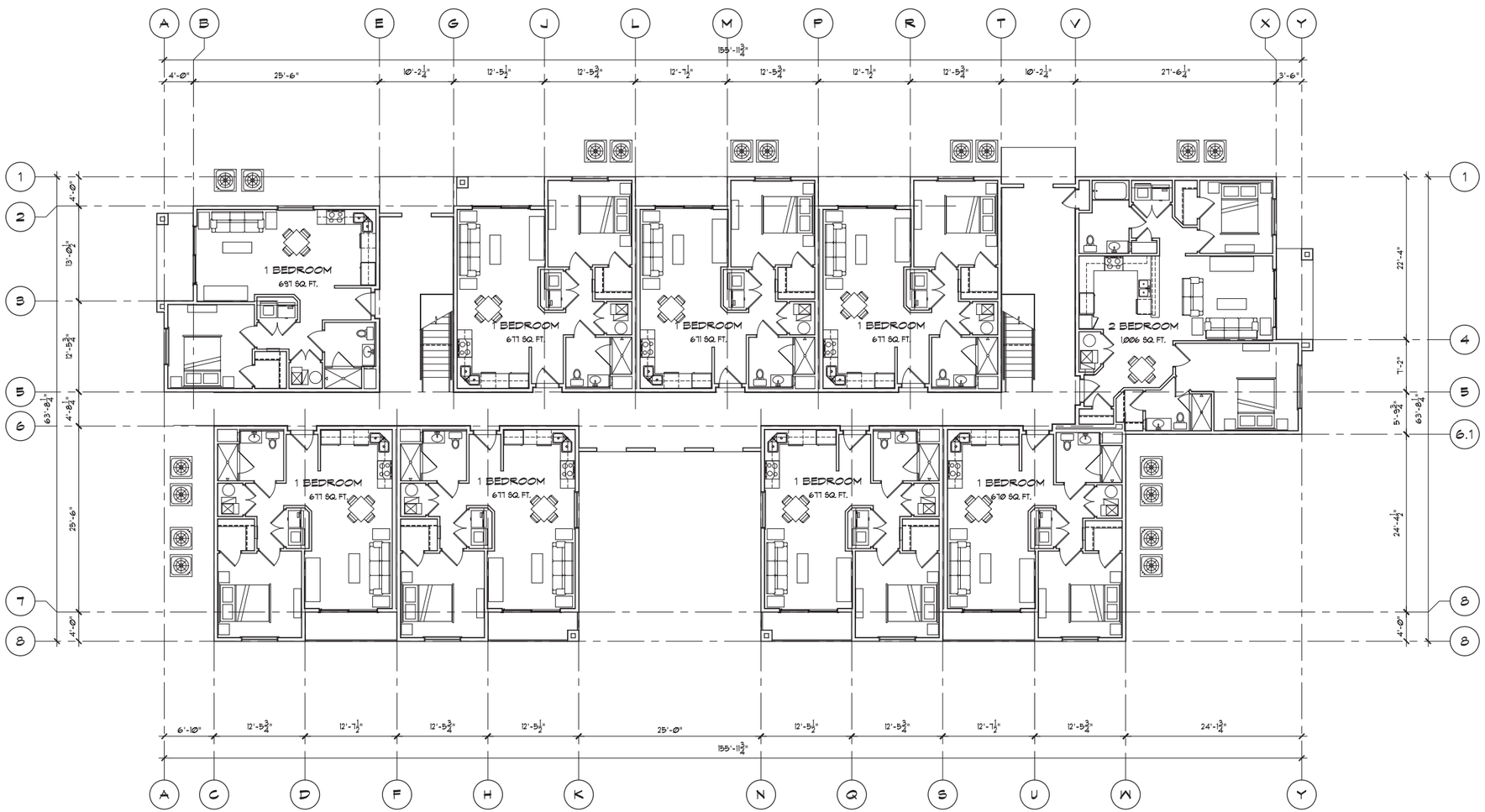
PROJECT
A NEW APARTMENT BUILDING FOR:
DIAMOND POINT APARTMENTS
1056 EAST 3300 SOUTH
SALT LAKE COUNTY, UTAH

SHEET TITLE
Exterior Elevations

REVISIONS

PROJECT:	12-001.01
DATE:	March, 2012
SCALE:	1/8" = 1'-0"
DRAWN BY:	rn
CHECKED:	rn

SHEET
A201



PROPOSED FIRST FLOOR PLAN

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

OVERALL 7,703 SQ. FT.

NORTH

CARPENTER STRINGHAM architects LLC
522 east 100 south ▫ salt lake city, utah 84102
tele 801.328.4259 ▫ fax 801.328.4251 ▫ cse@carpenterstringham.com
ARCHITECTURE ▫ PLANNING ▫ INTERIORS

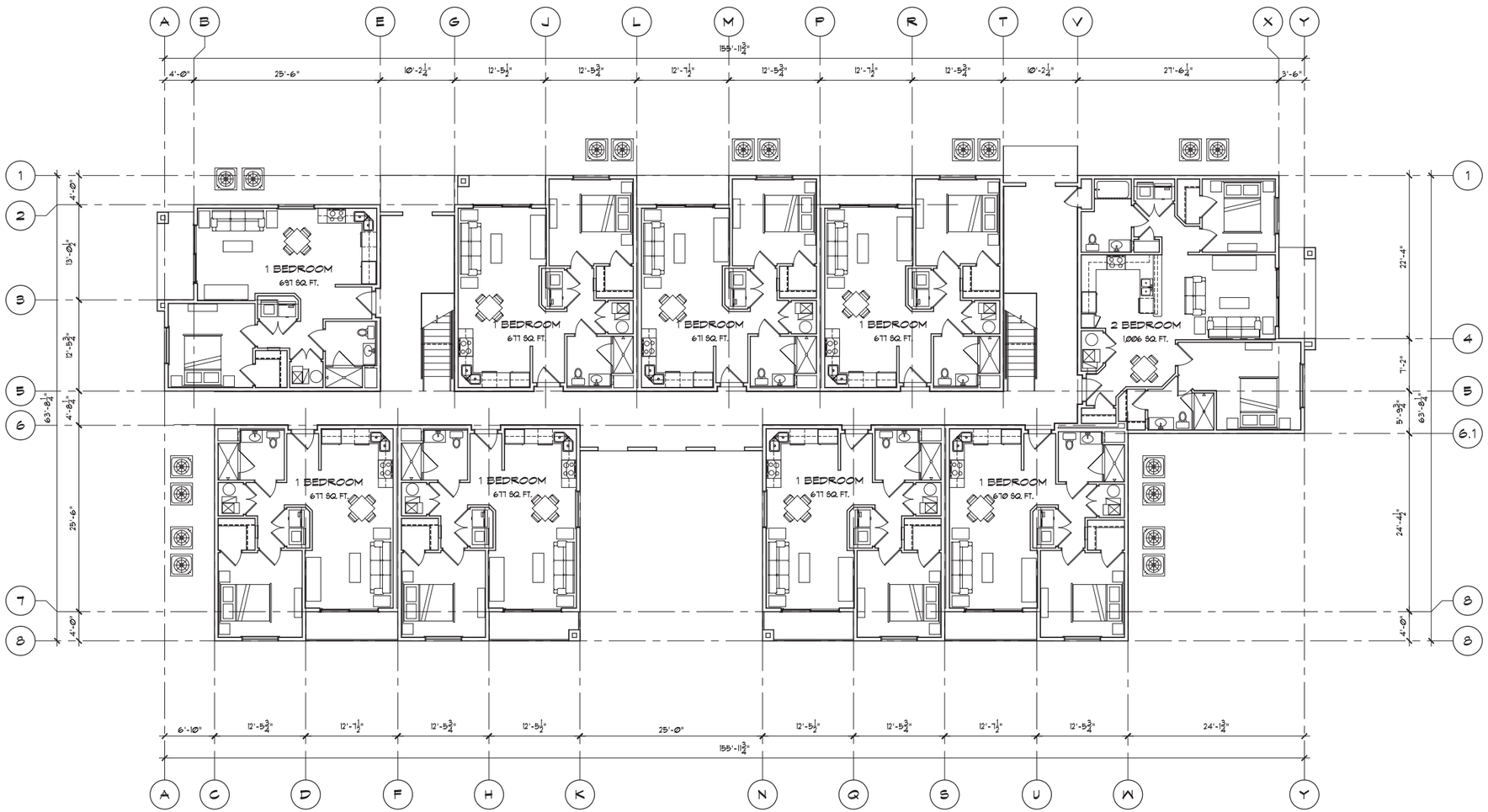
PROJECT
A NEW APARTMENT BUILDING FOR:
DIAMOND POINT APARTMENTS
1056 EAST 3300 SOUTH
SALT LAKE COUNTY, UTAH

SHEET TITLE
Proposed Floor Plan

REVISIONS

PROJECT:	12-001.01
DATE:	March, 2012
SCALE:	1/8" = 1'-0"
DRAWN BY:	rn
CHECKED:	rn

SHEET
A101



PROPOSED SECOND FLOOR PLAN

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

OVERALL 7,703 SQ. FT.

NORTH

CARPENTER STRINGHAM architects LLC
522 east 100 south ▫ salt lake city, utah 84102
tele 801.328.4259 ▫ fax 801.328.4251 ▫ cse@carpenterstringham.com
ARCHITECTURE ▫ PLANNING ▫ INTERIORS

PROJECT
A NEW APARTMENT BUILDING FOR:
DIAMOND POINT APARTMENTS
1056 EAST 3300 SOUTH
SALT LAKE COUNTY, UTAH

SHEET TITLE
Proposed Floor Plan

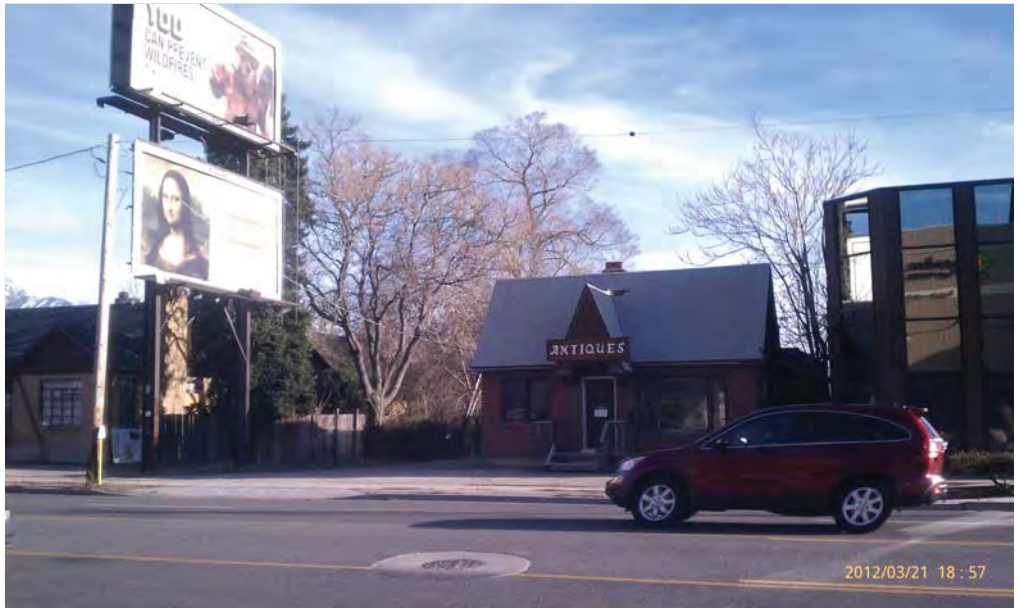
REVISIONS

PROJECT:	12-001.01
DATE:	March, 2012
SCALE:	1/8" = 1'-0"
DRAWN BY:	rn
CHECKED:	rn

SHEET
A102

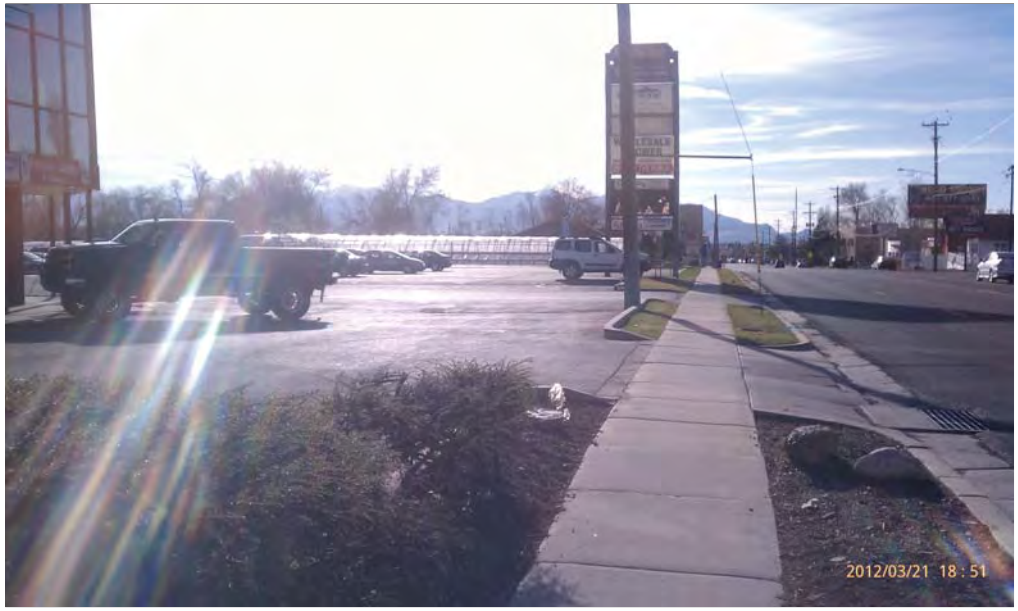
2012/03/21 18 : 58

2012/03/21 18 : 49


CAN PREVENT
WILDFIRES
ANTIQUES
2012/03/21 18 : 57

ANTIQUES
2012/03/21 18 : 50

2012/03/21 18 : 50


2012/03/21 18 : 51

2012/03/21 18 : 51

2012/03/21 18 : 52

2012/03/21 18 : 52

2012/03/21 18 : 52

2012/03/21 18 : 54

2012/03/21 18 : 54

2012/03/21 18 : 56

Millcreek Township Planning Commission

Wednesday, April 11, 2011

27452 – ZC R-1-8 to C-2 – Eldarado Management

Salt Lake County Planning & Development Services

STAFF REPORT

Executive Summary									
Hearing Body:	Millcreek Planning Commission								
Meeting Date and Time:	Wednesday, April 11, 2012	04:00 PM	**File No:**	2	7	4	5	2	
Applicant Name:	Eldarado Management	**Request:**	Zone Change						
Description:	R-1-8 (Residential, Single-Family) to C-2 (Commercial)								
Location:	3222 & 3224 South 2000 East								
Zone:	R-1-8 Residential Single-Family	Any Zoning Conditions?	Yes ☐	No ☒					
Community Council Rec:	Denial								
Staff Recommendation:	Denial								
Planner:	Spencer G. Sanders								

1.0 BACKGROUND

1.1 Summary

The applicant, Eldorado Management is requesting to rezone the subject property from R-1-8 (Residential Single Family, 8,000 square feet minimum lot size) to C-2 (Commercial). This request is being made in order for the applicant to develop a gymnastics studio on the subject properties. The applicant is requesting the C-2 zone because the proposed use is defined as a Gymnasium under Salt Lake County Ordinances, and a Gymnasium is not listed in either the C-1 or RM zones. In addition, the RM zone would require a 20-foot side yard on both sides of the structure and a 30-foot rear yard.

1.2 Neighborhood Response

Staff has received several phone calls from adjacent neighbors indicating their opposition to the project. They cite traffic issues, incompatible uses with the surrounding single family neighborhood and other potential impacts of the proposed use. In addition, staff has received one e-mail from an adjacent resident in opposition to the proposed zone change. This e-mail is attached to the report for reference.

1.3 Community Council Response

On March 20, 2012, the Canyon Rim Community Council reviewed this request at their regularly scheduled meeting. Approximately 28 people were in attendance at the meeting including County Staff, the applicant, one of the property owners, and residents from the neighborhood surrounding the subject property. All of the residents surrounding the subject property expressed their opposition to the project. They cited incompatible use of the property; fundamental change of the surrounding residential neighborhood; significant traffic impacts; parking issues; hours of operation 9 am to 9 pm creating impacts throughout the day; and building mass, scale and height causing issues for the neighbors, affecting existing gardens.

After taking nearly two hours of testimony from those present including staff, the applicant, the property owner and a significant number of residents, the Community Council discussed the proposal and then approved a motion on, 6 to 2, with one abstention, to recommend denial of the proposed zone change. Staff has not yet received a written response from the Community Council, but will provide it to the Planing Commission if received prior to the meeting.

2.0 ANALYSIS

2.1 General Plan

The Millcreek General Plan map shows the subject property located in a “Blue” or “Stable Area”. This area is defined as follows:

> *Blue - 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.*

In order for the applicant's proposed zone change to comply with this proposal, the applicant would need to show how the proposed zone and ultimate use of the property would be a subtle change to the area.

The subject properties are just north of a designated Corridor on the current plan. However, 2000 East is not designated as a Corridor on the plan. General Plan would indicated that properties along a Corridor are more likely to be modified over time to accept additional growth. Being close to the 3300 South Corridor would be somewhat positive for future change. Nevertheless, it is not on a Corridor and it is surrounded on three sides by single family residential.

2.2 Existing Zoning and Land Use

The subject properties are currently developed as single family homes and zoned R-1-8. The properties to the south are zoned C-1, developed as an office and RM developed as office, and residential. To the west and north is zoned

R-1-8 and developed as single family homes, same as the subject property. The properties across 2000 East are zoned R-2-8, R-1-8 and C-1 with two-family homes, a single family home and small retail strip center. The property on the northeast and southeast corners of 2000 East and 3900 South intersection are zoned C-2. The northeast corner is a small coffee shop and the southeast corner is a tire store.

While the existing properties may be less desirable as single family homes due to the high traffic and adjacency of commercial, C-2 commercial may be more intense than what would be appropriate in light of the General Plan and the existing single-family and lower intensity commercial in the area.

It is also important to consider the zone itself for the site and not the use alone since the proposed use could not come to fruition, or if it did develop, may not survive over time. It is more appropriate to consider the uses listed in the zone and their compatibility with the surrounding neighborhood and the General Plan.

2.3 Other Issues

County Ordinance 19.77.050C. <u>Buffer Areas Between Nonresidential and Residential Land Uses</u>, states the following:

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

It is important to note that the relatively new Landscape Ordinance requires additional setback for

landscape buffer areas between residential and non-residential land uses. This requirement is regardless of what the underlying base zone would require. In the case of the C-1 and C-2 zones the setback indicated is 10 feet. However, the landscape ordinance would require 20 feet. This setback requirement if held to could improve the compatibility of commercial development next to the residential in respect to building height and landscape buffers.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends DENIAL of the proposed Zone Change.

3.2 Reasons for Recommendation

1) The proposed zone is not consistent with the Millcreek General Plan

2) The proposed zone C-2 zone is not adjacent to other C-2 zoning, but only adjacent to C-1 and RM zoning, which list less intense commercial uses than the C-2 zone.

3) The proposed C-2 zone would potentially draw more intense commercial uses up a residential arterial street that is not designated as a Corridor in the General Plan.

4) The proposed additional commercial uses in the C-2 zone are not compatible with surrounding single family and residential uses.

3.3 Other Recommendations

If the Millcreek Township Planning Commission is inclined to recommend approval the proposed zone change, staff would recommend the following Zoning Conditions:

1) Limiting the listed uses to uses that are more compatible with adjacent single family homes.

2) Restrict Building Height to 30 feet maximum

3) Reduce the building square-footage to be more compatible than the surrounding residential homes.

Another option would be to consider a zone with less intense uses, such as the C-1 or RM zone. This can be considered without re-notice. However, this possibility will likely not provide the applicant the zoning regulations needed to proceed forward with a use as proposed.

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
Visit our web site: http://www.pwpds.slco.org

File # 27452

Land Use & Development Application

☐ **FCOZ** ☐ **RCOZ** ☐ **DWSP** ☐ **Watershed** ☐ **Over Pressure** ☐ **Magna Main**
☐ **Natural Hazards** ☐ **Other**_____

Zone: R-1-8 Community Council: Canyon Rim Planner: _____

Parent File # _____ Date: _____

Property Address: 3222/3224 S. 2000 E. **Parcel #:** 16-28-430-037-0000 / 16-28-430-036-0000

Name of Project: ELDORADO MANAGEMENT Property Acreage: 1.09 AC

Please describe your request: REZONE TO COMMERCIAL C-2 ZONE. From R-1-8

New Development:	Modify an Existing Development:	Other:
☐ Use and / or Site Plan Approval	☐ Change Conditions of Approval	☐ Board of Adjustment Review
☐ Subdivision # lots: _____	☐ Change the Site Plan	☐ Exception Request
☐ PUD #lots: _____	☐ Change the Use	☐ Non-Conforming
	☐ Condo Conversion	☐ RCOZ Appeal (Option C)
	☐ Lot Consolidation	☐ Research Request
	☐ Lot Line Adjustment	☒ **Re-zone**
	☐ Mobile Store	☐ Vacate a Street
	☐ Signs	

Is a key or gate code required to access the property? ☐ Yes ☒ No If yes, code: _____ (or provide key)

Driving Directions to Property: AT THE INTERSECTION OF 3300 S. AND 2000 E. HEAD NORTH ON 2000 E THE PROPERTY IS LOCATED ON THE WEST SIDE OF 2000 E.

*note: all correspondence will be sent to the applicant's address:

Applicant(s): ELDORADO MANAGEMENT
Address: 1855 E. 3060 S.
City, State, Zip: SALT LAKE CITY, UT 84106
Phone Number(s): 801-201-1018 e-mail:

Property Owner(s): PHILLIP CANADA / MARJORIE JENSEN
Address: 3224 S. 2000 E. / 3222 S. 2000 E.
City, State, Zip: SALT LAKE CITY, UT 84109 / SALT LAKE CITY, UT 84109
Phone Number(s): 801-550-7169 e-mail:

Professional(s): ☐ Engineer ☒ Architect ☒ Other

Company: HKG ARCHITECTURE / GRAY HAWK CONSTRUCTION
Contact: TIM FURNER / BRANDON FRY
Address: 4471 S. HIGHLAND DR. SLC, UT 84124 / P.O. BOX 17848 SLC, UT 84117
Phone Number(s): 801-277-4433 ~~e-mail:~~ 801-718-1331

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:

Applicants Signature

2-13-2012
Date

Office Use Only

Dead Box #_____

Fees Due:

☐ Application Fee..... $ 1,000.

☐ Fire Department..... $ ~~75.00~~

☐ Geology Initial Site Assessment..... $ ~~75.00~~

☐ Health Department .....$ ~~50.00~~

☐ Initial Engineering Checking Fee.....$~~150.00~~ or
$90.00 per lot ($180 min) for subdivisions

Cashier: _____

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
Visit our web site: http://www.pwpds.slco.org

File # 27452

Zone Map Amendment (Re-Zone) Supplemental Form

Current Zone: R-1-8 Requested Zone: CC

Reason for the Request:

Does this rezoning request comply with the Community General Plan?

☐ Yes This property is located in the _____ Community and is designated on the Land Use Plan as _____, (residential, office, commercial, etc.)

☒ No Please explain; you may wish to meet with a planner to discuss other available options.

THE PROPOSED PROJECT IS ADJACENT TO AN EXISTING C-2 ZONE, AND ACROSS THE STREET FROM A C-1 ZONE. WE BELIEVE THIS REQUESTED ZONE CHANGE IS IN KEEPING WITH THE AREA AND ITS NEIGHBORING PROPERTIES.

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
Visit our web site: http://www.pwpds.slco.org

AFFIDAVIT – Property Owner

STATE OF UTAH }
} ss
COUNTY OF SALT LAKE }

I (we) MARJORIE JENSEN being duly sworn, depose and say that

I (we) am (are) the owner(s) of the property(s) located at:

3222 S. 2000 E SALT LAKE CITY, UT.

My (our) signature below attests that I (we) have reviewed the proposal by GTC

requesting review and approval of COMMERCIAL REZONE

and that I (we) consent to the statements and information provided in the attached plans and exhibits and that all information presented is true and correct to the best of my (our) knowledge.

Property Owner Marjorie Jensen

Property Owner —

Subscribed and sworn to me this 20 day of January, 2012.

BRANDAN SLACK
Notary Public
State of Utah
Comm. No. 579036
My Comm. Expires May 27, 2013

(Notary)

Residing in Salt Lake County, Utah

My commission expires: May 27, 2013

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
Visit our web site: http://www.pwpds.slco.org

AFFIDAVIT – Property Owner

STATE OF UTAH }
} ss
COUNTY OF SALT LAKE }

I (we) H. Philip Lenhart being duly sworn, depose and say that

I (we) am (are) the owner(s) of the property(s) located at:

3222 S. 2000 E Salt Lake City, UT.

My (our) signature below attests that I (we) have reviewed the proposal by GTC

requesting review and approval of Commercial Rezone

and that I (we) consent to the statements and information provided in the attached plans and exhibits and that all information presented is true and correct to the best of my (our) knowledge.

Property Owner H. Philip Lenhart

Property Owner _____

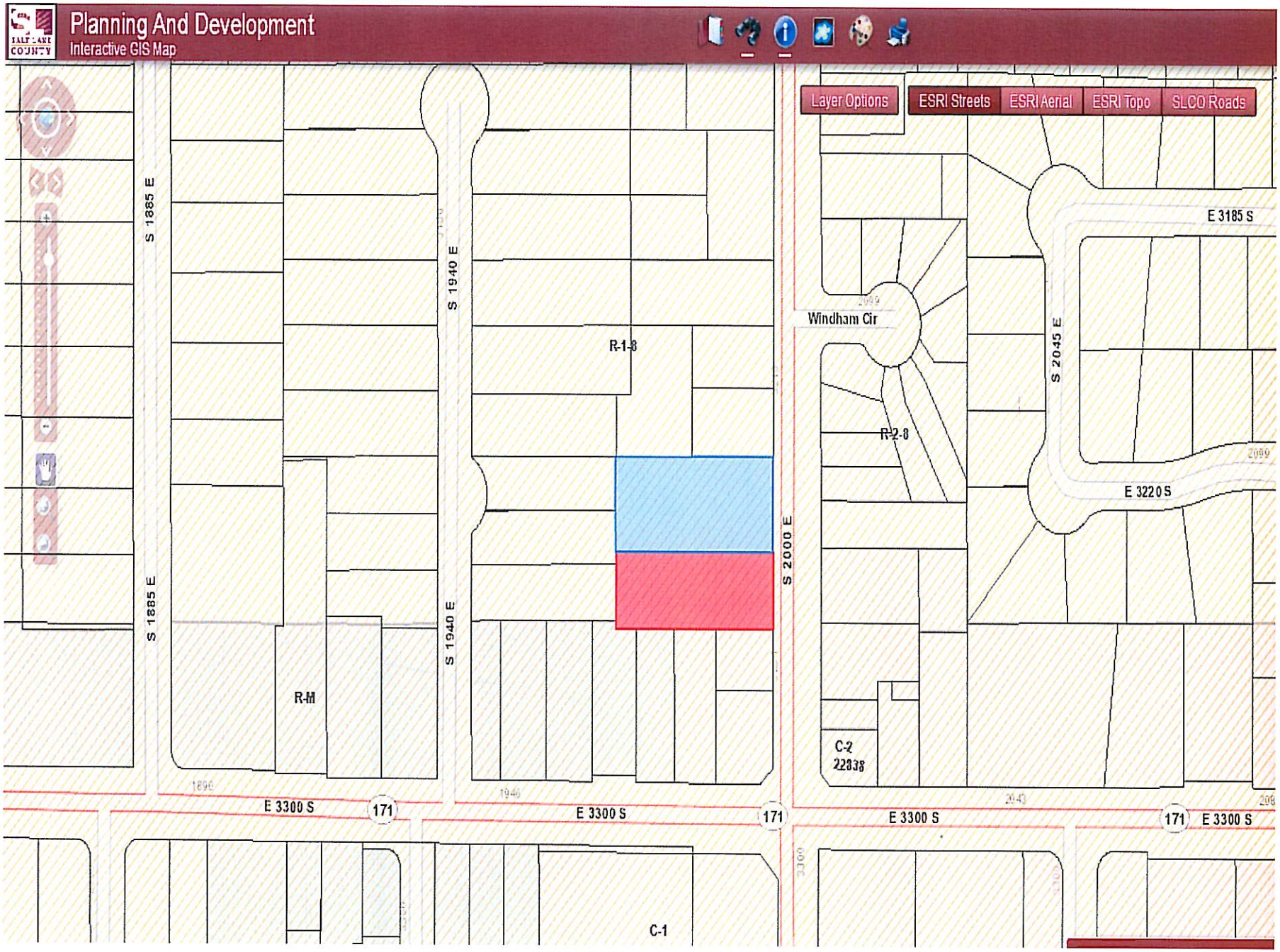
Subscribed and sworn to me this 26th day of January, 2012.

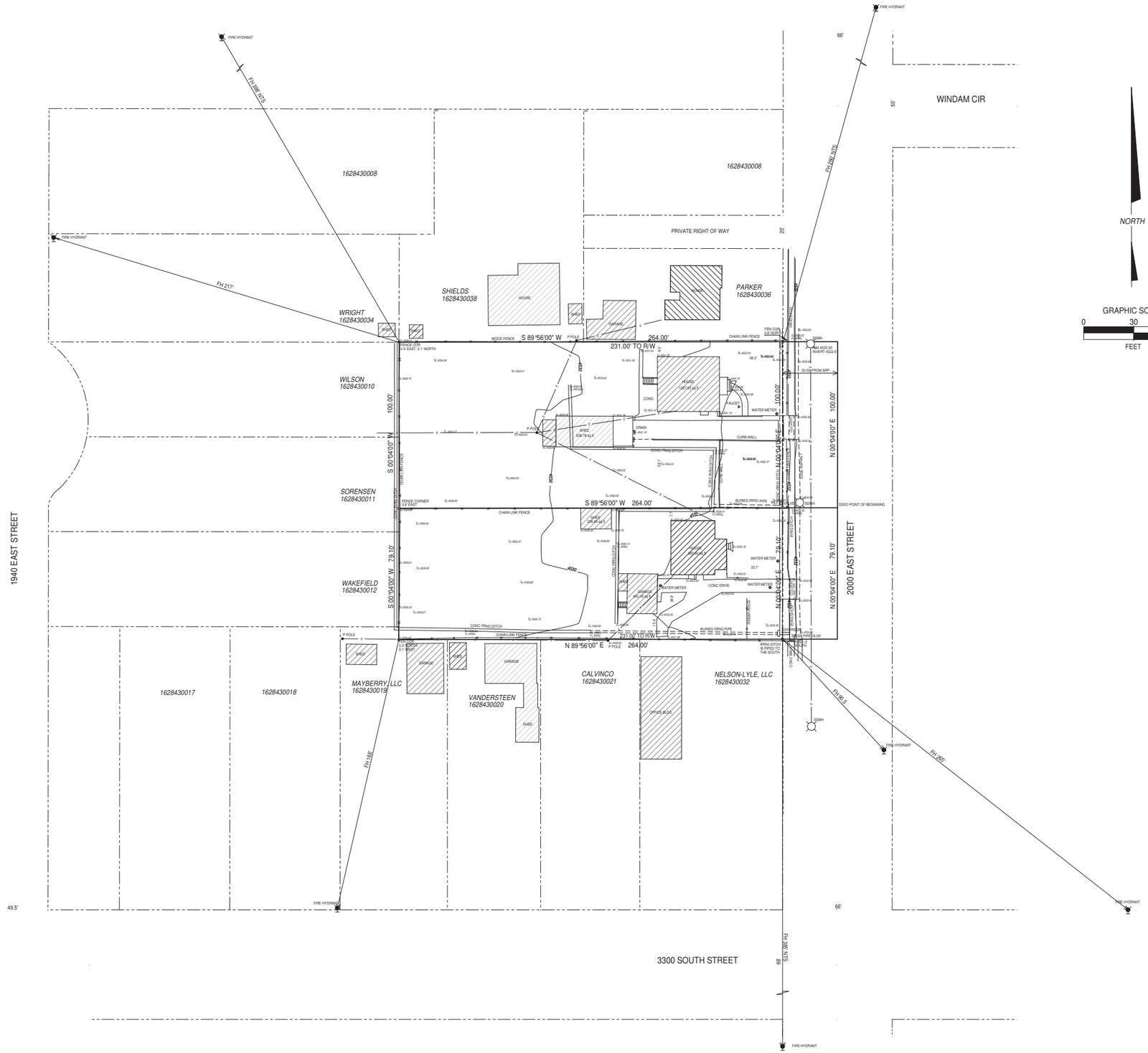
DANIEL W. ODOM
Notary Public
State of Utah
Comm. No. 574630
My Comm. Expires Jun 30, 2012

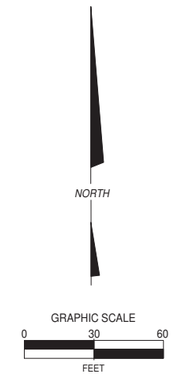
Daniel W. Odom
(Notary)

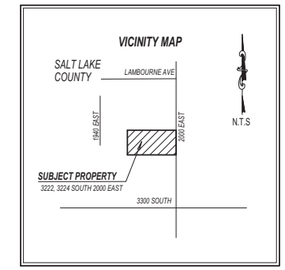
Residing in Salt Lake County, Utah

My commission expires: 6/30/12


Planning And Development
Interactive GIS Map
Layer Options
ESRI Streets
ESRI Aerial
ESRI Topo
SLCO Roads
S 1885 E
S 1940 E
S 2000 E
S 2045 E
E 3185 S
E 3220 S
Windham Cir
R-1-8
R-2-8
R-M
C-2
22338
C-1
E 3300 S
171







LEGAL DESCRIPTIONS

FROM TITLE REPORTS, GT TITLE SERVICES FILE NO. SL 13807,13808

COMMENCING SOUTH 0°04' WEST 1246.70 FEET FROM THE EAST 1/4 CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SOUTH 89°56' WEST 264 FEET; SOUTH 0° 04' WEST 79.1 FEET; NORTH 89°56' EAST 264 FEET; NORTH 0° 04' EAST 79.1 FEET TO THE BEGINNING. (FOR REFERENCE TAX PARCEL NO. 16-28-460-031), SAID DESCRIBED TRACT CONTAINS 20,882 SQUARE FEET, 0.48 ACRES, 18,272 SQUARE FEET, 0.42 ACRES, NET.

COMMENCING AT A POINT ON THE SECTION LINE SOUTH 0°04' WEST 1146.70 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°56' WEST 264 FEET; THENCE SOUTH 0° 04' WEST 100 FEET; THENCE NORTH 89°56' EAST 264 FEET; THENCE NORTH 0° 04' EAST 100 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. (FOR REFERENCE TAX PARCEL NO. 16-28-430-037), SAID DESCRIBED TRACT CONTAINS 26,400 SQUARE FEET, 0.61 ACRES,23,100 SQUARE FEET, 0.53 ACRES, NET.

LEGEND

- SECTION, QUARTER SECTION, STREET OR OTHER SURVEY MONUMENT
- PROPERTY CORNER, NOT SET
- BOUNDARY OR PROPERTY LINE, WITH CORNER, FOUND OR SET
- RIGHT OF WAY LINE, ADJOINING PROPERTY
- CENTERLINE
- FENCE LINE
- UTILITY LINE, TYPICAL
- SEWER, STORM DRAIN OR OTHER UTILITY MANHOLE, FIRE HYDRANT
- .4281.15 SPOT ELEVATION
- 100 MAJOR ELEVATION CONTOUR
- MINOR ELEVATION CONTOUR
- EDGE OF PAVEMENT, ASPHALT OR GRAVEL

TITLE

REZONE APPLICATION PLAT

PREPARED FOR: ELDORADO MANAGEMENT

LOCATION AND ADDRESS

3222 AND 3224 SOUTH 2000 EAST, SALT LAKE COUNTY, UT

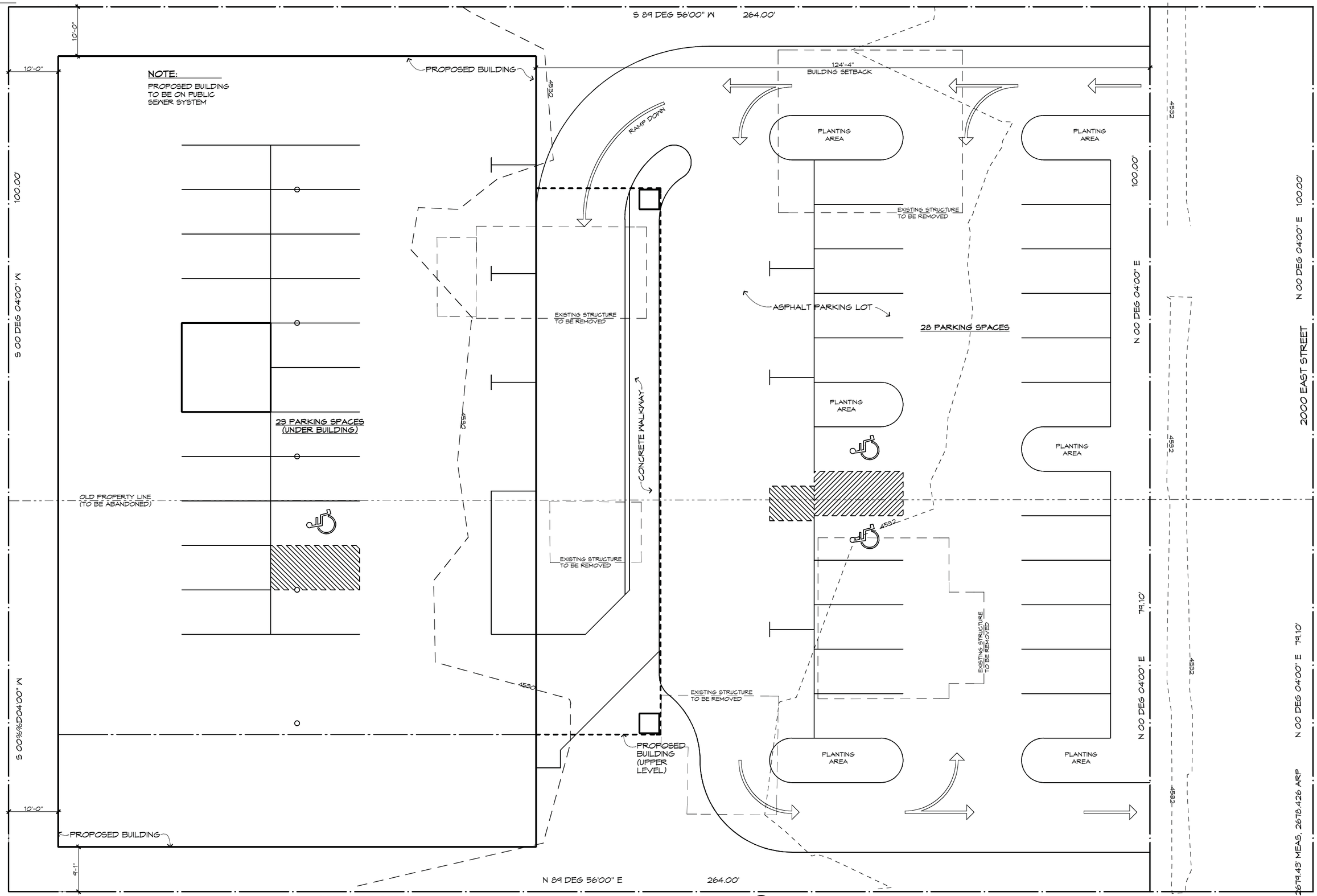
LOCATED IN THE SE 1/4 OF SECTION 28, TWP 1 SOUTH, RANGE 1 EAST, SLB&M

DATE: FEB 3, 2012 | SCALE: 1"=20' | FILENAME: GRAYHAWK.PCS

CURTIS & ASSOCIATES, INC.

LAND SURVEYORS
LAND PLANNING

9921 KRAMER CIR
SANDY, UTAH 84092
PHONE (801) 733-9979
801-915-6003



SITE PLAN ELDARADO MANAGEMENT 3222 AND 3224 SOUTH 2000 EAST, SALT LAKE COUNTY, UTAH

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

DRAWN BY:
PROJECT ENG:
DATE:
REV.:

HKG ARCHITECTURE

4471 SOUTH HIGHLAND DRIVE SALT LAKE CITY, UTAH 84124 (801) 277 4433

ELDORADO MANAGEMENT

SHEET of

2012/03/21 19 : 06

2012/03/21 19 : 06

2012/03/21 19 : 06

2012/03/21 19 : 10

2012/03/21 19 : 10

2012/03/21 19 : 09

2012/03/21 19 : 19

2012/03/21 19 : 11

2012/03/21 19 : 05

2012/03/21 19 : 09

2012/03/21 19 : 10

2012/03/21 19 : 11

2012/03/21 19 : 10

2012/03/21 19 : 05

2012/03/21 19 : 07

2012/03/21 19 : 10

2012/03/21 19:07

2012/03/21 19:05

2012/03/21 19:13

2012/03/21 19 : 12

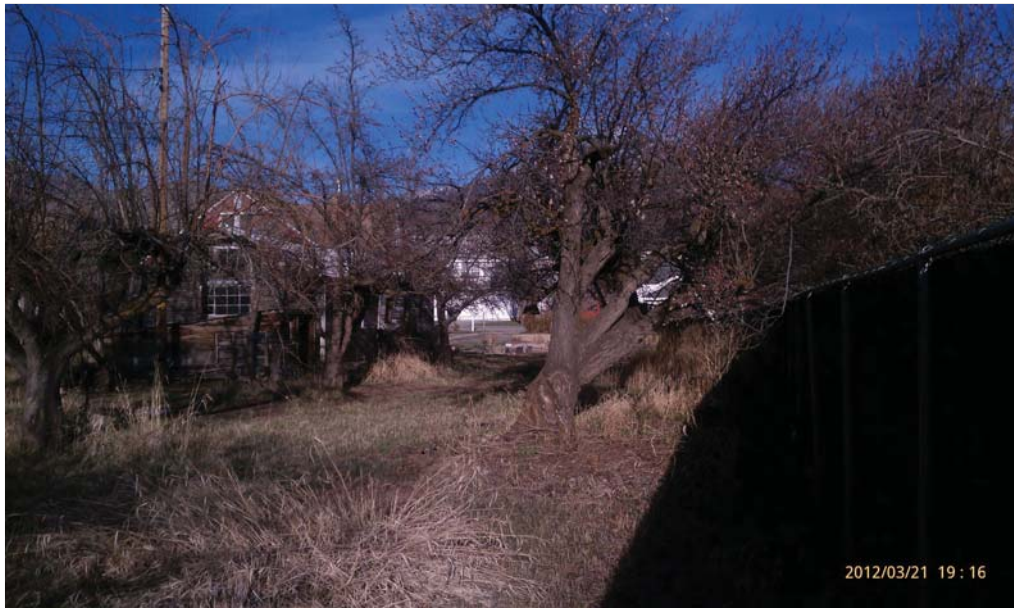
2012/03/21 19 : 14

2012/03/21 19 : 14

2012/03/21 19 : 14

2012/03/21 19 : 15

2012/03/21 19 : 16


2012/03/21 19 : 16

2012/03/21 19 : 15

2012/03/21 19:15

2012/03/21 19:18

Millcreek Township Planning Commission

Wednesday, April 11, 2011

27671 – ZC RM to R-2-10 – Tom Henroid

Salt Lake County Planning & Development Services

STAFF REPORT

Executive Summary								
Hearing Body:	Millcreek Planning Commission							
Meeting Date and Time:	Wednesday, April 11, 2012	04:00 PM	**File No:**	2	7	6	7	1
Applicant Name:	Tom Henriod	**Request:**	Zone Change					
Description:	Residential High Density (RM) to Residential Medium Density (R-2-10)							
Location:	1248 East 4500 South							
Zone:	R-M Residential Multi-Family	Any Zoning Conditions?	Yes ☐	No ☒				
Community Council Rec:	Not yet received							
Staff Recommendation:	Approval							
Planner:	Todd A. Draper							

1.0 BACKGROUND

1.1 Summary

The applicant recently subdivided the property in question and is in the process of constructing a two-family dwelling on the property. The desire of the applicant is to divide the two family dwelling along a shared common wall so that the units may be sold separately upon completion. A recent change in the zoning ordinance no longer allows for this division of a two family dwelling in all zones where a two-family dwelling may be built, but only in specific "two-family" zones. The applicant wishes to rezone the property to the R-2-10 zone in order to carry out this type of division.

1.2 Neighborhood Response

None received to date.

1.3 Community Council Response

None received to date.

2.0 ANALYSIS

2.1 General Plan

The request for re-zone is in compliance with the stated goals of the Millcreek Township General Plan. The property has frontage on a principle street shown on the general plan map (corridor) where increased development has been anticipated and adaptable flexible changes to the zoning in order to accommodate development are supported.

2.2 Existing Zoning and Land Use

The existing zoning is RM (Residential Multi-Family, High Density) The land resembles a flag lot with access to frontage on 4500 South. The surrounding land uses are relativly mixed with single family residential uses to the West, a church to the South, and an assisted living facility to the East. Across 4500 South is a condominium development and an office building.

2.4 Other Issues

None

2.5 Subdivision Requirements

Upon approval of the zone change the applicant will then need to submit an application to amend the subdivision in order to divide the property along the common wall of the building. Each side will have sufficient area to be in compliance with requirements for the division of a two-family dwelling as well as typical flag lot provisions.

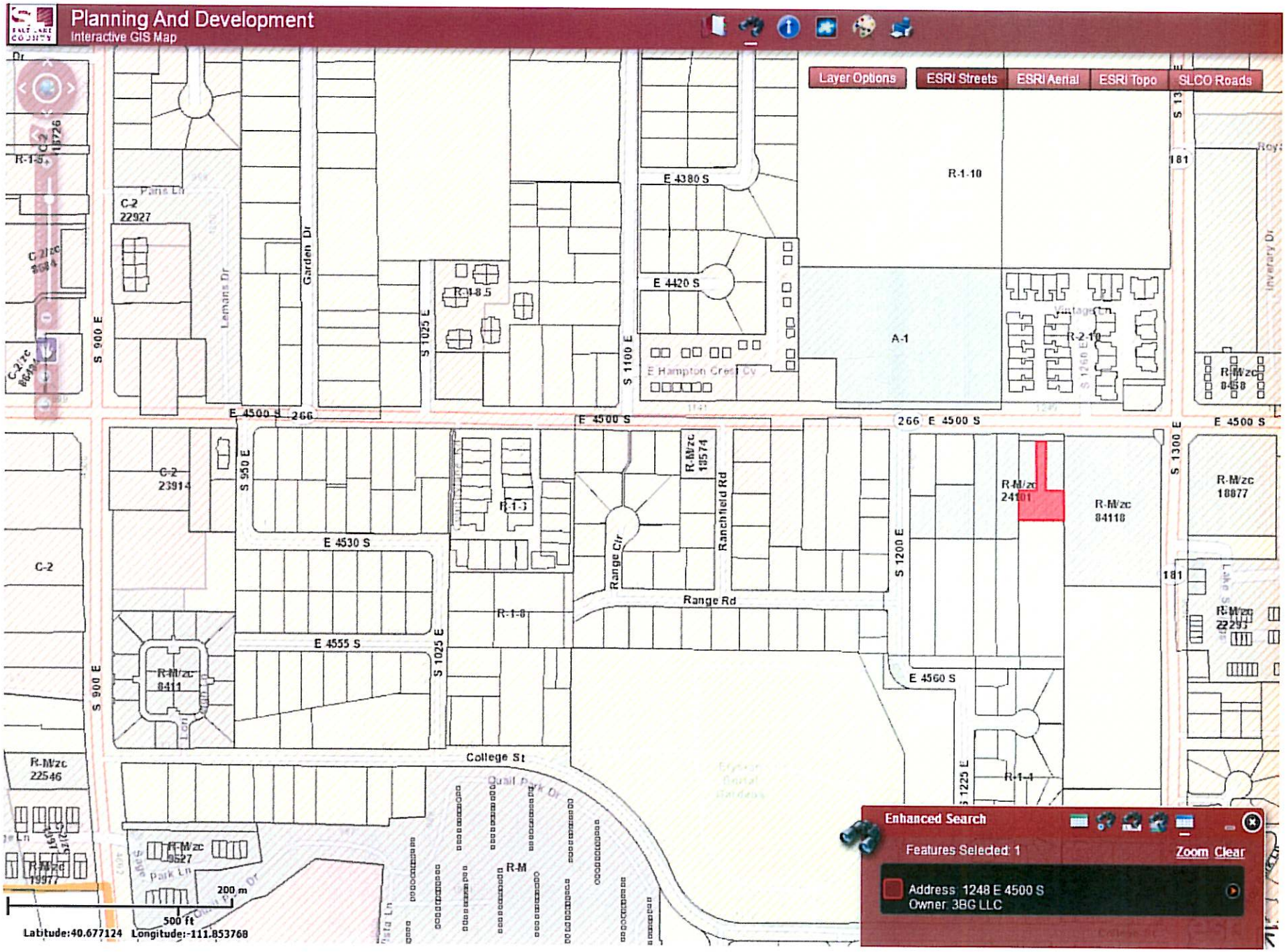
3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Zone Change .

3.2 Reasons for Recommendation

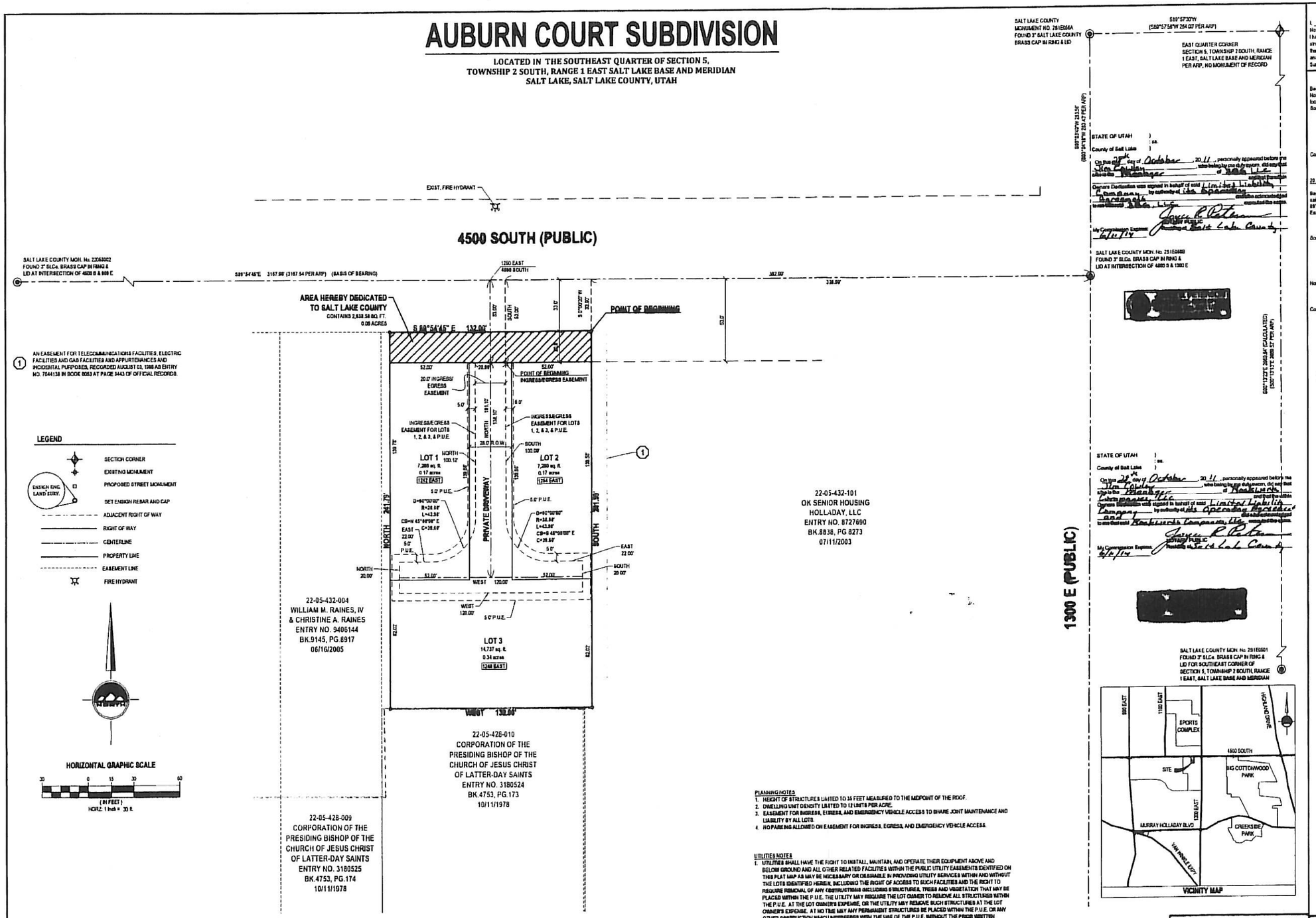
1) The zone change request is in harmony with the Millcreek Township General Plan

2) The purpose of the zone change is to allow for each unit of a two-family dwelling to be in separate ownership.


Planning And Development
Interactive GIS Map
Layer Options
ESRI Streets
ESRI Aerial
ESRI Topo
SLCO Roads
E 4380 S
E 4420 S
E 4500 S
E 4530 S
E 4555 S
E 4560 S
S 900 E
S 950 E
S 1025 E
S 1100 E
S 1200 E
S 1300 E
Garden Dr
Lemans Dr
Ranchfield Rd
Range Ctr
Range Rd
College St
Quail Park Dr
E Hampton Creek Cv
R-1-10
A-1
R-2-10
R-1-3
R-1-8
R-1-4
R-M
C-2
R-M/zc 24101
R-M/zc 84118
R-M/zc 18877
R-M/zc 18574
R-M/zc 8411
R-M/zc 22546
R-M/zc 9527
200 m
500 ft
Latitude:40.677124 Longitude:-111.853768
Enhanced Search
Features Selected: 1
Zoom Clear
Address: 1248 E 4500 S
Owner: 3BG LLC

AUBURN COURT SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5,
TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN
SALT LAKE, SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, KENNETH W. WATSON, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 162300 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 AUBURN COURT SUBDIVISION 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. A Record of Survey has been filed as #S2011030101 in the S.L. County Surveyor's Office.

BOUNDARY DESCRIPTION

Beginning at a point that is making 89°54'45" West 132.00 feet and South 00°00'30" West 33.00 feet from the Salt Lake County Monument No. 2S1E05A8, said monument being located at the intersection of 4500 South Street and 1300 East Street, said monument also being located South 89°57'56" West 264.00 feet and South 00°04'18" West 283.43 feet from the East Quarter Corner of Section 5, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 241.80 feet;
thence West 132.00 feet;
thence North 241.79 feet;
thence South 89°54'45" East 132.00 feet to the point of beginning.

Contains 31,863 Square Feet or 0.732 Acres and 3 Lots

20.0' INGRESS, EGRESS, EMERGENCY ACCESS, AND PUBLIC UTILITY EASEMENT

Beginning at a point that is making 89°54'45" West 132.00 feet and South 33.00 feet from the Salt Lake County Monument No. 2S1E05A8, said monument being located at the intersection of 4500 South Street and 1300 East Street, said monument also being located South 89°57'56" West 264.00 feet and South 00°04'18" West 283.43 feet from the East Quarter Corner of Section 5, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running

thence South 100.09 feet;
thence Southeasterly 43.98 feet along the arc of a 28.00 foot radius curve to the left (center bears East and the long chord bears South 45°00'00" East 39.60 feet, through a central angle of 90°00'00");
thence East 22.00 feet;
thence South 20.00 feet;
thence West 120.00 feet;
thence North 20.00 feet;
thence East 22.00 feet;
thence Northeasterly 43.98 feet along the arc of a 28.00 foot radius curve to the left (center bears North and the long chord bears North 45°00'00" East 39.60 feet, through a central angle of 90°00'00");
thence North 100.13 feet;
thence South 89°54'45" East 20.00 feet to the point of beginning.

Contains 5,299 square feet or 0.122 Acres

March 19, 2011
DATE

KENNETH W. WATSON
LICENSE NO. 162300

OWNER'S DEDICATION

Know all men by these presents that we the undersigned owner ( ) of the above described tract of land having caused same to be subdivided into lots, streets and a private lane dedicated to the Auburn Court Subdivision Owners Association to be hereafter known as the

AUBURN COURT SUBDIVISION

do hereby dedicate for perpetual use of the public, 4500 South Street, and all parcels of land shown on this plat as intended for public use.

In witness whereof I have hereunto set his hand this 28th day of Oct A.D. 20 11

Jim Conley

ACKNOWLEDGMENT

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

On the ___ day of ___ A.D., 20___, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer( ) of the above Owner's dedication, ___ in number, who duly acknowledged to me that ___ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: ___ NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

ACKNOWLEDGMENT

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

On the ___ day of ___ A.D., 20___, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer( ) of the above Owner's dedication, ___ in number, who duly acknowledged to me that ___ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: ___ NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

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

On the 28th day of October 2011, personally appeared before me Jim Conley who being by me duly sworn, did say that he is the Manager of Bella LLC and that said document was signed by him in behalf of said Limited Liability Company by authority of its Operating Agreement and he acknowledged to me that said Limited Liability Company executed the same.

My Commission Expires 6/6/14 — NOTARY PUBLIC Residing in Salt Lake County

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

On the 28th day of October 2011, personally appeared before me Jim Conley who being by me duly sworn, did say that he is the Manager of Rockwoods Companies, LLC and that said document was signed by him in behalf of said Limited Liability Company by authority of its Operating Agreement and he acknowledged to me that said Rockwoods Companies, LLC executed the same.

My Commission Expires 6/6/14 — NOTARY PUBLIC Residing in Salt Lake County

PLANNING NOTES
1. HEIGHT OF STRUCTURES LIMITED TO 35 FEET MEASURED TO THE MIDPOINT OF THE ROOF.
2. DWELLING UNIT DENSITY LIMITED TO 12 UNITS PER ACRE.
3. EASEMENT FOR INGRESS, EGRESS, AND EMERGENCY VEHICLE ACCESS TO SHARE JOINT MAINTENANCE AND LIABILITY BY ALL LOTS.
4. NO PARKING ALLOWED ON EASEMENT FOR INGRESS, EGRESS, AND EMERGENCY VEHICLE ACCESS.

UTILITIES NOTES
1. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER CONSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
2. QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

SURVEYOR'S NARRATIVE

I, Kenneth W. Watson, do hereby state that I am a Registered Professional Land Surveyor and that I hold certificate no. 162300 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 subdivide the property into 3 lots (2 single-family and 1 duplex). The Basis of Bearing is the line between a found street monument at the intersection of 4500 South Street and 900 East Street and a found monument at the intersection of 4500 South Street and 1300 East Street measuring South 89°54'45" East 3167.98 feet (3167.54 feet per ARP).

20.0' INGRESS/EGRESS EASEMENT TO ALSO BE USED AS A PUBLIC UTILITY EASEMENT (P.U.E.)

#25501

CHECKED FOR ZONING COMPLIANCE
ZONE: RM 2/c LOT AREA: 6,000 ft min.
LOT WIDTH: 50' min FRONT YARD: 25' min
SIDE YARD: 8' min REAR YARD: 30' min (25' w/ garage)
3/23/2011 DATE — Todd A. Shipp SIGNATURE

AUBURN COURT SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5,
TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN
SALT LAKE, SALT LAKE COUNTY, UTAH

ENSIGN
SALT LAKE CITY: 60 E. Fort Union Blvd Suite 100, Midvale UT 84047, Phone: 801.255.0529, Fax: 801.255.4449
LAYTON: Phone: 801.547.1100
PLEASANT GROVE: Phone: 801.794.9145
TOOELE: Phone: 435.843.3590
WWW.ENSIGNUSA.COM

SHEET 1 OF 1
PROJECT NUMBER: 4936
MANAGER: KWW
DRAWN BY: BMW
CHECKED BY: KWW
DATE: 3/14/11

HEALTH
APPROVED THIS 16th DAY OF March A.D. 2011
Randall D. Bond

PLAN CHECK
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION FILE IN THIS OFFICE.
3.29.11

UTILITIES, STREET AND ADDRESS FRONTAGE APPROVED
3/29/2011

UNIFIED FIRE AUTHORITY APPROVAL
3/16/2011 DATE — Stewart Gray SIGNED

MAYOR
PRESENTED TO THE SALT LAKE COUNTY MAYOR THIS 28 DAY OF October A.D. 2011 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
10-28-11 DATE — MAYOR OR DESIGNEE

PLANNING COMMISSION
APPROVED THIS 23rd DAY OF March A.D. 2011 BY THE SALT LAKE COUNTY PLANNING COMMISSION.
CHAIR, MILLCREEK PLANNING COMMISSION

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 26th DAY OF October A.D. 2011
SALT LAKE COUNTY DISTRICT ATTORNEY

RECORDED # 11273048
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT
DATE 11/2/2011 TIME 3:52 pm BOOK 2011 PAGE 141
Wentworth Development
Lanny Johnston Deputy
FEE $ 33.00 SALT LAKE COUNTY RECORDER

02-28-2011 | JOB #: 4936

Millcreek Township Planning Commission

Wednesday, April 11, 2011

27610 – Electrical Facilities Best Practice – PDS

Salt Lake County Planning & Development Services

STAFF REPORT

Executive Summary								
Hearing Body:	Millcreek Planning Commission							
Meeting Date and Time:	Wednesday, April 11, 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 ☐	No ☐				
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

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.

Contents:

Core Concepts 1

Key Questions 2

Discussion 2

Resources 2

Modifications and Additions 3

Related Best Practices:

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.**

Index
Context
Best Practices
Projects
Official Map
Appendix

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.*

DRAFT

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.

Index
Context
Best Practices
Projects
Official Map
Appendix

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.

DRAFT

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, 1I . 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**	**SLCo 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**	**Magna PC**	**Millcreek PC**	**SLCo PC**	**Staff Response**
			who gets to pay for this? Concerned about potential raises in electrical rates.				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.					

Electrical Facilities Best Practice - Community Council Comment Matrix

SECTION	Millcreek CC	East Millcreek CC	Canyon Rim CC	Mount Olympus CC	Staff Response
		Presented at their January 2012 meeting.			
	No official Response Received	No official Response Received	No official Response Received	No official Response Received	

Millcreek Township Planning Commission

Wednesday, April 11, 2011

Previous Meeting Minutes

August 10, 2011 – Enclosed

March 14, 2012 – forthcoming by e-mail

MEETING MINUTE SUMMARY FOR
TOWNSHIP Planning Commission Meeting
August 10, 2011 3:00 p.m.

Meeting length about: 1 hour 22.5 minutes

Number of public in attendance: 0

Summary Prepared by: Spencer Sanders

Meeting Conducted by: Leslie Van Frank, Chair

IN ATTENDANCE

Commissioners: *("X" denotes attendance status)*

Commissioner Name	Present		Absent Excused	Absent Unexcused
	Public	Business		
Leslie Van Frank – **Chair**	X	X		
John Janson – **Vice Chair**	X	X		
Allison Benjani	X	X		
Geralyn Parker Perkins	X	X		
Leslie Riddle	X	X		
Gary Sackett	X	X		
Tom Stephens			X	

Staff: *("X" denotes attendance status)*

Planning:	**Public Hearing**	**Business Meeting**	**District Attorney:**	**Public Hearing**	**Business Meeting**
Max Johnson	X	X	Tom Christensen	X	X
Jeremy Goldsmith	X	X	Zachary Shaw		
Spencer Sanders	X	X			
			Other:		

DRAFT

BUSINESS MEETING – 3:00 p.m.

1) Sidewalk Inventory Map

Commissioner Riddle expressed the concerns of the East Millcreek Community Council stating the following:

- The map displayed was very draft – several errors were found.
- The draft had not been viewed by Engineering and their items had not added.
- Community Council did like the concept being presented.

Discussion:

The following topics were discussed:

- Data source and engineering input.
- Process for updating the map.
- Inspection of completed improvements.
- The map's purpose.

It was noted that the discussion was an effort to start the conversation about what policies and or ordinances should be in place to address sidewalk installation.

2) Delay Agreements – Discussion of legalities and options with staff

The discussion of the above two items merged together into one discussion. The following are ideas and/or issues raised:

- Reasons and/or parameters why or why not to put sidewalk in. A Master Plan for sidewalks is needed.
- The "Sidewalk Map" could be like a zone map indicating where sidewalk should be required; not required; or some modification required.
- Criteria for establishing when sidewalks are or are not required need to be discussed.
- Need to state the issues, why do we need this issue address.
- Need to get the citizens involved from the ground floor in coming up with the issues around Staff (DA and Planning) to prepare questions to help stimulate the discussion on process.
- Need Public Meetings with a facilitator to get the public involved.
- Initial Presentation needed for meeting that helps focus the discussion.
- Ideas on how to notify the public including, but not limited to: Community Council involvement in notification; public notice, county newsletters, survey monkey, Twitter, Facebook, etc.
- General Plans for each community could govern the issues of when, where and why to put in or not put in sidewalk.

DRAFT

- Start and ordinance soon to put in sidewalk unless general plan provides otherwise. Ordinance Change that says that. Let's get it started.

Requests of Staff

- Staff should work with engineering to add their completed projects on the existing conditions sidewalk map.
- Staff should also work with engineering to establish an update process for the existing sidewalk map.
- Present an outline that describes a process for forming policy and putting it into place.
- Present a procedure and process for getting the public involved.
- Establish some questions with DA's Office from the discussion.

PUBLIC HEARINGS – 4:00 p.m.

Meeting began at 4:02 p.m.

Note: Chair Van Frank recused herself from the Public Hearing Portion of the meeting due to potential conflict of interest with the application to be heard. Chair Van Frank proceeded to leave the meeting. Commissioner Jardine, Vice Chair, acted as chair for the remainder of the meeting.

1) 25776 – Richard Gilles – Electronic Message Center Sign for Extra Space Storage

Presentation by: *Spencer Sanders, Planner* – (***A Copy the staff report is attached hereto)***

Recommendations: Staff recommended approval subject to conditions of approval listed in the staff report attached hereto.

Most of the conditions related to issues of distraction and inattentiveness of drivers viewing such signage.

Discussion:

The following questions and/or issues were addressed with staff:

- Issues noted in the staff report
- Pole vs. Monument signs
- Setbacks
- Recommendations from industry study.

Speaker # 1: Applicant
Name: Richard Gellis
Address: 1760 South Redwood Rd - Salt Lake City, UT

DRAFT

Issues: The applicant discussed Sign aesthetics and construction for static sign and graphic message center. Mr. Gellis highlighted the following:

- Studies that say that monument signs may have more safety issues that pole signs
- The Community Council did not want flashing signs.

Discussion:

The question was raised if the applicant would be willing to adhere to the conditions set forth by staff.

The applicant responded that they would be willing to adhere to the conditions set forth by staff as indicated in the staff report.

Commissioner Janson asked staff if there was a preference in sign message time on the interactive display.

Staff responded that the sign message should be longer to reduce the number of messages that display for one driver.

The question was also raised if the signage contained a scrolling message.

Staff indicated that there was no scrolling per condition # 7 of the staff report.

Speaker # 2: East Millcreek Community Council
Name: Blake Keithley
Address: 3682 South 2175 East – Salt Lake City, UT

Issues: Mr. Keithley noted that the East Millcreek Community Council approved the item at their August 4, 2011 meeting. The approval was with the following recommendations:

- Sign would be monochromatic
- Sign would not flash
- Sign be dimmed after 10:00 pm

The community council also indicated that there is a need for a sign ordinance.

No one from the public was present, therefore; the public hearing portion closed

Discussion:

The question was raised as to what is the source of the equations sight distance?

Staff indicated they will work with Transportation Engineer to look at the sight distance to the sign.

FINAL MOTION

Motion: To approve application # 25776 subject to the 9 conditions of the staff report.

DRAFT

Motion by: *Commissioner Sackett*
2nd by: *Commissioner Benjani*
Vote: *Unanimous*

Commissioner Name	For Motion	Against Motion	Abstain
Leslie Riddle	**Yes**		
Allison Behjani	**Yes**		
Janice Jardine	**Yes**		
Gary Sackett	**Yes**		
Geralyn Perkins	**Yes**		
John Janson	**Yes**		

Gary Sackett before adjournment asked if the sign at corner of 3900 South and Wasatch is operating within approval.

Staff will check into status of the enforcement and conditions of approval for that sign.

Motion to Adjourn by: No motion was made. Vice Chair Jardine adjourned the meeting.

ADJOURN

Approximately 4:25 p.m.

DRAFT

Millcreek Township Planning Commission

Wednesday, April 11, 2011

Planning Commission Chair's Opening Statement

Final Draft for Adoption

Planning Commission Chairman - Opening Statement

To be read at the opening of the Public Hearing portion of the agenda.

The Planning Commission is a voluntary citizen board made up of citizens who live within Millcreek Township. 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 regarding zone changes, land use ordinances or general plans.

The agenda is divided into two main categories: Public Hearing items and Business items. The first portion of today's meeting is dedicated to Public Hearing items. These are the items 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 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; Citizen comments; and
- Information presented at the public meeting.

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. Please take a moment to review the Rules of Conduct printed on the back of the agenda.

Today's meeting is recorded, if you choose to make comments regarding an item please come to the podium, speak directly into the microphone, and state your name and address for the record prior to making your comments. Please note that comments from the audience are only appropriate when presented at the podium.

At this time we will begin the Public Hearing portion of the agenda. The meeting will proceed as outlined.

To be read at the opening of the business item portion of the agenda.

At this time we will begin the Business portion of the agenda.

During this time the Commission may discuss and render decisions on policy issues and administrative matters that do not require public input. Special presentations, reports, and updates from the supporting staff that do not require a decision at a Public Hearing may also be made. There will be no discussion of applications, requests, or approvals scheduled for the Public Hearing portion of the meeting.

Members of the public are welcome to attend, but they do not participate unless invited to do so by the Chair or supporting staff.

Millcreek Township Planning Commission

Wednesday, April 11, 2011

25661 – Off-street Parking Approved Amendments

PETER M. CORROON
Salt Lake County Mayor

Patrick Leary
Public Works Department Director

PLANNING & DEVELOPMENT SERVICES

Rolen Yoshinaga
Planning & Development Division Director

Salt Lake County
Government Center
2001 South State Street
Suite N-3600
Salt Lake City, UT 84190-4050

801 / 468-2000
801 / 468-2169 fax

March 20, 2012

File #25661 Front Yard Parking Amendments

Salt Lake County requested approval to amend sections of two Salt Lake County Ordinance Chapters in Title 19 Zoning, Chapter 19.04 Definitions and Chapter 19.80 Off-Street Parking Requirements: Section 035 Parking in R-1 and R-2 Residential Zones.

The Salt Lake County Council unanimously approved the amendments at the first reading on March 13, 2012. Staff is awaiting official approval of the amendments at the second reading to be on March 20, 2012.

Attached is the final ordinance to be approved. The ordinance has been reformatted to be more clearly organized based on type of vehicle. A substantial change was made that allows recreational vehicles to be parked on a gravel “RV pad” consisting of 6 inches of compacted gravel (kept weed free).

SALT LAKE COUNTY ORDINANCE

Ordinance No. _____ _____, 2012

FRONT YARD PARKING AMENDMENTS

AN ORDINANCE AMENDING CHAPTER 19.04: DEFINITIONS AND 19.80: OFF-STREET PARKING REQUIREMENTS RESTRICTING THE PARKING OF VEHICLES IN THE FRONT AND STREET SIDE YARD AREAS OF RESIDENTIALLY ZONED PROPERTIES.

The County Legislative Body of Salt Lake County ordains as follows:

SECTION I. The amendments made here are designated by underlining the new substituted words. Words being deleted are designated by brackets and interlineations.

SECTION II. Section 19.04.315 of Chapter 19.04 of the Salt Lake County Code of Ordinances, 2001, is amended and sections 19.04.551, 19.04.553, and 19.04.554 are hereby added to Chapter 19.04 to read as follows:

Chapter 19.04 – DEFINITIONS

19.04.315 – Junk

A. "Junk" means any salvaged or scrap copper, brass, iron, steel, metal, rope, rags, batteries, paper, wood, trash, plastic, rubber, tires, waste or other articles or materials commonly designated as junk. Junk, except as provided in subsections (B) or (C), shall also mean any dismantled, wrecked or inoperable motor vehicles <u>or recreational vehicles</u> or parts thereof which are stored or parked on property outside of an enclosed building and which remain in such condition for a period of time in excess of sixty days. An automobile, truck or bus shall be considered inoperable if it is not currently registered and licensed in this state or another state.

B. One truck with a capacity of one ton or less or automobile which is not currently licensed and registered in this state or another state but is otherwise operable may be stored on property

for a period not to exceed two years if it is secured with the windows closed, the trunk and hood closed and the doors locked and is not damaged exposing jagged metal; or

C. One truck with a capacity of one ton or less or automobile which is inoperable may be stored in a side yard, except a side yard which faces on a street or a rear yard on property for a period not to exceed two years provided:

1. The automobile or truck is secured with the windows closed, the trunk and hood closed and the doors locked and is not damaged exposing jagged metal; and

2. The automobile or truck shall not be visible from any public street; and

3. The automobile or truck is entirely concealed by a covering which is maintained in good condition and which does not extend closer to the ground than the lowest point of the vehicle body.

D. All existing legal nonconforming motor vehicles as of the effective date of the ordinance codified in this section, or any amendment hereto, shall comply with the provisions of this section within one year from the date of the enactment of this section or any amendment thereto.

19.04.551 – Vehicle, Commercial

"Commercial vehicle" means any motorized vehicle or trailer used for or intended for business use – including but not limited to the transportation of commercial equipment, merchandise, produce, freight, commodities, passengers, or animals – and which is characterized by any of the following:

A. Heavy equipment, such as earth movers, backhoes, cranes, forklifts, bulldozers, and the like, which are commonly used for construction, excavation, demolition, or lifting;

vehicles used to haul equipment or materials, such as dump trucks, tanker trucks, semi-tractors, semi-trailers, cement trucks, or other similar vehicle.

B. Pickup trucks over one ton with a commercial modification, such as a flat bed, a dumping mechanism, mechanical lifts or arms for loading and unloading materials/equipment, aerial buckets or platforms, or other similar feature.

C. Vehicles with more than two axles.

D. Vehicles that exceed eight (8) feet in height.

19.04.553– Vehicle, Private

"Private vehicle means an automobile, sport utility, crossover, pickup truck, motorcycle, or similar motorized device in which a person or thing is, or can be, transported from one place to another, except commercial or recreational vehicles as defined in this chapter.

19.04.554 – Vehicle, Recreational

"Recreational vehicle" means a vehicle, snowmobile, trailer, camper, or watercraft with or without a motor, designed and constructed for recreational use or as temporary living quarters for travel or vacation purposes. Recreational vehicle does not include human or battery powered personal apparatuses, such as bicycles, kick-scooters, or children's toys.

SECTION III. Article I. of Chapter 19.80 of the Salt Lake County Code of Ordinances, 2001, is amended to add section 19.80.035 as follows (section 19.80.030, while not being amended is shown for reference):

Chapter 19.80 - OFF-STREET PARKING REQUIREMENTS

Article I. – General Provisions

19.80.030 - Specifications.

C. Surfacing. Except for "provisional parking areas" as allowed under Section 19.80.110 of this chapter, any off-street parking area located in an R-, C-, M-, MD-, or O-R-D zone shall be surfaced with an asphaltic or portland cement or other binder pavement, so as to provide a durable and dustless surface, shall be so graded and drained as to dispose of all surface water accumulated within the area, and shall be so arranged and marked as to provide the orderly and safe loading or unloading and parking and storage of vehicles. Surfacing requirements for parking areas located in FR-, FM-, A-, FA-, and S-1-G zones shall take into account the proposed land use, location of the property, and impact of paved parking.

19.80.035 – Parking in R-1 and R-2 Residential Zones

A. Driveways. A driveway shall be provided for vehicular access from the street or right of way to the required parking spaces of any dwelling in an R-1 or R-2 zone. The driveway shall be constructed of a durable, hard surface such as: concrete (including permeable concrete), asphalt (including permeable asphalt), brick, pavers, stone, or block. The number, location, and width of driveways shall comply with the specifications set forth in sections 14.12.110 and 14.36.060 of the County Code of Ordinances. Driveways over 150 feet in length are subject to approval by the Fire Authority. The area within the front yard of any single or two family dwelling not occupied by a driveway or parking surface set forth above shall be landscaped in compliance with the applicable provisions of this title regulating landscaping.

B. Private vehicles. Private vehicles parked on residential property in any R-1 or R-2 zone shall comply with the following:

1. If parked or stored on a paved surface in compliance with section 19.80.030.C or 19.83.035.A, a private vehicle may be located in the front yard, side yard, or rear yard of a dwelling.

2. If parked or stored on any other type of surface, private vehicles must be behind the front line of the dwelling and screened from view from public streets or neighboring properties with a six-foot tall (minimum) opaque fence.

C. Recreational Vehicles. Recreational vehicles parked or stored on residential property in any R-1 or R-2 zone shall comply with the following:

1. If parked or stored on a paved surface in compliance with section 19.80.030.C or 19.83.035.A, a recreational vehicle may be located in the front yard, side yard, or rear yard of a dwelling. Additionally, a recreational vehicle may be parked or stored on a parking pad which is constructed of 6 inches of compacted gravel. This area must be kept weed free.

2. If parked or stored on any other type of surface, recreational vehicles must be behind the front line of the dwelling and screened from view from public streets or neighboring properties with a six-foot tall (minimum) opaque fence.

D. Commercial vehicles. Commercial vehicles shall not be parked or stored on residential property in an R-1 or R-2 zone, except in the following circumstances:

1. Commercial vehicles may be parked on a property in conjunction with lawfully-permitted construction, maintenance, or site development activities so long as said activities are diligently pursued.

2. One commercial vehicle may be parked behind the front line of the dwelling and screened from view from public streets or neighboring properties with a six-foot tall (minimum) opaque fence.

3. One commercial vehicle may be parked in the front yard or side yard of a dwelling, in the R-1 or R-2 zones upon issuance of a permit by Planning and Development Services, as long as all of the following criteria are met:

a. No other commercial vehicle is parked or stored on the property.

b. The operator of the vehicle is required to be on call 24 hours a day to use the vehicle in response to an emergency;

c. The commercial vehicle is parked on a paved surface in compliance with section 19.80.030.C or 19.80.035.A;

d. The commercial vehicle is parked entirely on private property, not parked on or over the street or sidewalk; and

e. The commercial vehicle does not exceed Class 5 (two-axle, six tire single unit trucks) in Federal Highway Administration vehicle classification.

SECTION IV. This ordinance shall be effective fifteen (15) days after its passage and upon at least one publication of the ordinance or a summary thereof in a newspaper published and having general circulation in Salt Lake County.

APPROVED AND ADOPTED this _____ day of _____, 2012.

SALT LAKE COUNTY COUNCIL

By: _____
DAVID WILDE, Chairman

ATTEST:

_____
Sherrie Swensen
Salt Lake County Clerk

APPROVED AS TO FORM:

_____

ORDINANCE HISTORY

Councilman Bradley voting _____
Councilman Burdick voting _____
Councilman Bradshaw voting _____
Councilman DeBry voting _____
Councilman Horiuchi voting _____
Councilman Iwamoto voting _____
Councilman Jensen voting _____
Councilman Snelgrove voting _____
Councilman Wilde voting _____

Vetoed and dated this _____ day of _____, 2012.

By: _____
MAYOR PETER CORROON
OR DESIGNEE

(Complete as Applicable)
Veto override: Yes____ No_____ Date_____
Ordinance Published in Newspaper: Date_____
Effective Date of Ordinance:_____

SUMMARY OF

SALT LAKE COUNTY ORDINANCE NO. _____

On the _____ day of _____, 2012, the County Council of Salt Lake County adopted Ordinance No. _____ which amends chapter 19.04 and chapter 19.80

Millcreek Township Planning Commission

Wednesday, April 11, 2011

27680 – Sign Ordinance Proposed Amendments

Electronic Message Center Signs

PETER M. CORROON
Salt Lake County Mayor

Patrick Leary
Public Works Department Director

PLANNING & DEVELOPMENT SERVICES

Rolen Yoshinaga
Planning & Development Division Director

Salt Lake County
Government Center
2001 South State Street
Suite N-3600
Salt Lake City, UT 84190-4050

801 / 468-2000
801 / 468-2169 fax

March 20, 2012

File #27680 Electronic Message Center Sign Amendments

Salt Lake County is requesting approval to amend sections of two Salt Lake County Ordinance Chapters in Title 19 Zoning, Chapter 19.04 Definitions and Chapter 19.82 Signs: Section 135 Electronic Message Centers.

The Salt Lake County Planning and Development Services staff has created a working draft of proposed electronic message center (EMC) regulations for signs. This will be presented to the Planning Commissions at their April business meetings for introduction prior to the working draft being sent to the Community Councils the following week. Input from these groups, as well as the public, will be incorporated into a more complete draft to go before the Planning Commissions for public hearing at the June meetings.

Attached is the working draft of the proposed EMC amendments.

SALT LAKE COUNTY ORDINANCE

Ordinance No. _____ _____, 2012

ELECTRONIC MESSAGE CENTER SIGN AMENDMENTS

AN ORDINANCE AMENDING CHAPTER 19.82: SIGNS SETTING LIMITATIONS ON THE USE OF ELECTRONIC MESSAGE CENTERS ON SIGNS IN COMMERCIAL AND INDUSTRIAL ZONES.

The County Legislative Body of Salt Lake County ordains as follows:

SECTION I. The amendments made here are designated by underlining the new substituted words. Words being deleted are designated by brackets and interlineations.

SECTION II. Section 19.82.020 of Chapter 19.82 of the Salt Lake County Code of Ordinances, 2001, is amended to add the following:

Chapter 19.82.020 – DEFINITIONS

<u>"Animation" means simulated movement created by the display of a series of pictures or Images, creating the illusion of movement.</u>

"Electronic message center" <u>or "EMC"</u> 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, <u>pictures,</u> or messages which may [~~flash, travel or scintillate~~] <u>change</u> within a given panel area.

<u>"Fade" means an image transition effect accomplished by varying the intensity of the image, where the first image gradually reduces intensity to the point of not being legible and the subsequent image gradually increases intensity to the point of legibility.</u>

"Footcandle" means the English unit of measurement for illuminance, which is equal to one lumen, incident upon an area of one foot.

"Illuminance" means the photometric quantity most closely associated with the perception of brightness and a measurement of the intensity of light falling on a surface at a given distance from the light source.

"Image" means the display of text, numbers or the likeness of an object or living thing of any type on an EMC.

"Image display duration" means the period of time that an image remains static.

"Image transition duration" means the period of time in which an Image Transition Effect takes place.

"Scintillate" or "Scintillating" means light flashes, light sparkling, light starbursts, light twinkling, light pulsating or any other image transition effect or animation in which an image instantly and repeatedly changes for the purpose of attracting attention.

"Static" means no motion of any type or form.

DRAFT

"Video" means simulated movement created by the display of a series of images, creating the illusion of continuous movement.

SECTION III. Chapter 19.82 of the Salt Lake County Code of Ordinances, 2001, is amended to add section 19.82.135 and amend table 19.82.190 as follows:

Chapter 19.82 - SIGNS

19.82.135 – Electronic Message Centers.

A. An electronic message center shall only display static images. An electronic message center shall not display video images or scintillating images. Transitions from one static image shall fade out and fade in to the next static image without the use of flashing, animation, or movement.

B. Each image must display the full message. The message cannot scroll or separate onto multiple images or screens.

C. 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 0.3 footcandles when measured perpendicular to the electronic message center face at a distance determined by the following formula: Measurement Distance (in feet)=√(Area of electronic message center face (in square feet)x 100).

D. Where allowed as a conditional use, conditions may be imposed by the planning commission regarding image display duration, hours of sign operation, sign height, 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.

E. Electronic Message Center Conditional Use Requirements, Allowed Sign Types, Allowable Sizes, and Operational Limitations by zone are set forth in Table 19.82.135.

Table 19.82.135
ELECTRONIC MESSAGE CENTER CONDITIONAL USE REQUIREMENTS, ALLOWED SIGN TYPES, ALLOWABLE SIZES, AND OPERATIONAL CHARACTERISTICS, BY ZONE

ZONE	ALLOWED SIGN TYPES	CONDITIONAL USE APPROVAL REQUIRED	ALLOWABLE EMC SIZE AS A PERCENTAGE OF TOTAL ALLOWABLE SIGN SIZE PER TABLE 19.82.190	MINIMUM IMAGE DISPLAY DURATION	MAXIMUM IMAGE TRANSITION DURATION
C-2	Monument	No	70%	8 seconds	2 seconds
	Ground if frontage of site is 300 feet or more	Yes	50%	8 seconds[1]	2 seconds
C-3	Monument	No	80%	8 seconds	2 seconds
	Ground if frontage of site is 300 feet or more	Yes	50%	8 seconds[1]	2 seconds
M-1	Monument	No	100%	8 seconds	2 seconds
	Ground if frontage of site is 300 feet or more	No	75%	8 seconds	2 seconds
M-2	Monument	No	100%	8 seconds	2 seconds
	Ground if frontage of site is 300 feet or	No	75%	8 seconds	2 seconds

DRAFT

	more				
All Other Zones	None	NA	NA	NA	NA

Table 19.82.135 footnotes:

1. Subject to 19.82.135D above.

Table 19.82.190
SIGNS ALLOWED, BY ZONES

ZONE	SIGN	SIZE	HEIGHT	LOCATION	OTHER
(4) C-2, C-3	C-2 Ground or projecting on-premises	48 sq. ft. plus 1 sq. ft. for each foot of frontage over 30 on a street to a maximum of 256 sq. ft. Property abutting a freeway with no frontage on a dedicated street may have one sign as a conditional use located within 30 ft. of the freeway not to exceed 256 sq. ft. and the height shall not exceed 25 ft. above freeway grade. A property having frontage on a dedicated street which connects directly to an on or off ramp of I-15 and is within 600 ft. of the main traveled way of I-15 may have one sign up to 60 ft. high, but not to exceed 25 ft. above freeway grade level and 400 sq. ft.	30 ft. max.	18-inch setback, 1 sign per 300 ft. frontage or part thereof	Illumination may be built into or attached to signs unless exposed to a dwelling on adjacent property or a residential zone boundary in which case it may be allowed with conditional use approval. Rotation and subdued light change may be allowed with conditional use approval. Electronic message center signs are [~~conditional use~~] subject to section 19.82.135
	C-3 Ground	48 sq. ft. plus 11/2 sq.	30 ft.	No setback	Illumination may be

DRAFT

	or projecting on-premises	ft. for each foot of frontage over 30 on a street to a maximum of 300 sq. ft. Property abutting a freeway with no frontage on a dedicated street may have one sign as a conditional use located within 30 ft. of the freeway not to exceed 300 sq. ft. and the height shall not exceed 25 ft. above freeway grade. A property having frontage on a dedicated street which connects directly to an on or off ramp of I-15 and is within 600 ft. of the main traveled way of I-15 may have one sign up to 60 ft. high, but not to exceed 25 ft. above freeway grade level and 400 sq. ft.	max.	required, 1 sign per 300 ft. frontage or part thereof	built into or attached to signs unless exposed to a dwelling on adjacent property or a residential zone boundary in which case it may be allowed with conditional use approval. Rotation and subdued light change may be allowed with conditional use approval. Electronic message center signs are [~~permitted use~~] subject to section 19.82.135
	Monument on-premises	32 sq. ft. plus 1 sq. ft. for every 4 ft. of frontage over 30 on a street to a maximum of 64 sq. ft.	6 ft. max.	18-inch minimum setback, 1 sign per 300 ft. frontage or part thereof	A monument sign can be utilized in lieu of a ground or projecting sign. Electronic message center signs are subject to section 19.82.135
(5) M-1, M-2	Ground or projecting on-premises	48 sq. ft. plus 1 sq. ft. for each foot of frontage over 30 on a street to a maximum of 256 sq. ft. A property having frontage on a dedicated street which connects directly to an on or off ramp of I-15 and is within 600 ft. of	35. ft. max.	15 ft. setback, 1 sign per 300 ft. frontage or part thereof	Illumination may be built into or attached to sign. Electronic message center signs are [~~permitted uses~~] subject to section 19.82.135

DRAFT

		the main traveled way of I-15 may have one sign up to 60 ft. high, but not to exceed 25 ft. above freeway grade level and 400 sq. ft.			
	Monument on-premises	32 sq. ft. plus 1 sq. ft. for every 4 ft. of frontage over 30 on a street to a maximum of 64 sq. ft.	6 ft. max.	18-inch minimum setback, 1 sign per 300 ft. frontage or part thereof	A monument sign can be utilized in lieu of a ground or projecting sign. Electronic message center signs are subject to section 19.82.135

SECTION IV. This ordinance shall be effective fifteen (15) days after its passage and upon at least one publication of the ordinance or a summary thereof in a newspaper published and having general circulation in Salt Lake County.

APPROVED AND ADOPTED this _____ day of _____, 2012.

SALT LAKE COUNTY COUNCIL

By: _____
MAX BURDICK, Chairman

ATTEST:

_____
Sherrie Swensen
Salt Lake County Clerk

APPROVED AS TO FORM:

_____

DRAFT

ORDINANCE HISTORY

Councilman Bradley voting _____
Councilman Burdick voting _____
Councilman Bradshaw voting _____
Councilman DeBry voting _____
Councilman Horiuchi voting _____
Councilman Iwamoto voting _____
Councilman Jensen voting _____
Councilman Snelgrove voting _____
Councilman Wilde voting _____

Vetoed and dated this _____ day of _____, 2012.

By: _____
MAYOR PETER CORROON
OR DESIGNEE

(Complete as Applicable)
Veto override: Yes____ No_____ Date_____
Ordinance Published in Newspaper: Date_____
Effective Date of Ordinance:_____

SUMMARY OF

SALT LAKE COUNTY ORDINANCE NO. _____

On the _____ day of _____, 2012, the County Council of Salt Lake County adopted Ordinance No. _____ which amends chapter 19.04 and chapter 19.82 of the Salt Lake County Code of Ordinances. These new amendments set specific requirements regarding the use of electronic message centers on signs in commercial and industrial zones and make other related changes.

SALT LAKE COUNTY COUNCIL

DRAFT

By: _____
MAX BURDICK, Chairman

ATTEST:

_____
Sherrie Swensen
Salt Lake County Clerk

APPROVED AS TO FORM:

_____

Councilman Bradley voting	_____
Councilman Burdick voting	_____
Councilman Bradshaw voting	_____
Councilman DeBry voting	_____
Councilman Horiuchi voting	_____
Councilman Iwamoto voting	_____
Councilman Jensen voting	_____
Councilman Snelgrove voting	_____
Councilman Wilde voting	_____

A complete copy of Ordinance No. _____ is available in the office of the Salt Lake County Clerk, 2001 South State Street, N2100A, Salt Lake City, Utah.

DRAFT

Millcreek Township Planning Commission

Wednesday, April 11, 2011

Sidewalk Best Practice/Master Plan

Staff Update

of the Salt Lake County Code of Ordinances. These new amendments set specific requirements regarding the parking of vehicles in the front and street side yard areas of residentially zoned properties and make other related changes.

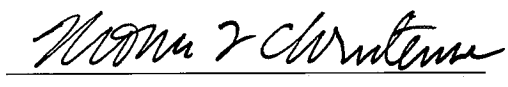
SALT LAKE COUNTY COUNCIL

By: _____
DAVID WILDE, Chairman

ATTEST:

_____
Sherrie Swensen
Salt Lake County Clerk

APPROVED AS TO FORM:



Councilman Bradley voting _____
Councilman Burdick voting _____
Councilman Bradshaw voting _____
Councilman DeBry voting _____
Councilman Horiuchi voting _____
Councilman Iwamoto voting _____
Councilman Jensen voting _____
Councilman Snelgrove voting _____
Councilman Wilde voting _____

A complete copy of Ordinance No. _____ is available in the office of the Salt Lake County Clerk, 2001 South State Street, N2100A, Salt Lake City, Utah.