



# Millcreek Township

## Planning Commission Meeting Public Hearings

Wednesday, September 12, 2012

*CONTINUED FROM AUGUST 15, 2012*

*27928*

*Exception to Roadway Standards – Requesting  
and Exception from Curb, Gutter and Sidewalk  
for proposed 1 lot subdivision*

*Applicant: Steve Brozo of Design Workshop for  
Glenbrook Road Partners*

*Planner: Spencer G. Sanders*





**STAFF REPORT**

Executive Summary									
<b>Hearing Body:</b>	Millcreek Township Planning Commission								
<b>Meeting Date and Time:</b>	Wed., Sept. 12, 2012	04:00 PM	<b>File No:</b>	2	7	9	2	8	
<b>Applicant Name:</b>	Steve Brozo	<b>Request:</b>	Street Dedication						
<b>Description:</b>	Exception Request for Curb, Gutter and Sidewalk improvements.								
<b>Location:</b>	3877 E Adonis Dr. Also 4144 & 4132 Gary Rd								
<b>Zone:</b>	R-1-21 Residential Single-Family	<b>Any Zoning Conditions?</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>					
<b>Zoning Condition:</b>	Limit animals to household pets.								
<b>Planning Commission Rec:</b>	Not Yet Received								
<b>Planner:</b>	Spencer G. Sanders - Approval of Sidewalk Exception Only								

**1.0 BACKGROUND**

**1.1 Summary**

Steve Brozo of Design Workshop on behalf of Glenbrook Road Partners is requesting approval of an exception from the requirement to install curb, gutter and sidewalk for the proposed subdivision plat amendment file number 27927

**1.2 Hearing Body Action**

August 15, 2012 - The Commission Continued this request for one month in order for staff to provide a copy of the County's existing sidewalk map for the area and to obtain recommendations from the Transportation Engineer and the Urban Hydrologist regarding this request.

**1.3 Neighborhood Response**

This item is on the Commission's agenda for a recommendation to the County Mayor. The County Mayor (or his designee) will make a final decision on this request at a public meeting. Currently this meeting is scheduled for Friday, September 14, 2012.

One individual at the Commission hearing on August 15, 2012 indicated that they thought the curb, gutter and sidewalk should be installed. The indicated that there is a rolled curb in front of adjacent properties and there is some sidewalk in the vicinity.

**2.0 ANALYSIS**

**2.1 Applicable Ordinances**

**2.1.1 Title 18 - Subdivision Regulations**

18.24.090. C. - Curbs and gutters, requires curbs, gutters and sidewalks to be installed with all

subdivision. It states:

*The subdivider shall install curbs, gutters and sidewalks on existing and proposed streets in all subdivisions.*

18.08.020 - Exceptions --Permitted when, allows the Mayor, or his designee to grant exceptions to subdivision requirements, including the requirement for curbs, gutters and sidewalks, based on aesthetic, public interest and safety. It states:

*In cases where unusual topographic, aesthetic or other exceptional conditions exist or the welfare, best interests and safety of the general public will be usefully served or protected, variations and exceptions of this title may be made by the county mayor after the recommendation of the planning commission, provided, that such variations and exceptions may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this title.*

### **2.1.2 Title 14 - Standards for Roadway Development**

14.12.025 - Highways, Sidewalks, and Public Places, stipulates current street improvements standards, including standards for curb, gutter and sidewalk. It states:

*All public and private curb ramp, ramp and sidewalk development located within the unincorporated county subject to the jurisdiction of Salt Lake County shall meet the requirements of this chapter. Where specific elements of design and construction are not addressed in this chapter, curb ramp, ramp and sidewalk construction shall comply with the minimum guidelines for design set forth in the ADAAG, July 26, 1991, and any successor editions. The public works engineer shall utilize the ADAAG in setting appropriate design requirements.*

14.12.150 - Highways, Sidewalks, and Public Places, allows the Mayor or his Designee to grant exceptions to street improvement standards, based on aesthetic, public interest and safety. It states:

*In cases where unusual topographical, aesthetic, or other exceptional conditions or circumstances exist, variations or exceptions to the requirements of this chapter may be approved by the mayor after receiving recommendations from the planning commission and the public works engineer; provided, that the variations or exceptions are not detrimental to the public safety or welfare*

## **2.2 Other Agency Recommendations or Requirements**

### 2.2.1 Salt Lake County Transportation Engineer, Jena Carver

There is no apparent engineering reason for approval of exception to roadway standards. Installation of curb, gutter, and sidewalk will improve pedestrian safety on Adonis Drive. However, there is very little sidewalk in the area and the installed sidewalk would not connect to sidewalk on either end.

Neither Adonis Drive nor Gary Road are on the County Safe Sidewalk list (i.e., residents have not requested installation of sidewalk)

Installation of sidewalk contiguous to curb and gutter will be allowed to minimize impact to property and need for additional right-of-way.

### 2.2.1 - Salt Lake County Urban Hydrologist - John G. Hill

Curb and gutter or rolled gutter to match existing rolled gutter should be installed around the entire subject property to convey drainage and address drainage issues that currently exist along the street. Existing conditions of intermittent asphalt curb and gravel swales and shoulders do not adequately convey water from or around the site. A more permanent, adequately design system of conveyance of storm water from the site and around the site from uphill areas needs to be installed for the safety of the subject property and properties in the immediate vicinity.

### **2.3 Planning Staff Recommendation**

Planning Staff recommends the following:

2.3.1 Approval of an exception from sidewalk improvement requirements only; and

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### **2.3 Planning Staff Recommendation**

Planning Staff recommends the following:

2.3.1 Approval of an exception from sidewalk improvement requirements only; and

2.3.2 Denial of an exception for curb and gutter; instead recommending installation of standard high-back curb & gutter and/or rolled gutter subject to approval of final design by the County Transportation Engineer and Urban Hydrologist.













