



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

REVISED
Mayor's Meeting
Public Meeting Agenda
September 21, 2012
10:00 AM

THE MEETING WILL BE HELD IN THE COUNTY GOVERNMENT CENTER, 2ND FLOOR OF THE NORTH BUILDING, ROOM ~~#N2003~~ ~~#N3005~~, 2001 SOUTH STATE STREET.

ANY QUESTIONS, CALL 801-468-2000

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

The purpose of the Mayor's Meeting is to allow the Mayor's Office to hear applicant and public comment, as well as agency and staff recommendations, prior to making a decision on land use applications filed with Salt Lake County.

Business Items

Approval of Minutes

June 17, 2011 Minutes

Public Hearings

27927 – Steve Brozo of Design Workshop, on behalf of Glenbrook Road Partners, is requesting 608 Approval, as required by State Law *17-27a-608 Vacating or amending a subdivision plat*, to amend Lot 724 Mount Olympus Acres No. 7 and Lots 335 & 336 Mount Olympus Park Sub #3, by combining the three lots into one lot. **Location:** 3877 E Adonis Dr. and 4114 and 4132 S. Gary Rd. **Community Council:** Not subject to Community Council Review. **Zone:** R-1-21 (Residential) **Planner:** Spencer G. Sanders

27928 – Mr. Brozo is also requesting exceptions to street development standards for the above noted project. Specifically, the request is for an exception from the requirement to install curb, gutter, and sidewalk. **Community Council:** Not subject to Community Council Review. **Zone:** R-1-21 (Residential) **Planner:** Spencer G. Sanders

Adjournment



Meeting Minute Summary for:
MAYOR'S Meeting
JUNE 17, 2011

Meeting length about: 5 Minutes
Number of public in attendance: 0 (none)
Summary Prepared by: Paul Bringhurst, AICP

Board/Commission Members in attendance:
Nicole Dunn, Salt Lake Co. Deputy Mayor

Staff in attendance:
Spencer Sanders, Paul Bringhurst

BUSINESS ITEMS:

1) Approval of March 18, 2011 meeting minutes:

Motion: Approve
Motion by: Nichole Dunn

HEARING ITEMS:

1) Exception to curb, gutter & sidewalk

File #: 25684
Applicant: Lewis Davenport (Not present for this meeting)
Address: 3059 S. Connor Street
Parcel: 16271800070000
Zone: A-1 (Residential)
Community Council: Canyon Rim
Planner: Spencer Sanders
Application: Exception to curb, gutter & sidewalk
Request:

Applicant, Lewis Davenport, is requesting approval of an Exception from curb gutter and sidewalk requirements associated with the development of a new home on the subject property. The applicant provided the following written statement:

“The reason I am filing this request is because no other new or old single family, single use developments on Connor Street have sidewalk, curb or gutter. Please see attached Google earth prints verifying claim. I would ask that this request be granted in order for my residence to fit properly into the area. In addition the sidewalk would never be used by pedestrian traffic because it would take extra effort to walk up onto sidewalk from the street. Also my plans were submitted to planning and development without a sidewalk, curb and gutter drawn and were approved without one. The setbacks for my house were determined from the property line. If a sidewalk, curb and gutter were to be install I would lose around 10' of my front yard that I have was not accounted for in planning and development.”

Millcreek Township Planning Commission Recommendation

Approval

At a regularly scheduled meeting of the Millcreek Township Planning Commission held on June 15, 2011 the Commission recommended approval of the Exception Request with four in favor and one opposed.

Staff Recommendation

Approval

Field investigation by Planning Staff confirms that there are no properties within the immediate vicinity of the subject property on Connor Street that have curb, gutter or sidewalk. Aerial photos of the neighborhood are included within the staff report. There are some small pockets of curb, gutter and sidewalk within the area; however, the closest to the south is over 150 feet away and to the north is over 450 feet away. These are isolated stretches of sidewalk that do not currently connect to other sidewalks in the neighborhood. The applicant's property is also not adjacent to any existing curb, gutter, or sidewalk

FINAL MOTION:

Motion: Approve

Motion by: Nichole Dunn



STAFF REPORT

Executive Summary									
Hearing Body:	Salt Lake County Mayor's Meeting								
Meeting Date and Time:	Friday, September 21, 2012	10:00 AM	File No:	2	7	9	2	7	
Applicant Name:	Steve Brozo	Request:	Subdivision Amendment						
Description:	Amend 3 lots in two subdivision in order to combine them into one lot.								
Location:	3877 E. Adonis Dr; 4114 and 4132 Gary Rd.								
Zone:	R-1-21 Residential Single-Family	Any Zoning Conditions?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>					
Zoning Condition:	Limits Animals to household pets.								
Planning Commission Rec:	Approval								
Community Council Rec:	Not Applicable								
Staff Recommendation:	Approval with Conditions								
Planner:	Spencer G. Sanders								

1.0 BACKGROUND

1.1 Summary

The applicant is requesting the County Mayor's Office grant approval to amend three existing adjacent lots located in two separate subdivisions by combining the lots into one new lot. The applicant is proposing to combine Lot 724 Mount Olympus Acres No. 7 and lots 335 and 336 Mount Olympus Park Sub #3, into one lot. The Mayor (or the Mayor's Designer) is the land use authority regarding plat amendments within unincorporated Salt Lake County.

1.2 Hearing Body Action

This application is on the agenda for final decision.

1.3 Neighborhood Response

Initially when the notices for the Millcreek Township Planning Commission meetings were sent out, there were a few residents concerned about the combination of the three lots into one large lot. They were concerned that it might result in a home that is out of character for the area. However, since that initial submittal and more information having been made available to the public regarding the applicant's intentions, the opposition to consolidation has seemed to wane. The major concerns had to do with the construction of a very large tall house that would potentially stand out and possibly block views. However, the new home will be subject to the Residential Compatibility Overlay Zone (RCOZ) regulations which will help reduce impacts of a new home on the surrounding neighbors. In addition, the applicant has indicated that they are not intending on building a tall home, but one that fits the site and follows the slope.

1.4 Planning Commission Action

August 15, 2012 - The Millcreek Township Planning Commission voted unanimously to grant Preliminary Approval of the preliminary plat for the new one lot subdivision. They also recommend to the Deputy Mayor that the proposed amendment of the old three lots into one lot be approved. These motions were made subject to Staff recommendations.

2.0 ANALYSIS

2.1 Applicable Ordinances

State Law 17-27a-608, Vacating or amending a subdivision plat.

In accordance with this State law provision, an amendment must be approved by the Land Use authority. The Mayor (or the Mayor's Designer, in this case the Deputy Mayor) is the land use authority regarding amending existing subdivision plats within unincorporated Salt Lake County. The Planning Commission is the Land Use authority charged with reviewing and approving new plats.

There are no criteria established in state law by which a proposed plat amendment is to be evaluated. Generally, staff refers to County subdivision and zoning ordinance requirements when evaluating a proposed amendment. If the proposal complies with the County's applicable regulations, and issues such as easements and improvements are adequately addressed, staff will recommend approval.

It appears that the essence of this provision in state law was to avoid having to have all of the owners within a plat sign (thus approve) a proposed amendment. At the same time the provision does give owners within a subdivision plat an opportunity to give testimony in a public forum either in favor or against any proposed change. This public process helps avoid one or a small number of owners within a plat from preventing a change unreasonably. In addition the provisions helps avoid the onerous task of tracking down and obtaining signatures from all owners within an existing plat, even if they all agree. The intent of this provision is to make the amendment process more feasible, while making it more open and more fair.

2.2 Subdivision Requirements

The proposed one lot subdivision exceeds the minimum requirements of the R-1-21 zone in regard to lot area, lot width, access, etc. The preliminary plat will still need to go through technical review with staff prior to issuance, but this will occur after Planning Commission and Deputy Mayor's action. Staff will make sure the proposed documents and requirements will be met. There are no major issues regarding combining the lots into one from either zoning or subdivision regulations. There are some easements that will need to be relocated or abandoned. These will be addressed through the technical review and Final Plat processes to make sure they area adequately addressed.

2.4 Other Issues

It is important to note here that the applicant is requesting an exception to Curb, Gutter and sidewalk around the property under application 27928, also on this agenda. However this does not affect the actual combination of the lots, just whether or not curb, gutter and sidewalk improvements should be required in this case. Please refer to the staff report regarding the exception application for further information.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends **APPROVAL** of the proposed **Subdivision Amendment**

with the following conditions:

- 1)The applicant shall complete the Preliminary and Final Plat process with staff in accordance with subdivision regulations.

- 2)The applicants final plans shall comply with all recommendations and requirements of the individual reviewing departments and agencies

3.2 Reasons for Recommendation

- 1) The proposed single lot subdivision comply with subdivision requirements prior to Final Plat approval and recording.
- 2) The proposed amendment to existing lots will not have a detrimental affect on the health and safety of persons residing or working in the area.



Proposed Subdivision Name: The Point

This subdivision will only contain a single lot.

The public utility easements between the three existing lots will be relinquished by Rocky Mountain Power once a new power supply is provided. The new power supply will be a sub-grade supply that taps into an existing subgrade connection south of Adonis Drive and will run along Gary road and north of existing lot 335.

At least two of the three existing dwelling units will be removed after Preliminary Plat approval and before recording the Final Plat.

DESIGNWORKSHOP

Landscape Architecture • Land Planning
Urban Design • Tourism Planning
*Asheville • Aspen • Austin • Denver
Salt Lake City • Tahoe*

224 South 200 West Suite 150
Salt Lake City, Utah 84101
801.359.4771
Fax: 801.359.4411

WWW.DESIGNWORKSHOP.COM

The Point
Preliminary Plat Application
Mount Olympus Cove
Salt Lake City, UT



ISSUE DATE: _____

REVISIONS

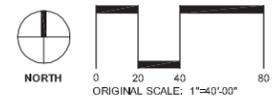
#	DATE	DESCRIPTION

DRAWN: _____ REVIEWED: _____

PROJECT NUMBER: 4717

Site Plan

SHEET NUMBER



THE POINT SUBDIVISION

LOCATED IN THE NORTH QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH

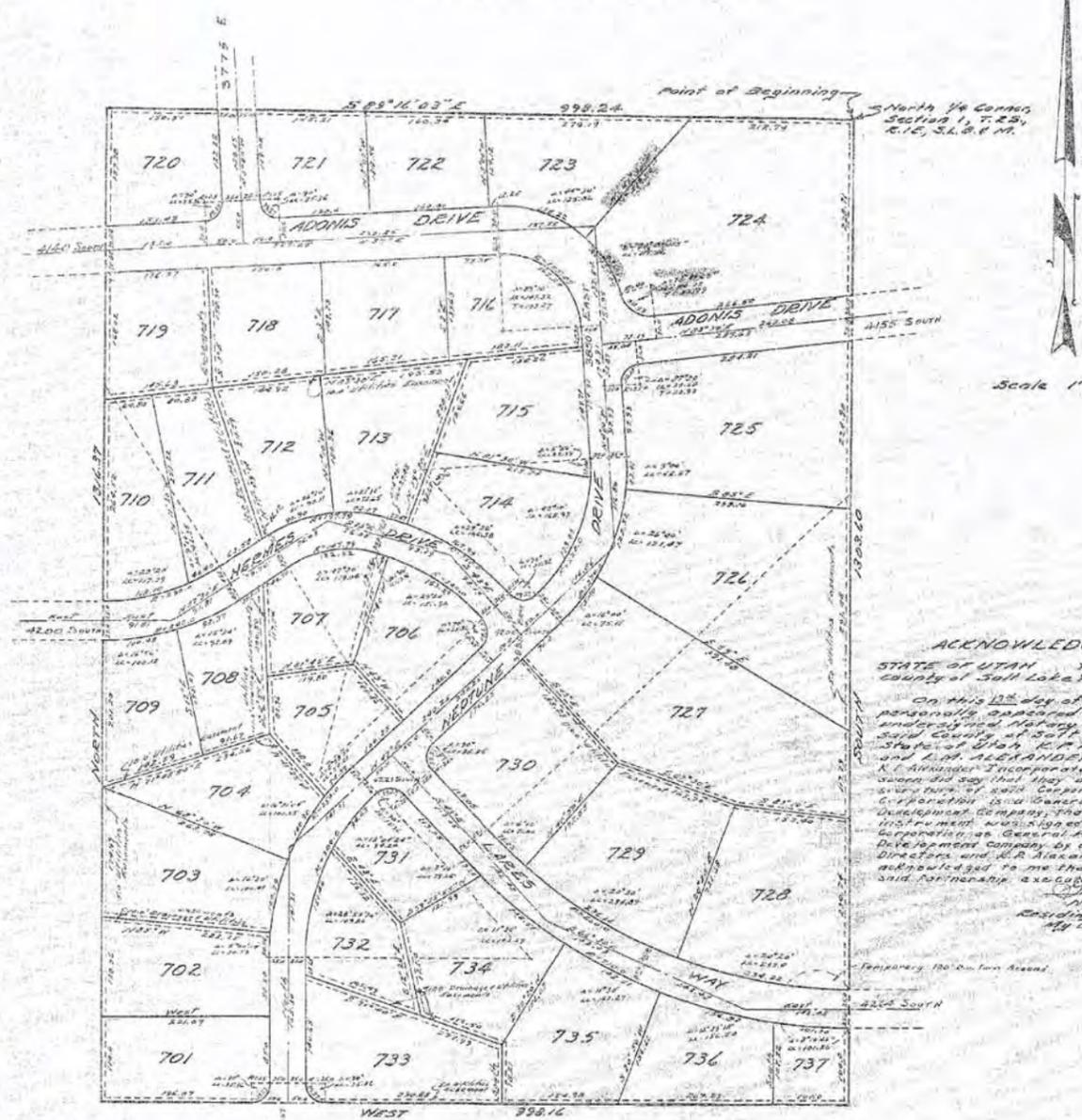


328
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft



The Point
Preliminary Plat Application
Mount Olympus Cove
Salt Lake City, UT

MOUNT OLYMPUS PARK



SURVEYOR'S CERTIFICATE

I, Robert B. Jones, do hereby certify that I am a Registered Professional Engineer and/or Land Surveyor, and that I hold certificate No. 15225, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as Mount Olympus Acres #7 and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

COURSE	DIST.	REMARKS
		Beginning at the North 1/4 corner of Section 1, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence
South	1228.00	feet, thence
West	210.16	feet, thence
North	1216.37	feet, thence
Southwest	220.22	feet to the point of Beginning.

DATE JUNE 8, 1955
Robert B. Jones
REGISTERED LAND SURVEYOR
BUSH & GIBSON, ENGINEERS
300 EAST 500 S. SALT LAKE CITY, UTAH

OWNER'S DEDICATION
Know all men by these presents that I, the undersigned owner (-s) of the above described tract of land, having caused same to be subdivided into lots and streets, to be hereinafter known as the

MOUNT OLYMPUS ACRES #7

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

In witness whereof, we have hereunto set our hands this 13th day of JUNE, A.D., 1955
BONNIE DEVELOPMENT CO.
BY K.A. ALEXANDER, INC., GENERAL PARTNER

K.A. Alexander J.M. Alexander
K.A. ALEXANDER, President J.M. ALEXANDER, Secretary
J. Edward Taylor Levinna K. Taylor
J. Edward Taylor Levinna K. Taylor, his wife

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }
On this 13th day of JUNE, A.D., 1955, personally appeared before me, the undersigned Notary Public in and for said County of Salt Lake, in said State of Utah, the signers of the above Owner's dedication, Bonnie Development Co., who being by me duly sworn did say that they are president and secretary of said corporation and that the said corporation is said General Partner of the Bonnie Development Company, that the accompanying instrument was signed in behalf of said corporation, as General Partner of the said Bonnie Development Company by a resolution of its Board of Directors and that K.A. Alexander and J.M. Alexander acknowledged to me that said corporation and said partnership excluded the same Thomas G. Johnson Notary Public Residing in Salt Lake City, Utah My Commission Expires MAY 27, 1957

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake }
On the 13th day of JUNE, A.D., 1955, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer(s) of the above Owner's dedication, Bonnie Development Co., in number, who duly acknowledged to me that THAT signed it freely and voluntarily and for the uses and purposes therein mentioned.
MY COMMISSION EXPIRES: MAY 27, 1957 Donald V. Shough Notary Public Residing in Salt Lake County

MOUNT OLYMPUS ACRES #7

A SUBDIVISION LOCATED IN THE NE 1/4 OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

COUNTY PLANNING COMMISSION APPROVAL
APPROVED THIS 9th DAY OF August, A.D. 1955, BY THE SALT LAKE COUNTY PLANNING COMMISSION.
Barbara Sheffield
CHAIRMAN, SALT LAKE COUNTY PLANNING COM.

COUNTY SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT, AND SAID TRACT, AS STAKED, EXAMINED BY THIS OFFICE, AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
Nov 16, 1955
John P. Mackay
SALT LAKE COUNTY SURVEYOR

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 16th DAY OF November, A.D. 1955
Thomas G. Johnson
SALT LAKE COUNTY ATTORNEY

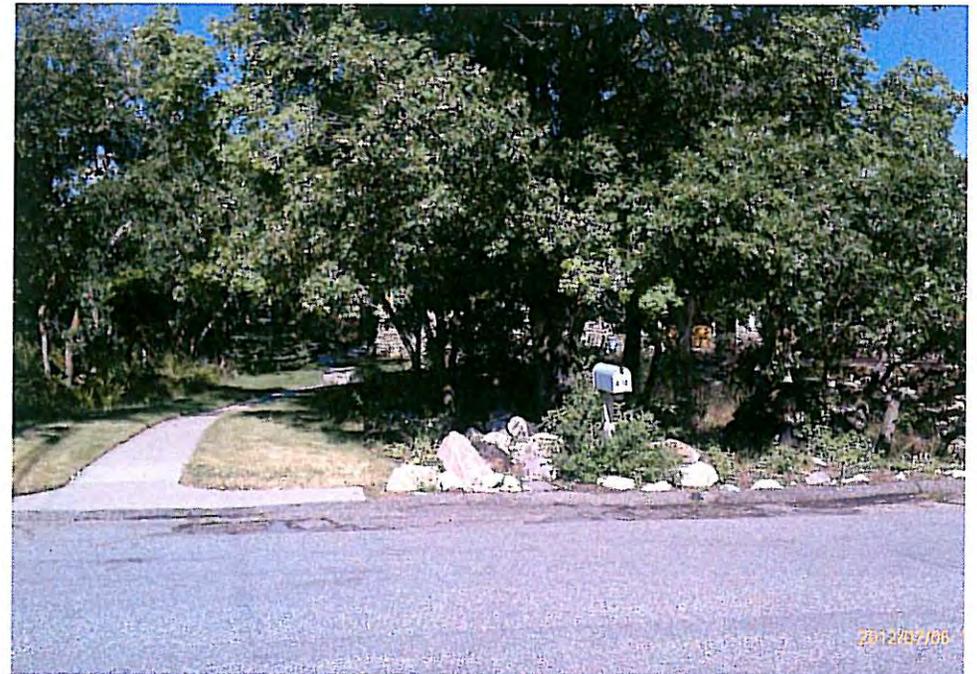
COUNTY COMMISSION APPROVAL & ACCEPTANCE
PRESENTED TO THE BOARD OF SALT LAKE COUNTY COMMISSIONERS THIS 16th DAY OF November, A.D. 1955, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Thomas G. Johnson
SALT LAKE COUNTY CLERK, CHAIRMAN, BO. OF SALT LAKE CO. COM.

RECORDED # 1456069
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
SALT LAKE ABSTRACT CO.
DATE: 10-55 TIME: 3:39 BOOK 10 PAGE 7
27.50 HAZEL TAGGART CHASE
FEE \$ SALT LAKE COUNTY RECORDER

ISSUE DATE: _____
REVISIONS
DATE DESCRIPTION

DRAWN: _____ REVIEWED: _____







STAFF REPORT

Executive Summary									
Hearing Body:	Millcreek Township Planning Commission								
Meeting Date and Time:	Wed., Sept. 12, 2012	04:00 PM	File No:	2	7	9	2	8	
Applicant Name:	Steve Brozo	Request:	Street Dedication						
Description:	Exception Request for Curb, Gutter and Sidewalk improvements.								
Location:	3877 E Adonis Dr. Also 4144 & 4132 Gary Rd								
Zone:	R-1-21 Residential Single-Family	Any Zoning Conditions?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>					
Zoning Condition:	Limit animals to household pets.								
Planning Commission Rec:	Approval with Conditions								
Planner:	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

1.2.1 Salt Lake County Mayor's Meeting

This items is on the agenda for final approval.

1.2.2 Millcreek Township Planning Commission

August 15, 2012 - The Millcreek Township Planning Commission held a public hearing regarding this application. After taking public comments and approved the proposed subdivision preliminary plat and recommending approval to the Deputy Mayor approval of the plat amendment, the Commission continued this request for exception for one month, to their September 12, 2012 meeting, in order for staff to provide a copy of the County's new "Existing Sidewalks" map and to obtain recommendations from the Transportation Engineer and the Urban Hydrologist regarding this request.

September 12, 2012 - The Millcreek Township Planning Commission re-opened the public hearing regarding this application. they heard from from staff and the applicant and reviewed the provided information. There were no members of the public present to speak on the issue. The Commission approved a motion on a 6 to 1 vote to recommend to the Mayor the following:

1. Denial of the request for an exception for curb, gutter and sidewalk along Adonis Dr.;
2. Denial of the request for an exception request for Curb and Gutter along Gary Rd.; and
3. Approval of the request for an exception from sidewalk along Gary Rd.

The reasons for this recommendation are as follows:

1. The sidewalk along Adonis is necessary and of sufficient length to improve safety for pedestrians along Adonis Dr., which is a very busy and irregular road alignment which is not only utilized by vehicle traffic, but by persons walking and riding bicycles;
2. While aesthetic issues were considered, noting the lack of sidewalk in this area, the Commission felt that the safety considerations in this case along Adonis Dr. outweighed the aesthetic arguments for eliminating sidewalk due to: lack of sidewalk in the area; lack of connections to any existing sidewalks and potential removal of gable oak trees along the frontage of the subject property affecting the screening on the property and the character of the neighborhood; and
3. The sidewalk along Gary Rd. was not needed for safety purposes, so the aesthetic arguments for eliminating sidewalk in this location were appropriate;
4. The curb and gutter is necessary around the subject property to improve and handle the storm water drainage in the area as recommended by the Urban Hydrologist.

The Commission also suggested the applicant look into options for reducing the impact of installing curb, gutter and sidewalk as recommended, including but not limited to: installing the sidewalk adjacent to the curb (integral curb, gutter and sidewalk) as noted in the Transportation Engineers recommendations; and requesting vacation of a portion of the right-of-way so curb, gutter and sidewalk improvements could be constructed beyond the location of the existing gamble oak.

1.3 Neighborhood Response

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

The applicant provided a petition at the Commission meeting on September 12, 2012, indicated a few residents in the area that were not in favor of installing sidewalks. The petition is attached.

Staff has also received e-mails both in favor of sidewalks and opposed to sidewalks. These e-mails are attached.

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.

2.3.2 - 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 to sidewalk improvement requirements only; and

2.3.2 Denial of an exception to curb and gutter requirements - requiring high-back curb & gutter and/or rolled gutter installation subject to final design approval by County Staff.

We are residents of the neighborhood in Salt Lake County known as Olympus Cove, and we understand that there is a proposal to require our neighbors Hope Eccles and Randal Quarles to install a sidewalk along the boundary of their property on Adonis Drive and Gary Road. We support granting an exemption from this requirement for this property.

Olympus Cove was designed to be a mountain enclave, and the lack of sidewalks in most of the neighborhood enhances the country lane feel of the neighborhood side streets. Many residents live in Olympus Cove in order to feel they are returning to a foothills retreat after a day in the more structured parts of the city, and the installation of additional sidewalks -- particularly that connect to nothing -- detracts from this feeling. There are virtually no sidewalks in this part of Olympus Cove precisely for this reason. The proposed sidewalk would not connect to any other sidewalk and would not allow pedestrians to get any closer to any major destination (such as a school) via sidewalk. There would therefore be few benefits to offset the detriment to the "country" feel of the neighborhood that many of us would like to preserve.

Signed September, 2012:

John A. Seewright

CC Seewright

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Signed September, 2012:

Ann W. Page

4157 Gary Rd. 84124

B. Page

4157 Gary Road 84124

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Signed September, 2012:

 _____

 _____

Spencer G Sanders

From: Ron Eichers <roneichers@gmail.com>
Sent: Tuesday, September 18, 2012 6:34 PM
To: Spencer G Sanders
Subject: Fwd: Application #27927, #27928
Attachments: 20120816_081840.jpg; 20120816_081649.jpg; 20120816_081628.jpg

----- Forwarded message -----

From: Ron Eichers <roneichers@gmail.com>
Date: Mon, Aug 20, 2012 at 1:39 PM
Subject: Application #27928
To: tvanekeleburg@slco.org

Travis, Spencer

Attached are photos of the subject properties looking up and down Gary Road and also down Adonis Drive (current condition).

As you can see, there are various, irregular attempts to delineate the yard from the street and designate a pedestrian corridor.

Note also, the rolled asphalt curbing (or lack of) installed as an attempt to control storm water runoff and prevent flooding.

I believe the true, longterm goal of Salt Lake County (is and should be) to install curb, gutter and sidewalk in all our neighborhoods.

Across the street from the subject properties is curb, gutter and sidewalk. Also, just around the corner, going up Adonis

is curb, gutter and sidewalk on both sides of the street.

This is an opportunity for the County to have (by my estimate) at least 1000 feet of curb, gutter and sidewalk installed in this new subdivision.

My opinion is to leave the County Requirement of requiring complete curb, gutter and sidewalk in place (for new subdivisions)

for the safety of pedestrians and for storm drain and flood control.

I will send a second email showing photos of the surrounding neighborhood to demonstrate how effective curb, gutter and sidewalks actually are in the area.

Thank You

Ron Eichers
4078 Gary Road
SLC, Ut 84124
[801-580-0593](tel:801-580-0593)





Spencer G Sanders

From: Ann Page <annwpage@gmail.com>
Sent: Tuesday, September 18, 2012 4:19 PM
To: Spencer G Sanders
Subject: #27928 09/21/12 Exception to install sidewalk 3877 Adonis

Mr. Sanders,

I was at the August 15th Public Meeting. I brought up a potential safety benefit for children walking to school on a sidewalk along this property.

On further consideration, I want to strongly recommend against the sidewalk.

First, there are almost no sidewalks in this area and I believe that a sidewalk would decrease the woody feeling of the neighborhood.

But more importantly, a sidewalk may actually INCREASE the danger of walking to school for the students who use it.

Since the property is on the north side of Adonis, children who use this sidewalk walking to and from the school on Oakview would naturally tend to cross Adonis where Adonis intersects with Neptune. The intersection of Adonis and Neptune has always been a dangerous area for both cars and pedestrians due to low visibility around the corners. So, the consequence of a lone sidewalk on the north side of Adonis would encourage children to cross Adonis at a dangerous point, which would negate any benefit a sidewalk might provide.

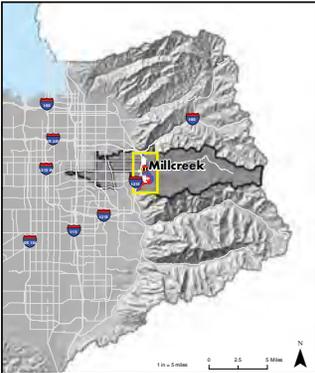
I am unable to attend the public meeting on 9/21/12, but please call me at 801 597 7999 if I have not made my point clearly, as I strongly feel a sidewalk along this property would not be in the best interest of the neighborhood or the children.

Ann Page
4157 Gary Road
SLC UT 84124

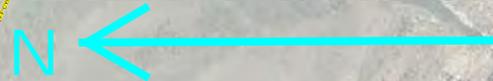
The screenshot displays the ArcGIS Viewer for Flex interface. At the top left, the header reads "Planning And Development Interactive GIS Map" with the Salt Lake County logo. The map area shows a street grid with a red polygon highlighting a specific parcel. A search popup window titled "Enhanced Search" is open in the bottom right, showing "Features Selected: 1" and the following details:

- Address: 3877 E ADONIS DR
- Owner: GLENBROOK ROAD PARTNERS

The interface includes a "Layer Options" menu at the top right with buttons for "ESRI Streets", "ESRI Aerial", "ESRI Topo", and "SLCO Roads". A scale bar at the bottom left indicates 0.5 km and 0.5 mi, with coordinates Latitude: 40.693560 and Longitude: -111.798750.



Subject Property



1 inch = 500 feet
0 250 500 Feet

	School		Safe School Route
	Sidewalk		Capital Improvement
	Missing Sidewalk		Community Council Request

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

Safer Sidewalk Project Mount Olympus Community

SALT LAKE COUNTY DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
2001 SOUTH STATE STREET
SALT LAKE CITY, UTAH 84190-4600

DESIGNED BY:	Matt Schulz
DRAWN BY:	Matt Schulz
CHECKED BY:	NA
DATE CHECKED:	11/08/2011



AURORA CIR

LOIS LN

RUTH DR

GARY RD

Subject Property

EVELYN DR

POWERS CIR

ADONIS DR

GARY RD

FOUBERT AVE

HERMES DR

NEPTUNE DR

MOUNT OLYMPUS WW

AX CIR

JUPITER DR

BROCKBANK WW

LARES WW





