



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

## Millcreek Township Planning Commission

Public Meeting Agenda

Wednesday, November 14, 2012

4:00 P.M.

THE MEETING WILL BE HELD AT SALT LAKE COUNTY GOVERNMENT CENTER  
2001 SOUTH STATE STREET, NORTH BUILDING, MAIN FLOOR, COUNCIL CHAMBERS,  
ROOM N1100  
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

#### Subdivisions

**28042** – Jennifer Kohler is requesting approval of a Conditional Use Permit & Preliminary Plat for a 3-lot R-1-5 subdivision. – **Location:** 4414 S. Garden Drive. – **Zone:** Currently, R-1-10 (Residential Single-family, 5,000 sq. ft. min. lot size). However, on the day prior to this hearing, Tuesday, November 13, 2012, the County Council will consider the applicant's request for a Zone Change under application 27972, to change the zoning on the subject property from R-1-10 to R-1-5 (Residential Single-Family 5,000 sq. ft. lot size). – **Community Council:** Millcreek – **Planner:** Spencer G. Sanders

#### Zone Changes

**28035** – Adam Nash of Growth Aid LLC is requesting approval of a Zone Change of the subject property from the R-1-8 (Residential Single-Family, 8,000 sq. ft. minim lot size) zone to the RM (Residential Multi-family and Office zone). This request is being made in order for the applicant to develop a 9-unit apartment building. **Location:** 912 East 4580 South – **Community Council:** Millcreek – **Planner:** Spencer G. Sanders.

### Adjourn to Business Meeting

## **BUSINESS MEETING**

**The Business Meeting will begin immediately following the Public Hearings.**

*Please note: If it appears that the meeting will extend beyond 6:45p.m., the meeting will adjourn and reconvene at 7:00 p.m. in Room N3500, the Planning & Development Services Conference Room, located on the 3<sup>rd</sup> floor of same building.*

### **Previous Meeting Minutes Review and Approval**

- 1) September 12, 2012
- 2) October 10, 2012

### **Other Business Items**

- 3) Consideration of a letter from the Millcreek Township Planning Commission to the County Council and County Mayor, requesting the County in 2013 undertake an evaluation and update of Chapter 19.82 Signs, in Title 19 Zoning of the Salt Lake County Ordinances –  
**Commissioner:** John Janson

### **Status Updates**

- 4) FYI – 2012 Local Election Results – Pertaining to Millcreek Township Planning Commission Processes – **Planner:** Spencer G. Sanders
- 5) FYI – 2013 & 2014 Regular Meeting Schedule & Facility Calendar – Spencer G. Sanders

### **Special Work Meeting**

- 6) Curb, Gutter, and Sidewalk – Potential General Plan & Ordinance Amendments – Discussion Pertaining to Public Involvement Process – **Planners:** Spencer G. Sanders & Jeremy Goldsmith

**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.





**STAFF REPORT**

Executive Summary									
<b>Hearing Body:</b>	Millcreek Township Planning Commission								
<b>Meeting Date and Time:</b>	Wednesday, Nov. 14, 2012	04:00 PM	<b>File No:</b>	2	8	0	4	2	
<b>Applicant Name:</b>	Jennifer Kohler	<b>Request:</b>	Subdivision						
<b>Description:</b>	Conditional Use Permit & Preliminary Plat for 2-lot R-1-5 Subdivision								
<b>Location:</b>	441 S. Garden Drive								
<b>Zone:</b>	R-1-5 Residential Single-Family	<b>Any Zoning Conditions?</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>					
<b>Planning Commission Rec:</b>	Not Yet Received								
<b>Community Council Rec:</b>	Not yet received								
<b>Staff Recommendation:</b>	Approval with Conditions								
<b>Planner:</b>	Spencer G. Sanders								

**1.0 BACKGROUND**

**1.1 Summary**

Jennifer Kohler is requesting approval of a Conditional Use Permit & Preliminary Plat for a 3-lot R-1-5 subdivision. Currently, the subject property is zoned R-1-10 (Residential Single-family, 10,000 square feet minimum lot size). However, on the day prior to this hearing, Tuesday, November 13, 2012, the County Council will consider the applicant's request for a Zone Change under application 27972, to change the zoning on the subject property from R-1-10 to R-1-5 (Residential Single-Family 5,000 square feet minimum lot size). The R-1-5 zone requires that a development for new subdivisions be approved by Conditional Use. However, the property currently has two homes on it that are pro0opsed to remain. the applicant is proposing to divide these homes onto their own lots and also create a third flag lot to the rear of the existing homes.

The size of the lots are proposed to be as follows:

Lot 1 (north lot): 5,000 sq. ft.

Lot 2 (southern lot) 5,032 sq. ft.

Lot 3 (western flag lot) 7,501 sq. ft.

The existing homes are proposed to remain on the proposed lots 1 and 2 and be remodeled. The new flag lot would be built on at sometime in the future.

The applicant proposes to access the new rear flag lot with a 20-foot wide access driveway provided by easement over lots 1 and 2. Since the homes are not equally positioned on the proposed new lots, the proposed access road, while centered between the existing homes, will not be centered over the property line between the existing homes. 12.5 feet is proposed to be located on lot 1 and 7.5 feet will be located on lot 2. The propped 20-foot wide driveway to lot 3 would be approximately 1-2 feet from the existing homes.

## 1.2 Hearing Body Action

Zone Changes are adopted by ordinance by the County Council after the Planning Commission holds a Public Hearing and provides a recommendation to the Council. This application is on the Millcreek Township Planning Commission's agenda for a recommendation to the County Council.

## 1.3 Neighborhood Response

As of this writing staff has not received any correspondence from the public regarding this proposal zone change. The courtesy notice cards were mailed out to property owners within 300 feet on October 31st and the Agenda for the meeting (also constitutes as public notice) was posted to the County and State web-sites on November 1st.

## 1.4 Community Council Response

As of this writing the Millcreek Community Council had not yet met on this item. They were scheduled to review this item at their regularly scheduled November 6, 2012 meeting. Staff will be in attendance at that meeting and will report the results to the Planning Commission at your hearing if a representative from the Community Council is not present to do so.

## 2.0 ANALYSIS

### 2.1 Applicable Ordinances

#### The R-1-5 Zones Requirements

*Conditional Uses* - Single-family dwelling projects are listed as a conditional use in the R-1-5 zone. This is why this application is for both a Conditional Use Permit and a Preliminary Plat. A Conditional Use for an R-1-5 subdivision was established to give the Commission the opportunity to review a Development Plan/Site Plans for larger projects of small lots; similar to a PUD where issues such as building architecture, individual unit site design, special landscaping, etc. could be considered by the Commission. There was some concern historically that R-1-5 and smaller lot developments needed to address more issues related to design and layout of a project due to the small nature of the lots and the close proximity of the homes.

However, there are two existing homes on the subject property with the potential for one more if the proposed 3rd is approved. It seems disproportionate to require a full site development plan for just one home. Even if the two existing homes end up being removed and rebuilt, the potential issues of three homes at this location do not seem to warrant a full site development plan. If the proposal was for platting a larger number of lots, a development plan for common landscaping, architecture etc. would make more sense.

There are regulations in place in the Millcreek area today that would address most if not all of the potential impacts from a development of this nature; potential impacts that would have been traditionally addressed through the Conditional Use Site Development Plan approval. Any new homes will be subject to the Residential Compatibility Overlay Zone (RCOZ) regulations. These regulations are designed to address the compatibility of any new homes on the subject property with the existing homes in the vicinity. In addition, if a third lot, a Flag Lot, is approved, the properties will also be subject to the Flag Lot policy that will require more restrictive setbacks for the 3rd lot.

*Minimum Lot Area:* 5,000 square feet (under the Flag Lot Policy, the flag lot must be 7,500 square feet.

The proposed front two lots, lots 1 & 2, comply with this requirement; both lots are just over 5,000 square feet. Lot 3 also complies with this requirement and the Flag Lot Policy which requires a flag lot to be 1.5 times the minimum lot size allowed in the zone. Lot 3 is 7,501 square feet.

Minimum Lot Width: 25 feet

Lots 1 & 2 - both are 50 feet wide and Lot 3 is 100 feet wide.

Minimum Setbacks: Front - 25; Side - 5 feet unless attached to a home on an adjacent lot; Rear - 20 feet without a garage, 15 feet with a garage. Lot 3 will require a 20-foot setback from all property lines based on Flag Lot requirements.

The existing homes on lots 1 and 2 were built before zoning regulations were applied to this area in the late 1940's to early 1950's. While lot 2 will comply with the minimum 5-foot side yard setback requirement, lot 1 has an existing non-conforming side setback of 2 feet 8 inches. Nevertheless, Lot 1's proposed side yard setback from the shared property line between lots 1 and 2 exceeds the 5-foot minimum setback in the zone. Please review the the Flag Lot Policy discussion below.

All other setbacks for the existing homes would comply with the zoning regulations. In regard to Lot 3 flag lot setbacks refer to the Flag Lot Policy discussion below.

**Residential Compatibility Overlay Zone**

Lot 1's existing 2-foot 8-inch, north side yard setback, does not currently comply with the RCOZ minimum 8-foot side yard setback requirement. But this setback is currently legal non-conforming which means it does not have to comply. The other side yard setbacks for Lots 1 and 2 do comply with RCOZ. However, refer to the Flag Lot Policy discussion below for additional setback requirements.

There was no information provided regarding other RCOZ requirements such as building height. Building Envelope or lot coverage. However, in scaling the existing footprint of the homes and lots, they are both significant less than the maximum lot coverage.

A new home on lot three would have to comply with all current requirements, including RCOZ.

**Parking**

The County's parking ordinance requires that 2 parking spaces be provided for each dwelling unit. With the proposed design, the parking for Lot 1 (the current driveway for Lot 1) will be eliminated. The applicant will need to provide a plans showing where the required two parking spaces will be provided.

**2.2 Subdivision Requirements**

**Preliminary and Final Plat**

The project will need to satisfy the technical requirements of the Preliminary Plat Process before a Final Preliminary Plat can be issued. At this time, there do not appear to be any major issues raised by the other reviewers and outside agencies that would significantly affect the layout of the proposed subdivision. There is an issues pertaining to side yard setback under the Flag Lot Policy. Please refer to the Flag Lot Policy section below.

**Existing Accessory Buildings**

There are a couple of issues with existing accessory structures that will need to be addressed during the Technical Review process. There is an existing small storage shed that straddles the proposed property line between Lots 1 and 3. There is also an existing larger garage/storage building, currently associated with the home on Lot 2, but proposed to be entirely on Lot 3, with an easement to be granted to Lot 2 to continue to utilize the garage. These lots are are relatively small and just barely meet the minimum lot size requirements. The location of this building would likely impact the location of the home on Lot 3. In addition, a detached garage or storage shed is an accessory use. An accessory building is not normally allowed to exist without a primary use. The concern is that they become a primary use that is either not approved for the site or not allowed in the zone, e. g. de facto storage facilities or businesses. Further,

easements should not be used to circumvent the subdivision and zoning provisions of the ordinance.

The applicant has indicated that she is not anticipating building on the lot in the near future. Nevertheless, if a 3rd lot is approvable at this time, rather than just approving two lots now and having the applicant come back in the future to amend the two lots into three, would result in reduced cost to the applicant and prevent redundant work for the County. With this in mind, there may be away to allow the large accessory structure to remain temporarily until such time as a new home on Lot 3 (if approved) is built on. The small one can be easily moved or removed.

## **2.3 Other Requirements**

### **Flag Lot Policy**

*Setback From Flag Lot Access* - The applicant's proposed subdivision complies with all of the provisions of the Flag Lot Policy except one, where setbacks are measured from along a private drive. Under the R-1-5 Zone and RCOZ provisions, setbacks are assumed to be measured from property lines. However, under the Flag Lot Policy, the side yard setbacks for the base lots are to be measured from the edge of the easement for the private right-of-way. With a required 20-foot wide private right-of-way show on the plat, setbacks from the right of way easement are currently shown at approximately 1-foot.

The Flag Lot Policy is a policy and not an ordinance. As such it can be modified by the Planning Commission. If the Commission approves the proposal allowing the setbacks from the access right-of-way to the homes to be as shown, There will be approximately 22 feet between homes with approximately 20 feet to be improved as a paved driveway and fire department access.

### **Final Approval of the R-1-5 Rezone**

The subject property is currently located in the R-1-10 zone. Recently, the Planning Commission recommended approval of the proposed zone change to the County Council. County Council is scheduled to hear the zone change request on Tuesday, November 16th, one day before the Planning Commissions hearing on the subdivision. If the County approves the proposed zone change on November 13th, then this project could move forward. However, if is not approved this application would be moot. Information regard the Council's action will be provided to the Commission at the Commission's hearing on this matter.

### **Approval to Amend the Subdivision Plat by the County Mayor (or Designee)**

The existing property is Lot 27 of Garden Acres. Since it is in a recorded subdivision lot, there will be an additional meeting scheduled with the County Mayor to render a decision on whether or not to allow the existing Lot 27 Garden Acres to be amended.

## **2.4 Agency Requirements**

The applicant will need to comply with all requirements of outside agency and County Staff. This will be confirmed during the Technical Review process.

## **3.0 STAFF RECOMMENDATION**

### **3.1 Staff recommends APPROVAL of the proposed Subdivision with the following conditions:**

- 1 ) The Planning Commission approve the side yard setbacks from the flag lot access easement as shown.
- 2 ) The applicant complete Preliminary and Final Plat approval with staff.
- 3 ) The applicant address the accessory building issues to the satisfaction of the staff.

- 4 ) The applicant shall provide a site plan that shows where off-street parking for Lot 1 will be provided.

### **3.2 Reasons for Recommendation**

- 1 ) The proposed subdivision with a 3rd flag lot is better utilization of the lot with minimal impact to the surrounding neighborhood.
- 2 ) Other than the setback from the access easement, the project complies with subdivision and zoning requirements.
- 3 ) There are appropriate regulations in place (e.g. RCOZ and Flag Lot Policy) that will help alleviate the need for a full development plan under a Conditional Use for an R-1-5 subdivision.

### **3.3 Other Recommendations**

The Commission recommend to the County Mayor approval of the amendment of Lot 27 Garden Acres.



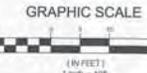


Subject Property

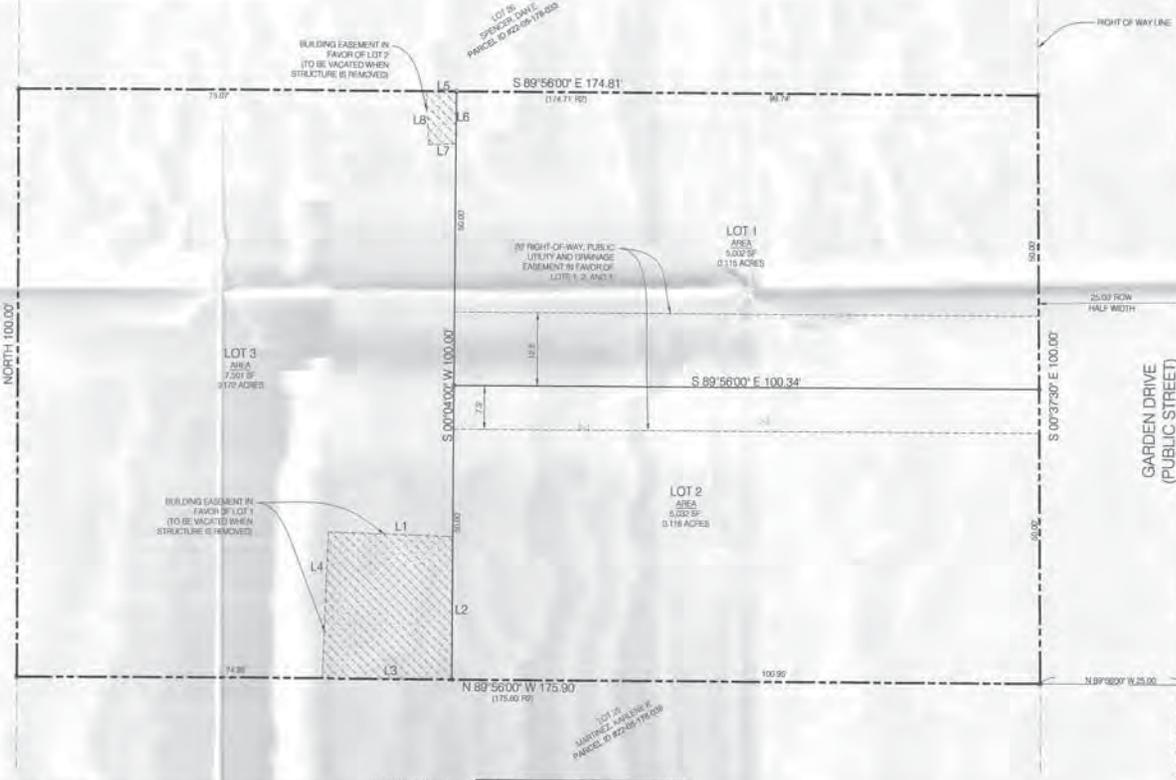


# GARDEN ACRES SECOND AMENDED SUBDIVISION

AMENDING ALL OF LOT 27, GARDEN ACRES SUBDIVISION  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP  
2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN



LINE	BEARINGS	DISTANCE
L1	S 89° 56' 00" E	174.81'
L2	S 00° 00' 00" W	24.19'
L3	N 89° 56' 00" W	24.19'
L4	N 00° 00' 00" E	24.84'
L5	S 89° 56' 00" E	3.52'
L6	S 00° 00' 00" W	8.96'
L7	N 89° 40' 00" E	4.86'
L8	N 00° 00' 00" W	9.30'



900 EAST STREET  
MIDDLE OF BIWAY  
LOCATED 100 FT FROM  
MIDDLE OF ROAD

MIDDLE OF BIWAY  
LOCATED 100 FT FROM  
MIDDLE OF ROAD

INTERSECTION OF 800 EAST  
STREET AND 300 SOUTH  
STREET FOUND BRASSCAP  
MONUMENT (RINGS AND LID)

INTERSECTION OF 800 EAST  
STREET AND 400 SOUTH  
STREET FOUND BRASSCAP  
MONUMENT (RINGS AND LID)

**SURVEYOR'S CERTIFICATE**

I, DALE K. BENNETT DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 103381 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:

### GARDEN ACRES SECOND AMENDED 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 MINIMUM AREA, WIDTH AND FRONTAGE REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE.

**BOUNDARY DESCRIPTION**

ALL OF LOT 27, GARDEN ACRES SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 27, GARDEN ACRES SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PUBLIC ROAD BEING ON THE WESTERN RIGHT-OF-WAY LINE OF GARDEN DRIVE, AND RUNNING THENCE NORTH 89°56'00" ALONG THE SOUTHERLY LINE OF SAID LOT 27 174.81 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 89°56'00" EAST 114.81 FEET TO THE NORTHWEST CORNER OF LOT 1 AND WESTERLY RIGHT-OF-WAY LINE OF GARDEN DRIVE, THENCE SOUTH 00°00'00" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.118 ACRES, MORE OR LESS  
17.98 SQUARE FEET  
3 LOTS.



PRELIMINARY ONLY

**OWNERS DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE:

### GARDEN ACRES SECOND AMENDED SUBDIVISION

DO HEREBY DEDICATE, GRANT AND CONVEY TO SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH, ALL PUBLIC STREETS ON THIS PLAT FOR PERPETUAL USE TO THE PUBLIC, IN WITNESS WHEREOF, I HAVE HERETO SET \_\_\_\_\_ THIS DAY OF \_\_\_\_\_, A.D.

**ACKNOWLEDGMENT**

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF \_\_\_\_\_ IN SAID STATE OF UTAH, \_\_\_\_\_ BEING DULY SWORN, ACKNOWLEDGE TO ME THAT \_\_\_\_\_ SIGN THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

RESIDING AT: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ NOTARY PUBLIC RESIDING IN: \_\_\_\_\_

**LEGEND AND ABBREVIATIONS:**



## GARDEN ACRES SECOND AMENDED SUBDIVISION

AMENDING ALL OF LOT 27, GARDEN ACRES SUBDIVISION  
LOCATED IN THE NW QUARTER OF SECTION 5, TOWNSHIP 2  
SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

**SALT LAKE CITY ENGINEERING**

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

DATE: \_\_\_\_\_ SALT LAKE CITY ENGINEER

**DEVELOPER/OWNER:**  
NAME: JENNIFER KOHLER  
ADDRESS: 1303 BLAKE AVENUE, SALT LAKE CITY, UT 84105  
PHONE: 801-967-4459  
EMAIL: jenniferkoehler@gmail.com

**BENCHMARK CIVIL**  
BENCHMARK ENGINEERING & LAND SURVEYING  
475 SOUTH STATE STREET, SUITE 400  
SALT LAKE CITY, UT 84143  
www.benchmarkcivil.com

**PLANNING COMMISSION**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY THE SALT LAKE COUNTY PLANNING COMMISSION.  
CHAIRMAN, SALT LAKE COUNTY PLANNING COMMISSION

**BOARD OF HEALTH**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
SALT LAKE COUNTY BOARD OF HEALTH

**COMMUNITY DEVELOPMENT**  
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
COMMUNITY DEVT. DIRECTOR \_\_\_\_\_ DATE: \_\_\_\_\_

**APPROVAL AS TO FORM**  
APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
SALT LAKE CITY ATTORNEY

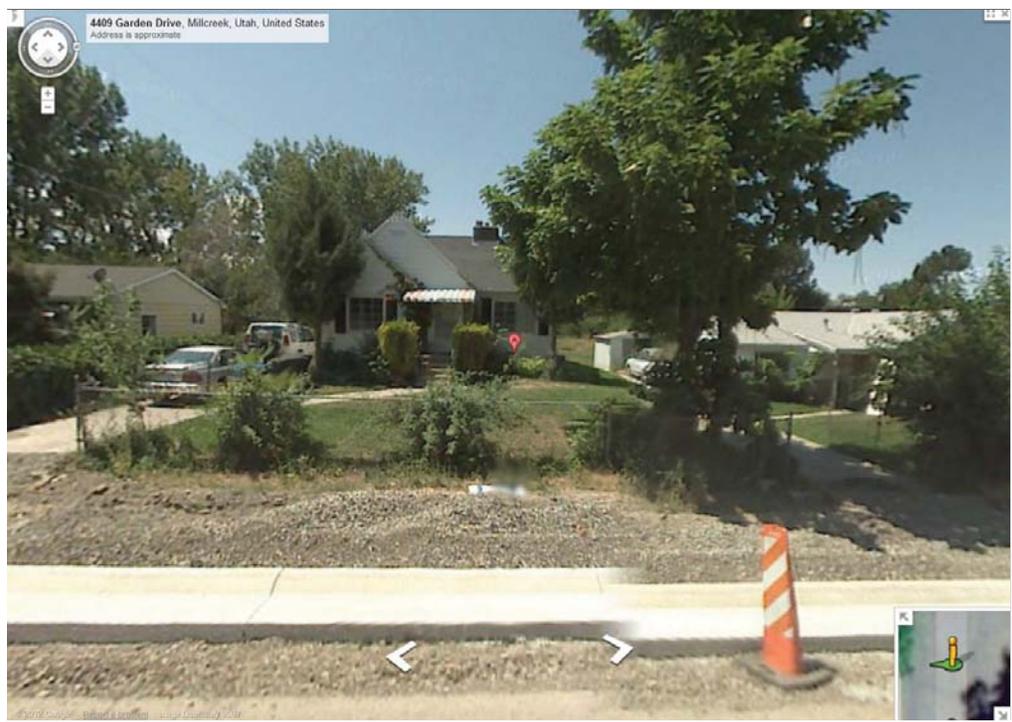
**SALT LAKE CITY APPROVAL**  
PRESENTED TO THE CITY OF HOLLADAY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
ATTEST: SALT LAKE CITY CLERK \_\_\_\_\_ SALT LAKE CITY MAYOR \_\_\_\_\_

**SALT LAKE COUNTY RECORDER**  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_ DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
FEE \$ \_\_\_\_\_ SALT LAKE COUNTY RECORDER

**SHEET**  
1 OF 1













**STAFF REPORT**

Executive Summary									
<b>Hearing Body:</b>	Millcreek Township Planning Commission								
<b>Meeting Date and Time:</b>	Wednesday, Nov. 14, 2012	04:00 PM	<b>File No:</b>	2	8	0	3	5	
<b>Applicant Name:</b>	Adam Nash	<b>Request:</b>	Zone Change						
<b>Description:</b>	R-1-8 to RM								
<b>Location:</b>	912 E. 4580 S.								
<b>Zone:</b>	R-1-8 Residential Single-Family	<b>Any Zoning Conditions?</b>	Yes <input type="checkbox"/>	No <input type="checkbox"/>					
<b>Planning Commission Rec:</b>	Not Yet Received								
<b>Community Council Rec:</b>	Not yet received								
<b>Staff Recommendation:</b>	Approval								
<b>Planner:</b>	Spencer G. Sanders								

**1.0 BACKGROUND**

**1.1 Summary**

The applicant is requesting a zone change from R-1-8 (Residential, Single-Family, 8,000 sq. ft. min. lot size) to RM (Residential, Multi-Family and Office). The applicant is proposing to develop an 9-unit multi-family on the property.

**Property Size:** 0.61 acres (26,572 sq. ft.) according to the County Tax Assessment records.

**Proposed Density:** 14.75 dwelling units per acre.

**1.2 Neighborhood Response**

Staff has not yet received any inquiries from the neighborhood even though the courtesy mailed notices to property owners within 300 feet went out on November 1, 2012.

**1.3 Community Council Response**

As of this writing the application has not yet been reviewed by the Millcreek Community Council. However, the application is scheduled for their June 6th regularly scheduled meeting. Staff will provide a report of the Commission's

**2.0 ANALYSIS**

**2.1 General Plan**

**General Plan Official Map Designation:** Project located in an area designated as *Moderate Change - more intense growth*. This designation is represented as Yellow on the Millcreek General Plan Official Map. The definition for a Yellow area is as follows:

*Yellow - A Yellow 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 level of stability of Yellow areas is defined as follows:*

- 1) *Moderate changes in land uses will occur, and may represent reasonable changes to the typical land uses for the area/corridor. Changes may occur in clusters, while the land uses of the overall area/corridor will remain largely consistent. Growth in these areas will begin to trend upward, allowing for a transition to more intensive land uses.*
- 2) *Improvements are likely to occur which will moderately alter the appearance, economics, or sustainability of the area/corridor. Improvement will be coordinated, and will begin to create identifiable places.*
- 3) *Mobility networks will become more formalized and connectivity will become more critical to the success of the area/corridor. Public transit may have a dedicated right-of-way. Consideration to connectivity and walkability will become increasingly important in these areas/corridors.*

### **Applicable Best Practices**

In addition to the property's location in a Yellow or Moderate Change area, it is also located along 900 East which is a designated Corridor on the Millcreek General Plan Official Map. The properties location in a moderate change area and along a corridor would indicate the proposed zone change to a more intense/dense zone than Single-Family residential is consistent with the Moderate Change definition. The subject property is adjacent to standard lot single-family homes to the east and a couple across 900 East to the west. However, higher density Single-Family and Multi-Family PUDs and Condos are immediately adjacent to the north, south and west. In the slightly large area than adjacent to the property, there is significant commercial development between 4500 South and Van Winkle Express Way along 700 East. A well designed moderate density Multi-Family development could be a good buffer between the high-traffic street and the single family homes to the east.

**Applicable Best Practices:** The following Best Practices are useful in evaluating the proposed zone change application for the subject property.

Land Use and Mobility - This best practice discusses the core concepts and in regard to improving mobility of the population in a given area; providing more and better alternatives to getting around than what may be currently available. This would include increased or improved transit as well as pedestrian and bicycle facilities. In order to have the installation and utilization of such facilities improve the mobility of the residents and visitors to an area, density actually has to increase in strategic locations; closer to the major streets and along designated corridors. The subject properties proposed increase in density would be consistent with the area designation and would fill the intent of this Best Practice.

Corridors - This best practice is a key element to improved transportation and mobility in a community. It discusses density increase, use increase along corridors to facilitate transit improvement viability and efficiency; housing diversity and affordability; and pedestrian scale, aesthetic and economic improvements along these public spaces. Increased density on the subject property would be consistent with this best practice.

Housing - This best practice discusses the need for a community to have diverse housing types and prices points for viability and sustainability. Having diverse housing types that range from ownership to rental and from single-family to multi-family provides housing for a communities broad spectrum of citizens' in their different stages and circumstances in life. Providing affordable housing types accommodates more socio-economic diversity in a community. This in turn results in a more economically and socially healthy community. It also improves the possibility that citizens can remain in their community throughout their life if they so choose and not have to move away when their life circumstances change. Increased density or intensity of use on this site, if developed properly, would be consistent with this best practice.

Sustainability - The Sustainability Best Practices discusses the reasons why and the methods to utilize sustainability for a community should be a goal. It includes many of the other best practices already noted. It also discusses environmental issues such as conservation of resources such as water and fuel, improvements to air quality and support of a communities social fabric. The proposed zone change is consistent with this best practice. Increased density/intensity along corridor where transit already exists and will likely be improved over time. In addition, many of the services that a household needs already exist

within walking distance of the site. Further, the proposed change is consistent with the existing higher density multi-family in the immediate vicinity.

In analyzing the proposed zone change through the guidance of the General Plan, a higher density or intense use on the site would seem to be consistent and appropriate with the General Plan. However, there are some concerns that are either reality or perceived. Since this use is directly adjacent to existing single-family homes, there could be concerns about impact such as noise, light, traffic, crime etc. that can be associated with higher density development. Appropriate controls on the design will be implemented during a site plan/conditional use process; therefore, staff is confident that potential impacts can be adequately mitigated. Mitigation may include reduction in density, site improvements that address potential impacts, studies such as a traffic study to make sure the site is designed safely. Nevertheless, these issues will be addressed during the conditional use and/or site plan process where applicable ordinances and standards will be applied at the appropriate time.

## **2.2 Existing Zoning and Land Use**

### **To the South and Southeast:**

- Townhouse Condos - *Hilltop Park* - RM/zc (Residential, Multi-family and Office with Zoning Conditions = 12 dwelling units per acre max.)
- Multi-Family Condos - *Quailbrook Estates* - RM

### **To the North and Northeast:**

- Single-Family PUD Private Subdivision - *Cottages on Cottage Commons* - RM/zc - (Zoning Conditions = 1. Business and Professional Offices; 2. Banks)

### **To the East:**

- Single-Family Residences - R-1-8 (Single-Family Residential, 8,000 sq. ft. min. lot size)

### **West, Across 900 East (from north to south):**

- Two Single-Family Residences - R-1-10 (10,000 sq. ft. min. lot size)
- Single-Family Residence - RM/zc (Zoning Conditions = 1. Density 3 dwelling units per acre max.)
- Triplex Condos - *Villages at Mill Creek* - C-2/zc (Commercial) & RM/zc (Zoning Conditions are the same for both zones = 1. All uses are conditional; 2. Max height is 3 stories; and 3. Max. density is 16 dwelling units per acre)

## **2.4 Other Issues**

**RM Zone - Uses and Standards:** Included in the analysis of the proposed zone change is the RM zone's allowed uses, development parameters and residential density. The proposed RM zone could potentially allow not only multi-family uses, but office uses as well. Both of these types of uses, developed at the scale feasible on the subject property, could make good neighbors to existing Single-Family residences.

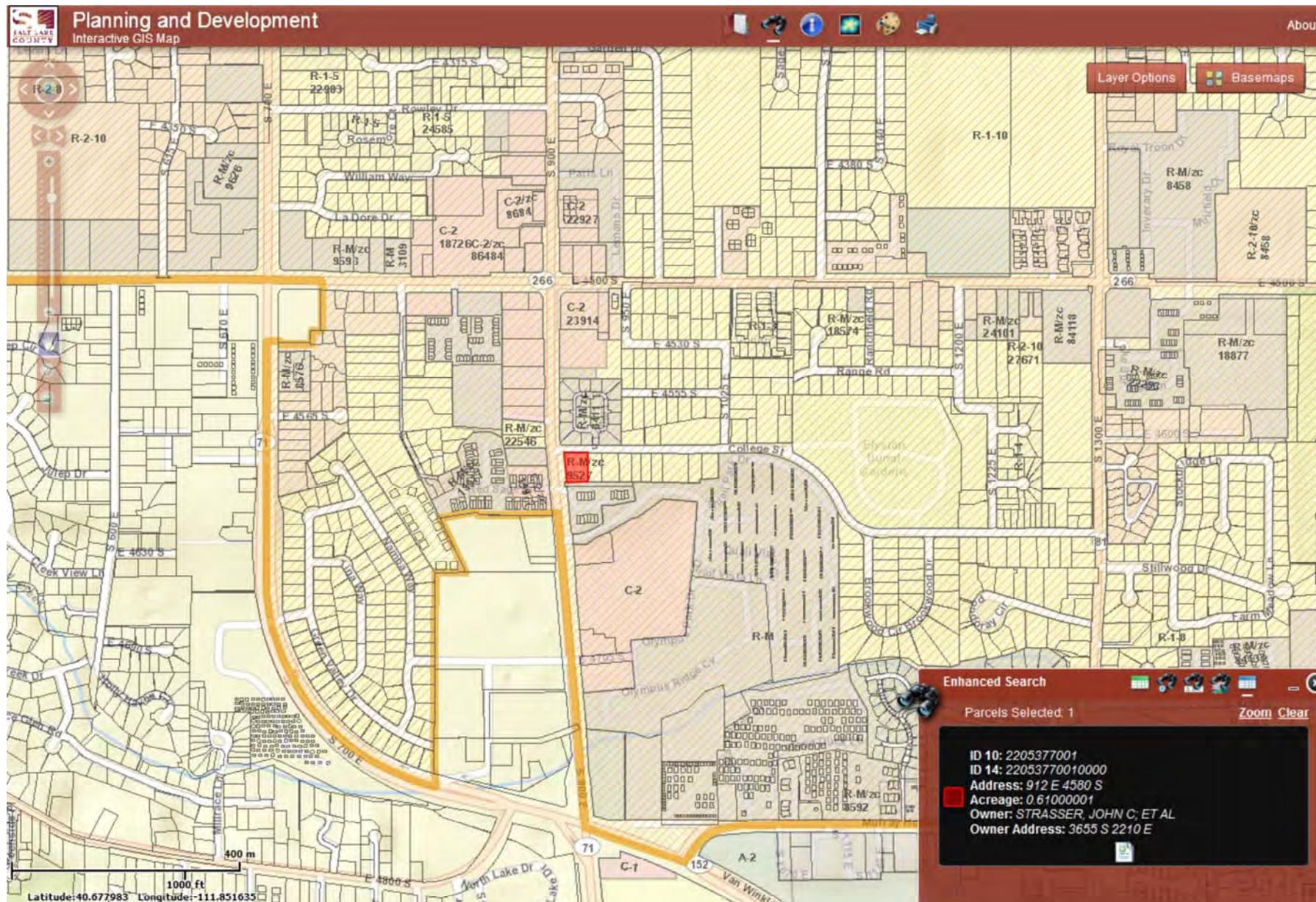
The RM zone text indicates that up to 32 dwelling units per acre (around 17 or 18 for the subject property based on the subject property's size) are possible and building heights can be up to 75 feet. However, the size of the subject property, its frontage on two public streets, and other restrictions in the ordinances will prevent the extreme maximums from actually being approved and built. In fact, the applicant's suggested 9 units may be difficult to fully achieve based on all of the development requirements. Required landscape setbacks, parking standards, increased building setbacks with increased building height, building code requirements, circulation requirements, fire protection requirements, open space and recreational facility standards, etc. all affect how a property can be utilized. Basically, the smaller the property, the more restricted the development's density and intensity can be. Therefore, staff is confident that the proposed zone change without any zoning conditions applied will still be appropriate in this situation.

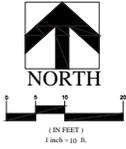
## **3.0 STAFF RECOMMENDATION**

### **3.1 Staff recommends APPROVAL of the proposed Zone Change .**

### **3.2 Reasons for Recommendation**

- 1 ) The proposed zone change is consistent with the Millcreek Township General Plan as outlined in this report.
- 2 ) Development of the site will have to comply with all development regulations. The size of the property will ensure that the ultimate use will be able to be developed compatibly with the surround area.





## CONCEPT NARRATIVE

LOCATED AT:

ORIGINAL PROPERTY 0.615 ACRES  
 MULTI-FAMILY UNITS 9  
 TOTAL DENSITY 14.63 UNITS/ACRE

### OWNER/DEVELOPER

LAYTON LAND PARTNERS  
 SALT LAKE CITY, UTAH 84115  
 (801) 580-1428  
 CONTACT: ADAM NASH

### Parking Calculations

2 PER UNIT X 9 UNITS	18	GARAGE STALLS
GUEST PARKING	7	OUTDOOR STALLS
TOTAL PARKING	25	PARKING STALLS

### RECORDED BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS WEST 660 FEET AND N05°W 1237.5 AND EAST 33.12 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 143.5 FEET; THENCE NORTH 188.1 FEET; THENCE WEST 133.07 FEET; THENCE S00°08'30"E 4.00 FEET; THENCE S89°51'30"E 4.78 FEET; THENCE S31°08'48"W 17.40 FEET; THENCE S04°54'30"E 169.13 FEET; THENCE N89°43'W 11.55 FEET; THENCE S9°E 3.43 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.61 ACRES MORE OR LESS

### AS SURVEYED BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS WEST 660 FEET AND N89°50'00"W 667.14 FEET AND N04°54'30"W 1210.05 FEET AND N85°05'30"E 44.50 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 135.10 FEET; THENCE NORTH 188.10 FEET; THENCE WEST 135.86 FEET; THENCE S00°08'30"E 4.00 FEET; THENCE S89°51'30"W 4.78 FEET; THENCE S31°08'48"W 17.40 FEET TO THE EAST RIGHT OF WAY LINE OF 4500 SOUTH STREET; THENCE S04°54'30"E 169.82 FEET ALONG THE EAST RIGHT OF WAY LINE OF 4500 SOUTH TO THE POINT OF BEGINNING.

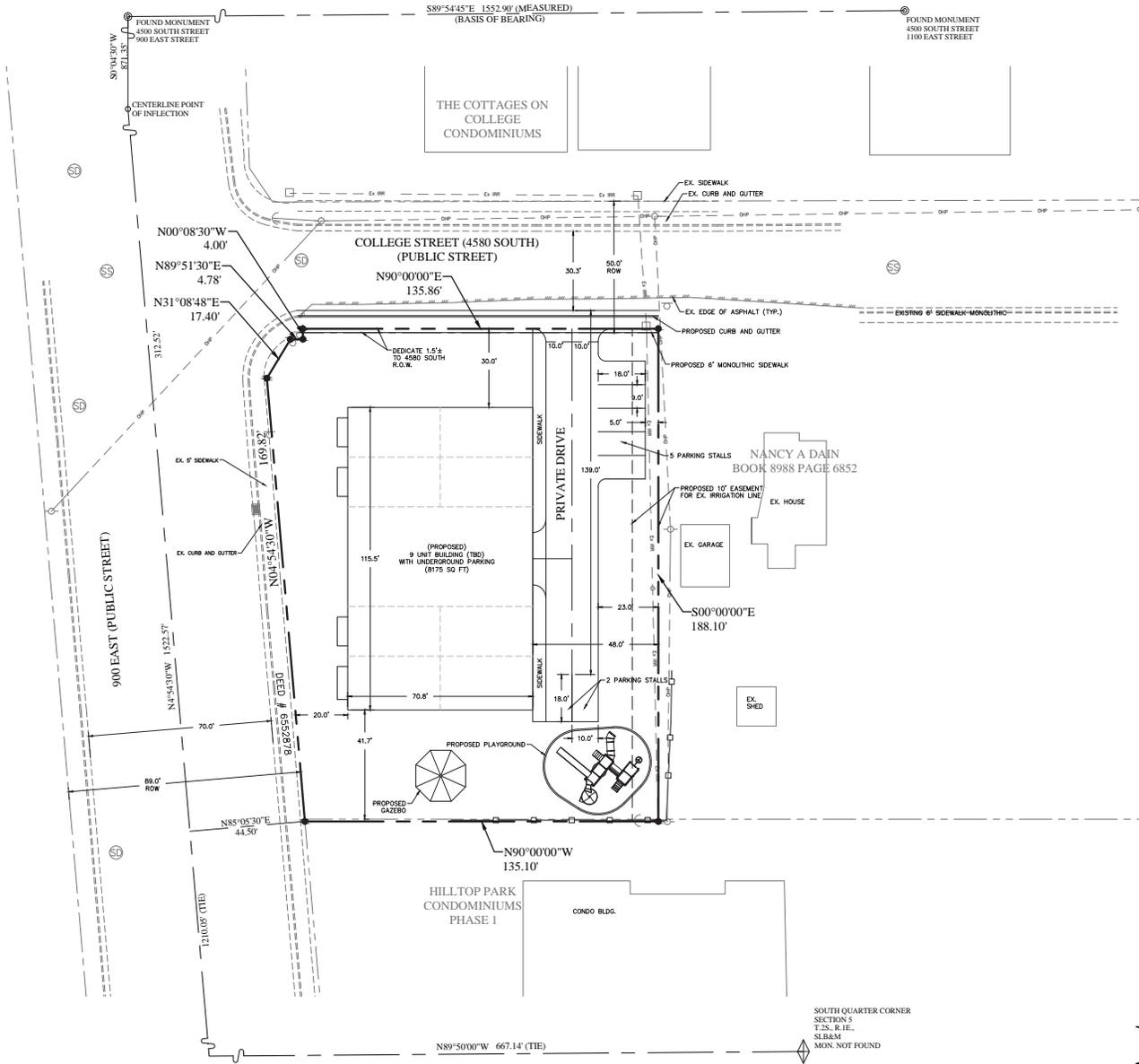
CONTAINS 0.615 ACRES MORE OR LESS

### NOTE:

1. NO EXISTING STRUCTURES ON SUBJECT PROPERTY
2. NO EXISTING SEPTIC TANK OR LEACH FIELDS ARE PRESENT ON SUBJECT PROPERTY

### GENERAL NOTE:

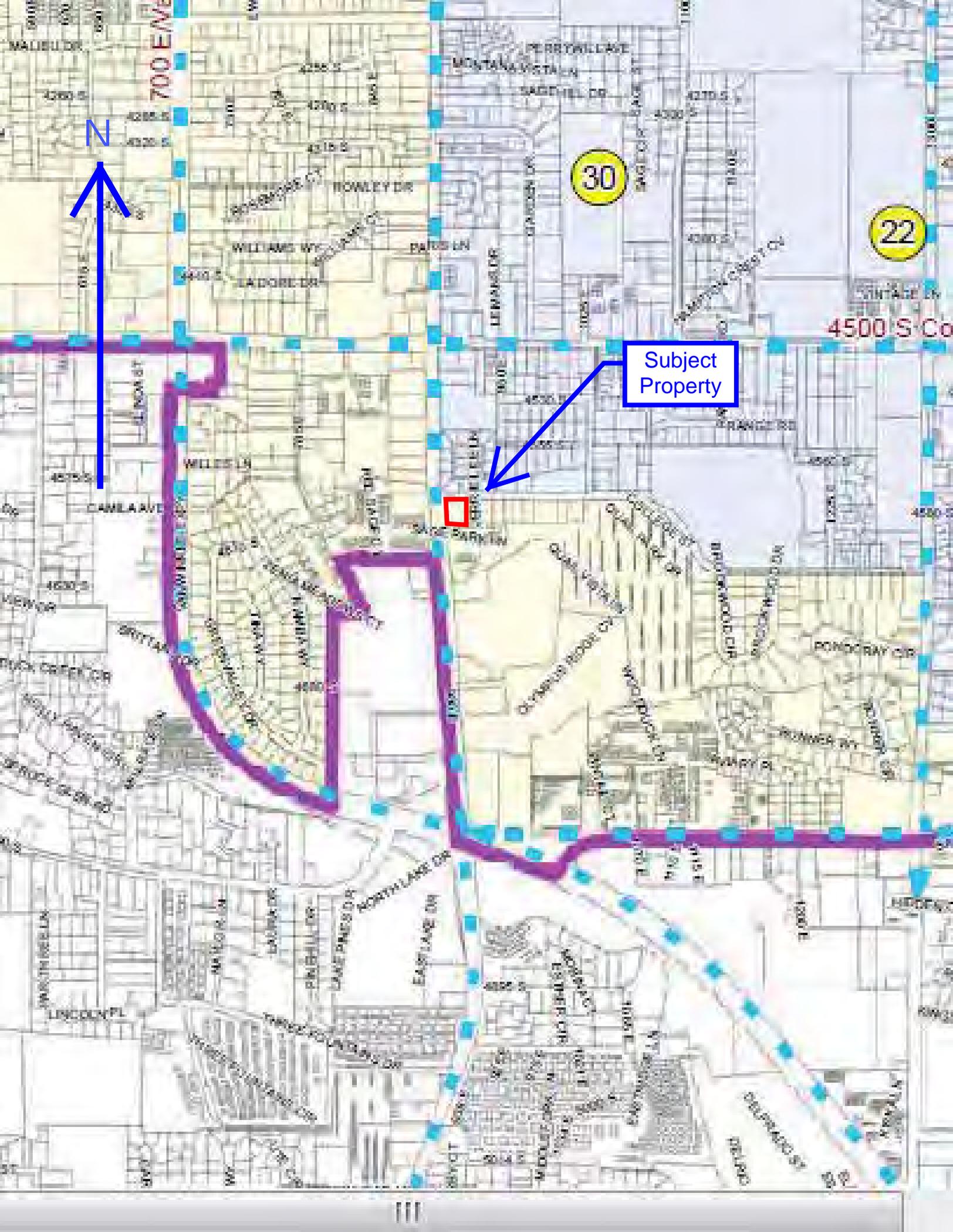
INFORMATION PROVIDED IS FROM THE BEST AVAILABLE DATA AT TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. PLAN SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY.



SOUTH QUARTER CORNER  
 SECTION 5  
 T.2S. R.1E.  
 S.818M  
 MON. NOT FOUND

DESIGNED BY:

**FOCUS**  
 ENGINEERING AND SURVEYING, LLC  
 201 WEST COTTAGE AVENUE  
 SANDY, UTAH 84070 PH: (801) 352-0075  
 www.focusutah.com



N

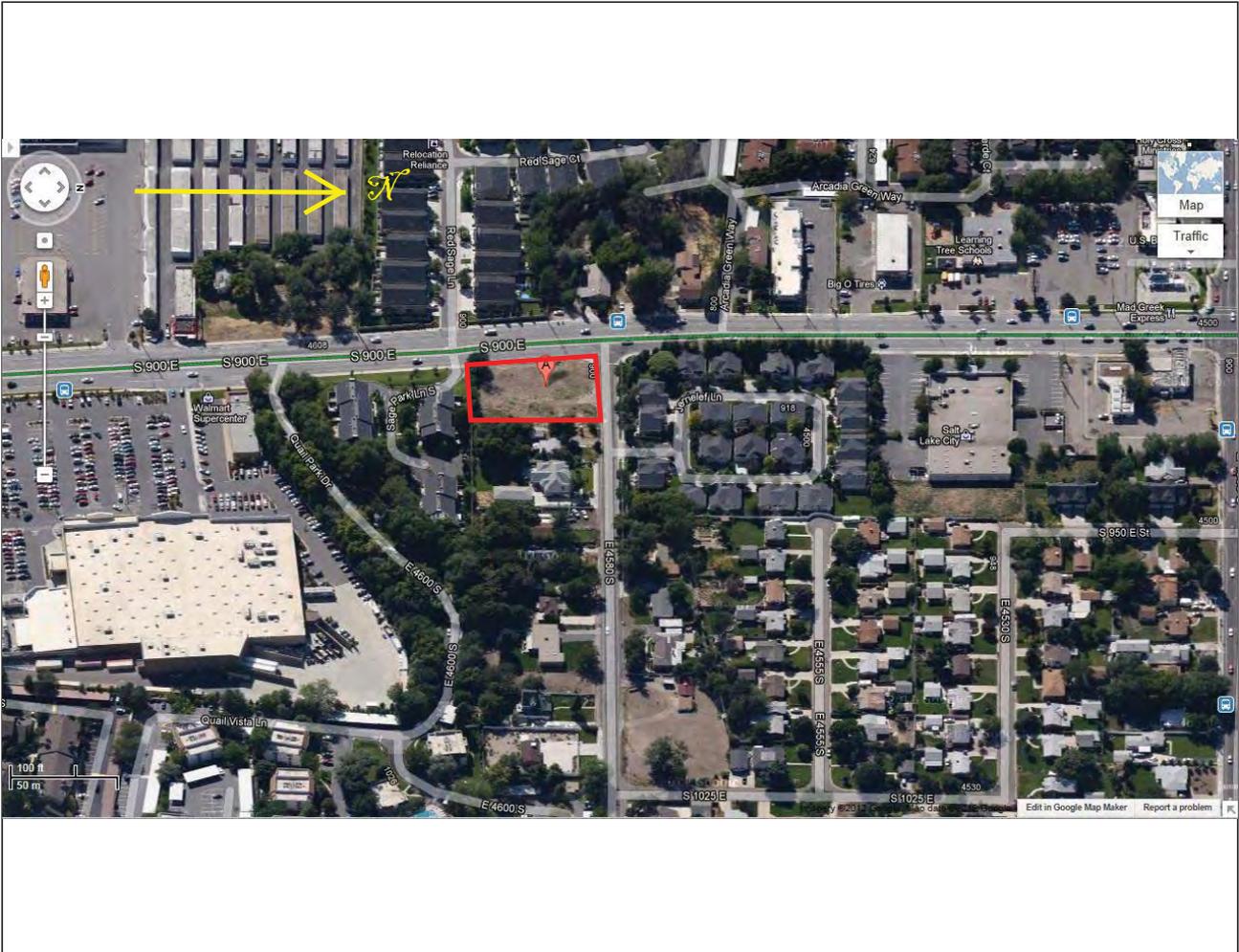
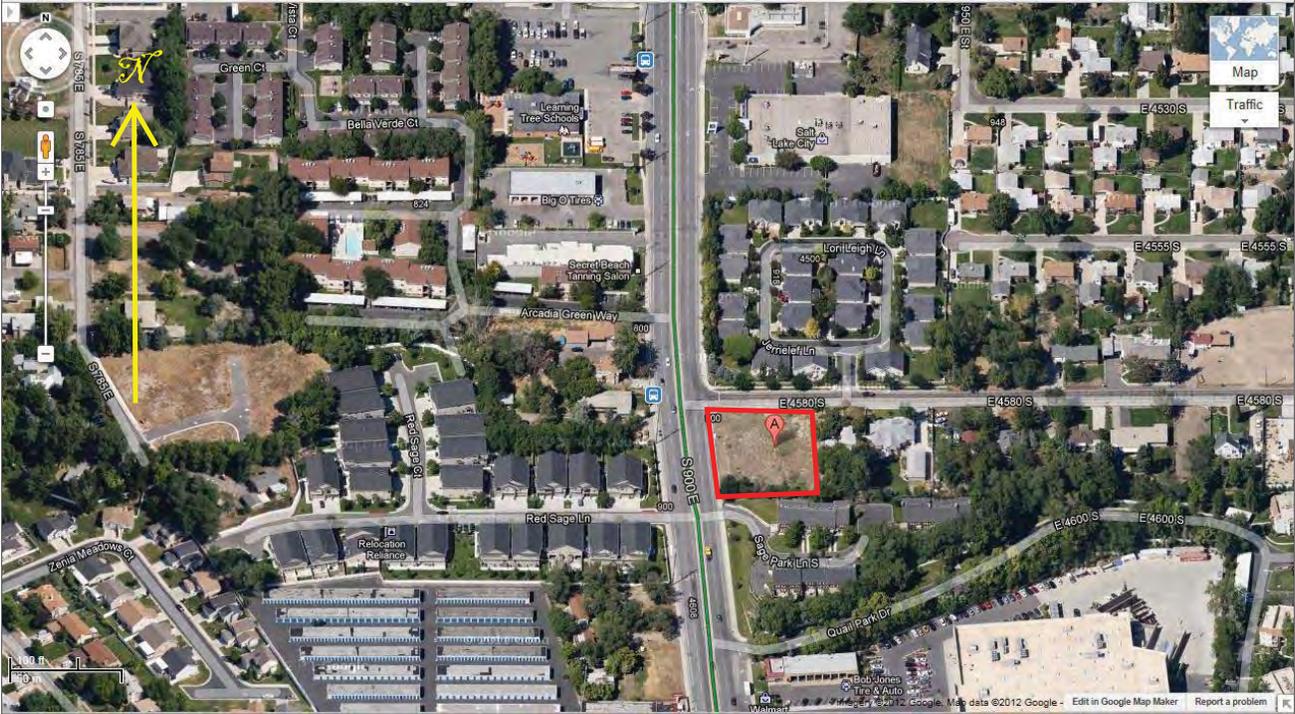
30

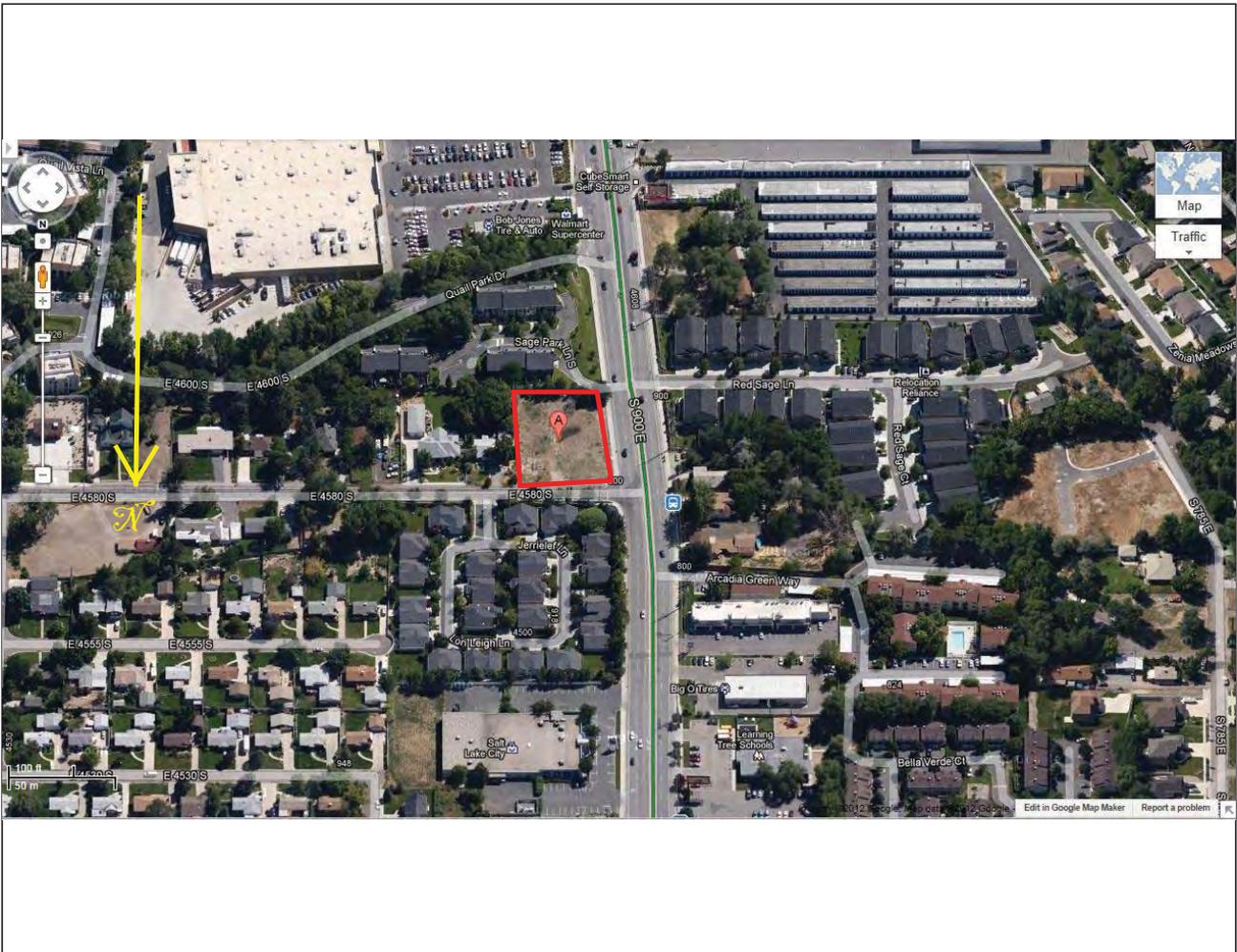
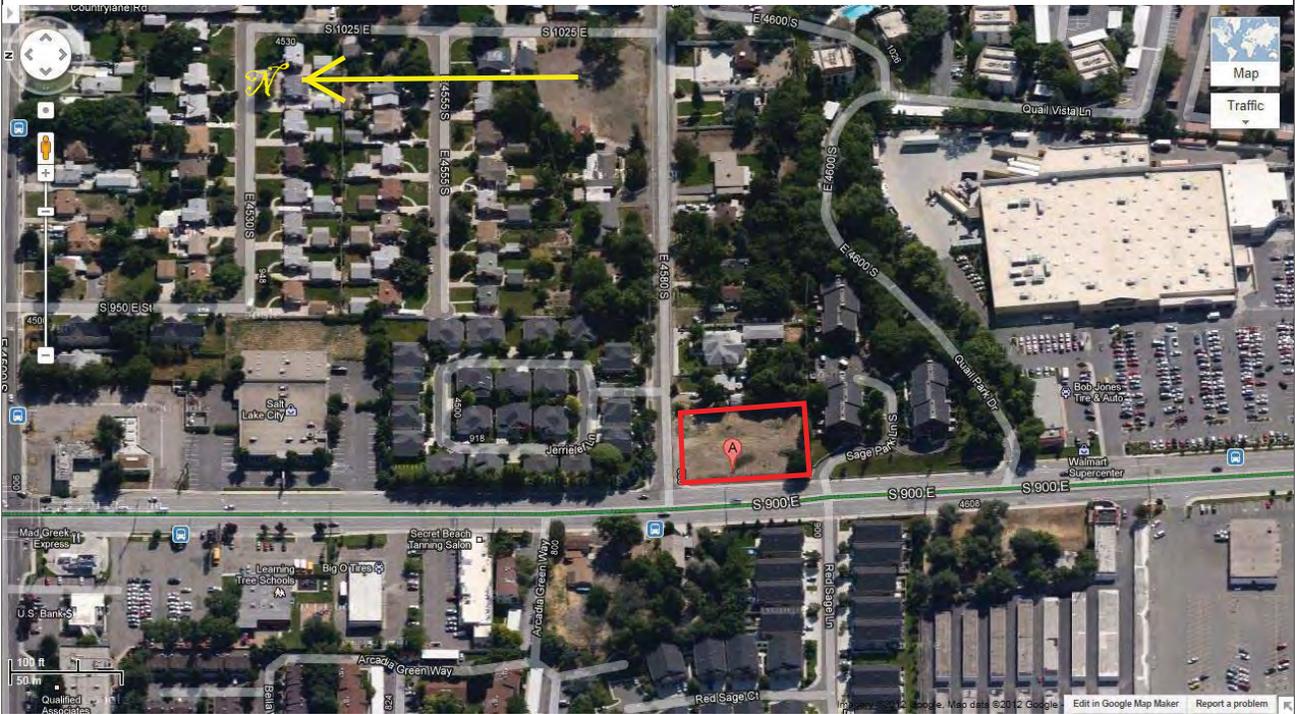
22

Subject Property











Subject property looking to the South East from intersection.



Subject property looking to the South at intersection.



Subject property right, single-family PUD on the left looking northeast.

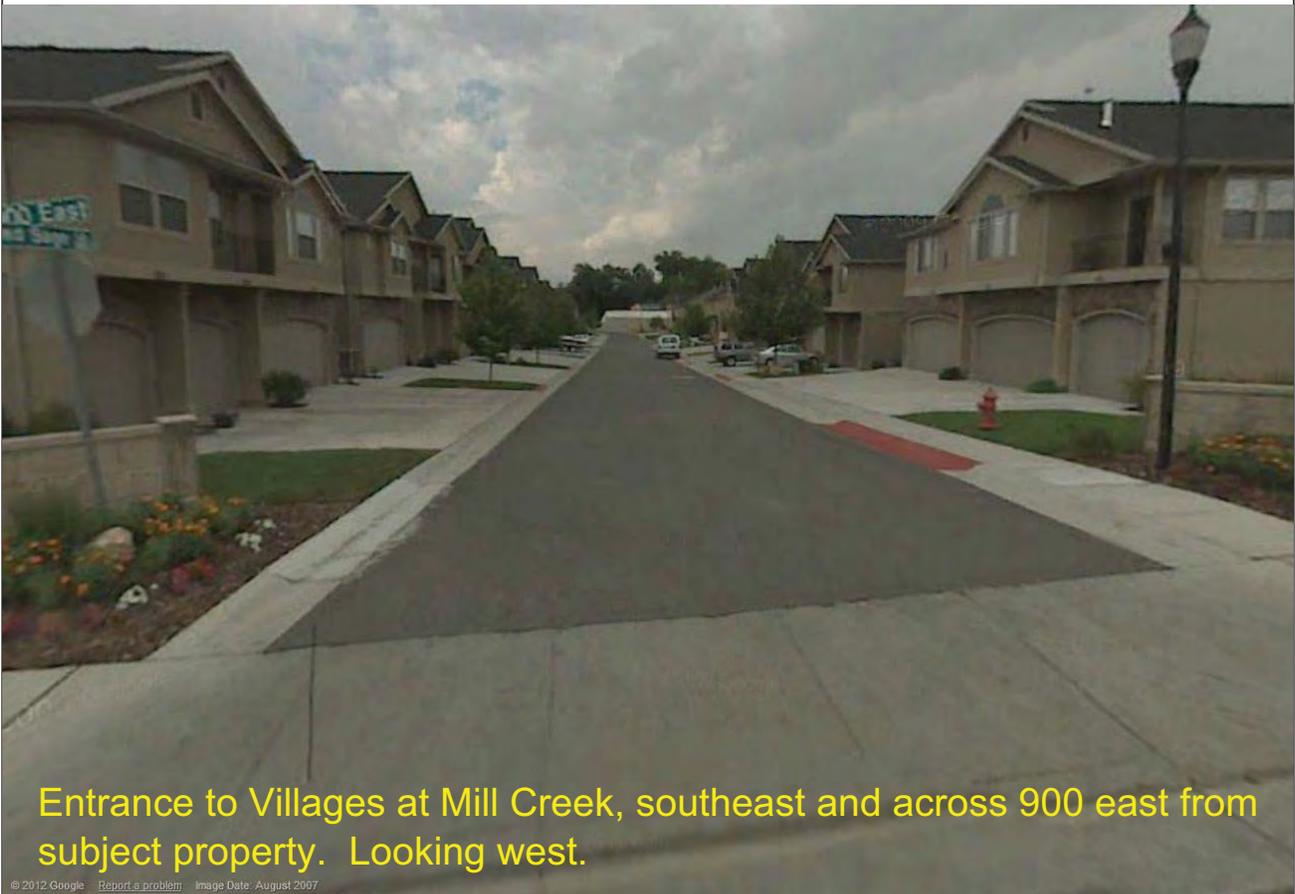
© 2012 Google [Report a problem](#) Image Date: August 2007



Subject property (left) looking south at exiting improvements along 900 East.

© 2012 Google [Report a problem](#) Image Date: August 2007





Entrance to Villages at Mill Creek, southeast and across 900 east from subject property. Looking west.

© 2012 Google Report a problem Image Date: August 2007



Single-Family homes across 900 E. from subject property at 4580 S. Looking west.

© 2012 Google Report a problem Image Date: August 2007



900 E. & 4580 S., looking north. Cottages on Cottage Commons to right.

© 2012 Google Report a problem Image Date: August 2007



Entrance to Cottages and Cottage Commons across 4580 from subject property

© 2012 Google Report a problem Image Date: August 2007



4580 South looking east. Subject Property right, Cottages left.

© 2012 Google Report a problem Image Date: August 2007



4580 South looking east. East of subject property.

© 2012 Google Report a problem Image Date: August 2007



Second house east of subject property on 4580 South. Looking southeast.

© 2012 Google Report a problem Image Date: August 2007



Existing home immediately adjacent to subject property on the east.

© 2012 Google Report a problem Image Date: August 2007



Dear Mayor, individual county council member (name each with a separate letter to each),

With the recent recommendations by the township planning commissions to approve the Electronic Message Center (EMC) sign ordinance amendments, a new approach that provides flexibility to business owners will soon be added to the existing sign ordinance. The ability for business owners to readily get a permit to upgrade their sign to a digital format is a great accomplishment for the County. We are sure that business owners will appreciate being able to simply get a permit over the counter versus needing to visit with their local planning commission in a public hearing format.

With this step forward it is important to also consider our sign ordinance foundation and make sure it adequately supports the new regulations. In other words, we need to evaluate the existing underlying sign ordinance and gauge whether it makes sense in its entirety. Does the ordinance enhance or detract from our commercial neighborhoods? Does it improve the way our streets look? Does it serve our businesses well?

We are most familiar with the commercial areas in Mill Creek, but we also occasionally visit other unincorporated areas of the County such as Kearns and Magna. There are concerns about the appearance of our streets that are readily apparent, especially when comparisons are made to the incorporated communities.

All ordinances need a thorough review from time to time to see how they are doing – are they accomplishing what they are intended to do? Are they just regulations with no vision? Do they achieve an improvement in the community? Do they recognize the goals of the community?

It is time to do an evaluation and update of the entire sign ordinance, with the goal of improving the visual environment of our commercial areas. Updating the electronic sign ordinance is a start and we applaud the Mayor and Council for its action, but it alone is exceedingly insufficient. We urge the Mayor and Council to take the next logical step -- evaluate the existing sign ordinance and improve it to assure it achieves community goals. It needs your attention in 2013!

In most communities, the planning commission can request planning staff to perform needed work and update ordinances in anticipation of making a recommendation to the legislative body. Here in the unincorporated County, staff takes their direction from the Mayor and Council. So we ask you to consider funding, and then direct planning staff to begin this evaluation and update process.

Thank you.

Sincerely,

MTPC members. Copies to the County Planning Commission, Township Planning Commissions, and Community Councils



Org. PLANNING N3600

Name: DEBORAH JONES

Phone: (Wrk.) X2335

Fax:

Address:

Date: 10/25/2012

### JANUARY

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

### JULY

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

### FEBRUARY

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

### AUGUST

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

### MARCH

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

### SEPTEMBER

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

### APRIL

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

### OCTOBER

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

### MAY

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

### NOVEMBER

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

### JUNE

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

### DECEMBER

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Mgt: Millcreek Township

Room: N1100

Time: 3:00PM-9:00PM

Day: 2nd Wednesday  
after 2nd Monday

Res. # 47

3rd Wednesday

Org. PLANNING N3600

Name: DEBORAH JONES

Phone: (Wrk.) X2335

Fax: \_\_\_\_\_

Address: \_\_\_\_\_

Date: 10/25/2012

### JANUARY

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

### JULY

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

### FEBRUARY

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28		

### AUGUST

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

### MARCH

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

### SEPTEMBER

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

31

### APRIL

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

### OCTOBER

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

### MAY

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

### NOVEMBER

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

### JUNE

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

### DECEMBER

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Mgt: Millcreek Township

Room: N1100

Time: 3:00PM-9:00PM

Day: 2nd Wednesdays

Res. # 47

3rd Wednesday

# **Sidewalk Open House**

## Future Sidewalk Implementation in Unincorporated Salt Lake County

2012 Salt Lake County Public Works  
Planning & Development,  
Engineering, and Operations

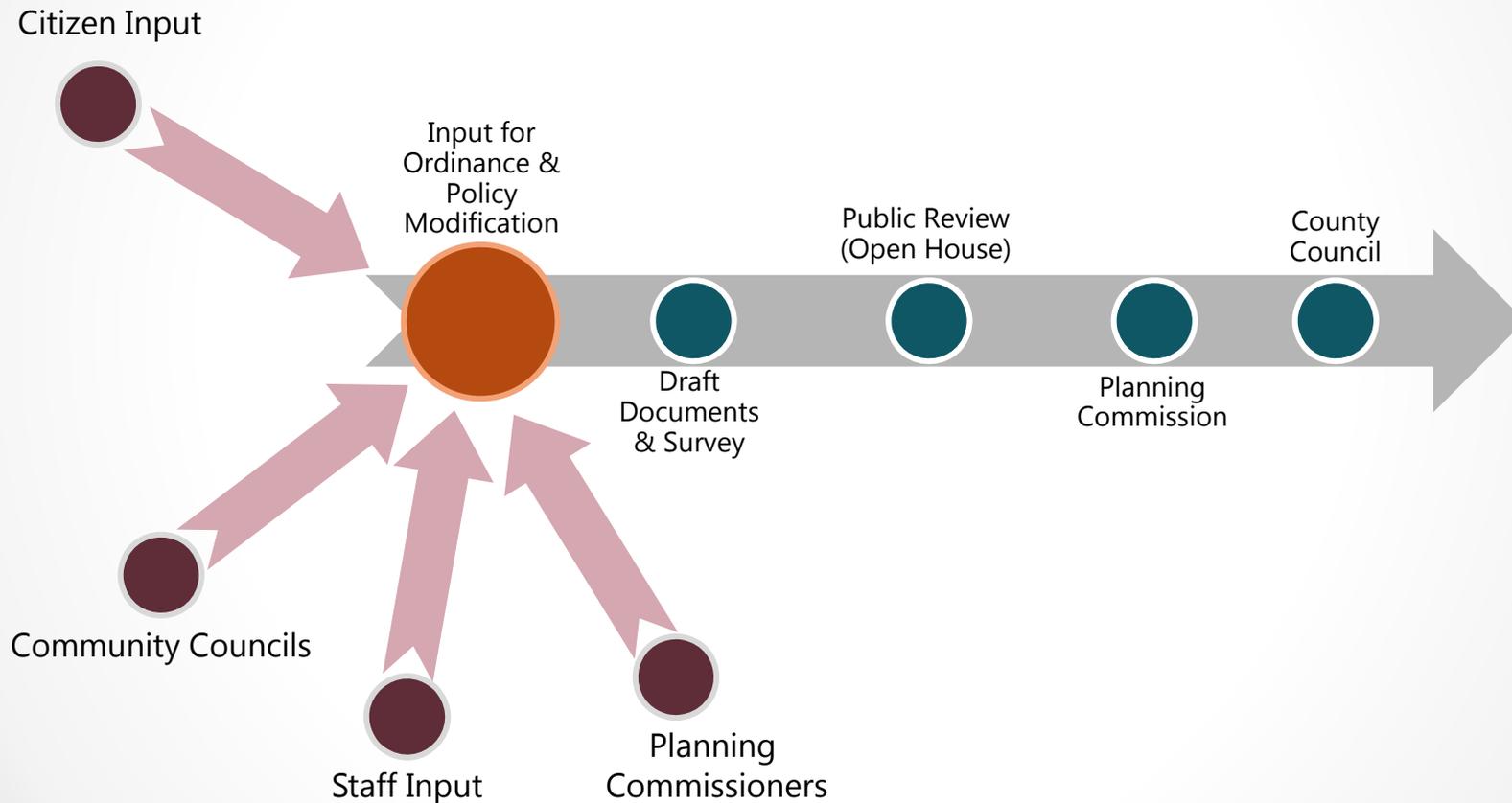


# Meeting Outline

- Process Overview
- History & Background
- Potential Solutions
- Survey
- Other Input & Questions



# Input & Approval Process



# History

- History
  - Before 1990, there wasn't a law dictating that sidewalk, curb and gutter was required on developments.
  - Early 1990's, county ordinances about sidewalk implementation and maintenance were established in accordance with all **new** construction/developments.

# Ordinances Requiring Sidewalk

- Chapter 14.12 – Roadways / Streets
  - With Development, this section talks about ROW...
- Chapter 15.28 – Building Section
  - Required with building permit
- Chapter 18.24.090 – Subdivisions
  - Required with subdivision development
- Chapter 19.76.210 - Zoning
  - Off-Site Improvements Required
    - Exceptions for Industrial Areas
    - Exceptions for Rural or Estate Areas



# Internal Policy

- Established in 2012
  - One recommendation to change ordinance
  - (Mis)interpretation of 18.24.090.C on subdivisions:
    - “The sub-divider shall install curbs, gutters and sidewalks on existing and proposed streets in all subdivisions”. This (...on existing and proposed streets in all subdivisions) has erroneously been interpreted to mean requiring improvements within all subdivision at any time development occurs.

# Where are we today?

- Picture-Examples of Sidewalk, Curb & Gutter



Curb and gutter, no sidewalk



• Curb, gutter, and sidewalk •

# Where are we today?

- Picture-Examples of Sidewalk, Curb & Gutter



No curb, gutter or sidewalk,  
with curb and gutter on adjacent property,  
and all three in the distance

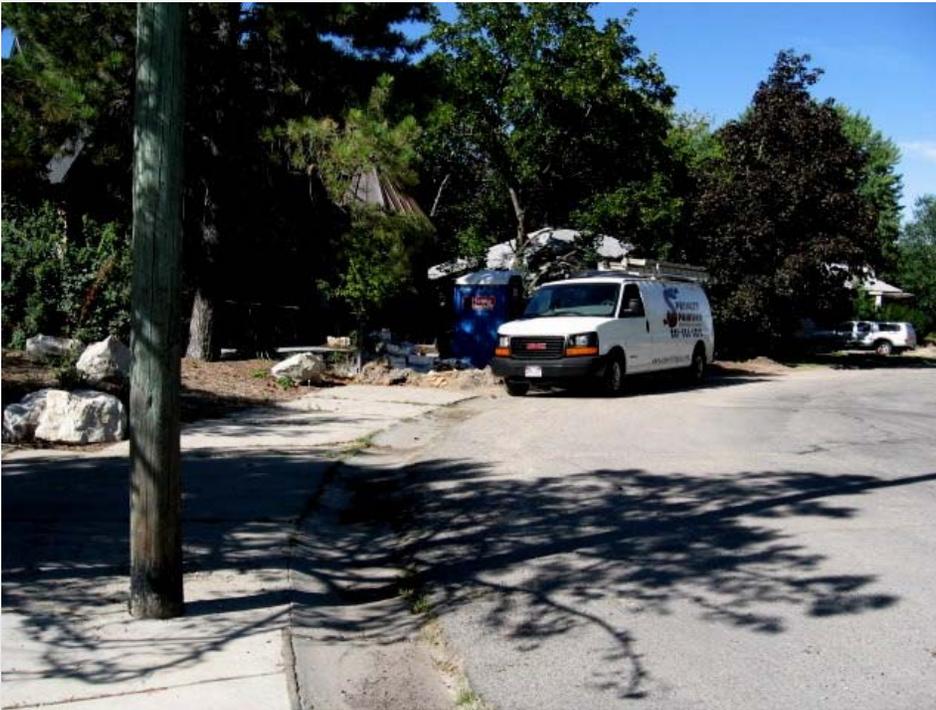


Curb and gutter with no sidewalk

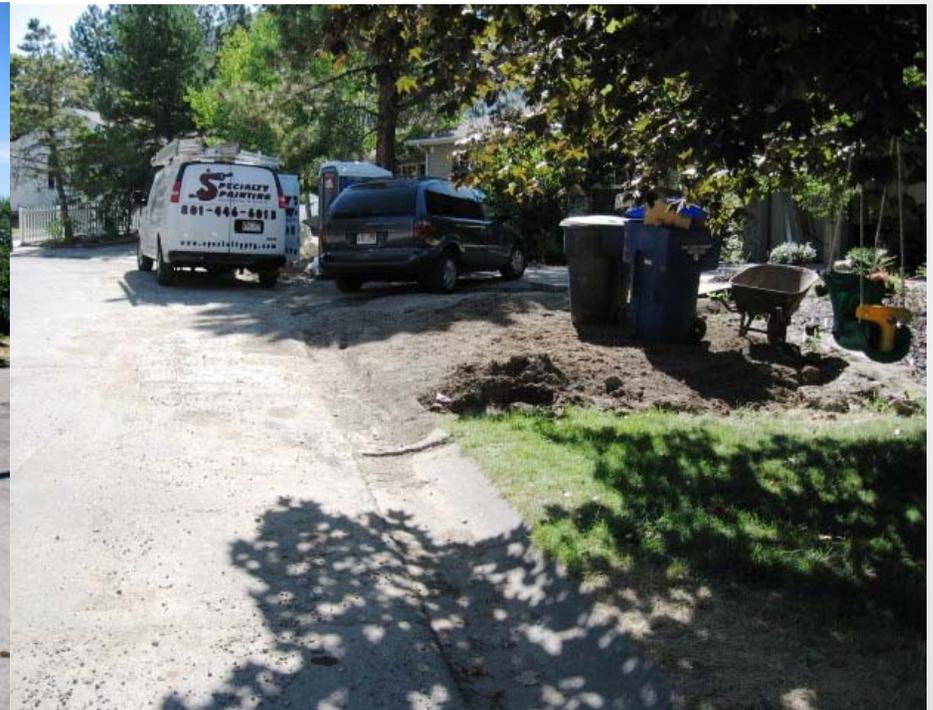


# Where are we today?

- Picture-Examples of Sidewalk, Curb & Gutter



Curb, gutter and sidewalk  
on street curve



Curb and gutter after street curve  
without sidewalk

# Where are we today?

- Picture-Examples of Sidewalk, Curb & Gutter



No curb, gutter or sidewalk



No curb, gutter or sidewalk

# Where are we today?

- Picture-Examples of Sidewalk, Curb & Gutter



No curb, gutter or sidewalk one side  
with curb, gutter, and sidewalk  
on other side



Commercial property without  
curb, gutter, or sidewalk

# Where are we today?

- Picture-Examples of Sidewalk, Curb & Gutter



Rural feel? Asphalt rolled curb and gutter without sidewalk



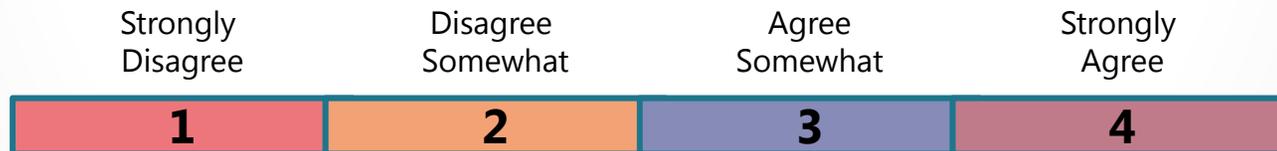
Rural feel? No curb, gutter, or sidewalk

# Potential Solutions

- Acquisition / Exception Requirements
  - Designated Areas without Curb, Gutter, Sidewalk
  - Special Improvement or Special Assessment Districts
  - Large vs. Small Development Projects (5 or more lots vs. 1 lot)
- Funding
  - CDBG
  - 50/50 Program
  - Bond Completion / Guarantee Bond Program
  - Reimbursement from UDOT (only on UDOT roads)
  - Operations Repair Budget
  - Delay Agreements?

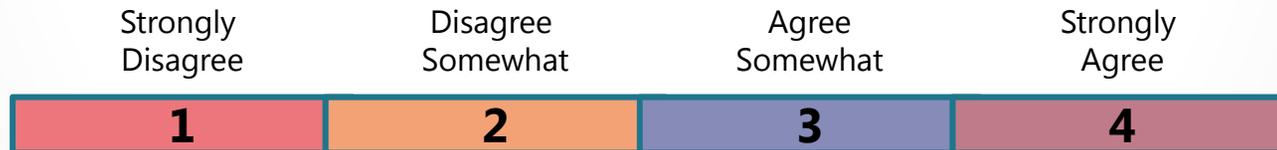
# Survey Question

- **Sidewalk should be required only on new developments:**
  - a) Strongly disagree
  - b) Somewhat disagree
  - c) Sometimes agree
  - d) Strongly agree



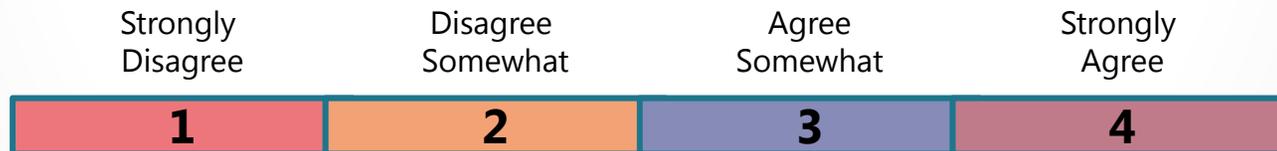
# Survey Question

- Sidewalk should be required on Busy Streets (AADT > 20,000) *“like 3900 South”*
  - a) Strongly disagree
  - b) Somewhat disagree
  - c) Sometimes agree
  - d) Strongly agree



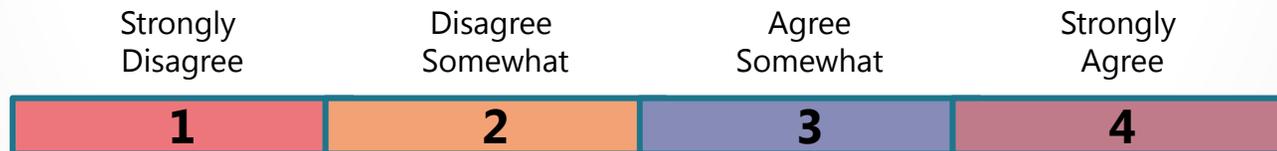
# Survey Question

- **Sidewalk should be required on Busy Streets AND School Routes**
  - a) Strongly disagree
  - b) Somewhat disagree
  - c) Sometimes agree
  - d) Strongly agree



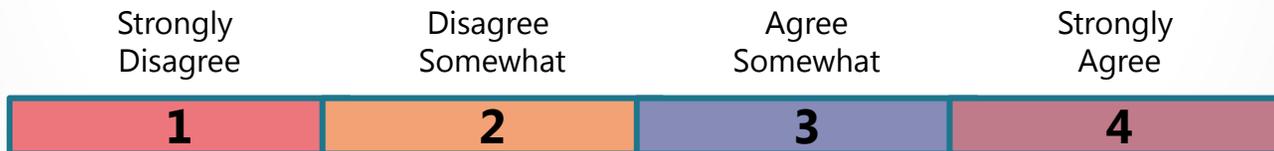
# Survey Question

- **Sidewalk should be required on Semi-Busy Streets (8,000 < AADT < 20,000)** *“like Evergreen Ave or 2700 South”*
  - a) Strongly disagree
  - b) Somewhat disagree
  - c) Sometimes agree
  - d) Strongly agree



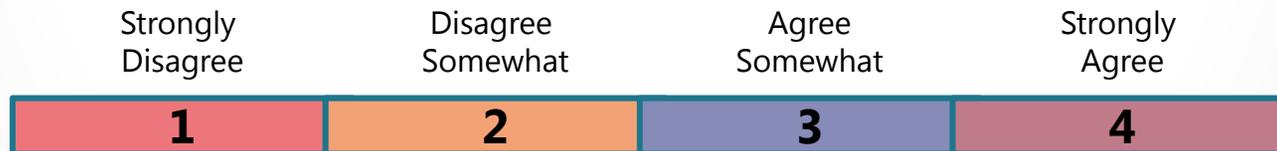
# Survey Question

- **Sidewalk should be required on small residential streets (AADT < 8,000)** *“like Morningside Drive or Mt. Olympus Way”*
  - a) Strongly disagree
  - b) Somewhat disagree
  - c) Sometimes agree
  - d) Strongly agree



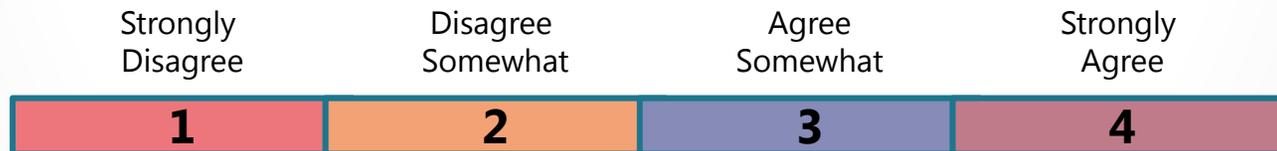
# Survey Question

- **Sidewalk should never be required:**
  - a) Strongly disagree
  - b) Somewhat disagree
  - c) Sometimes agree
  - d) Strongly agree



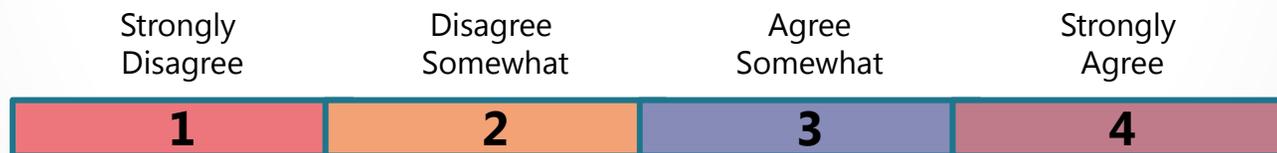
# Survey Question

- **Sidewalk should be required every right-of-way:**
  - a) Strongly disagree
  - b) Somewhat disagree
  - c) Sometimes agree
  - d) Strongly agree



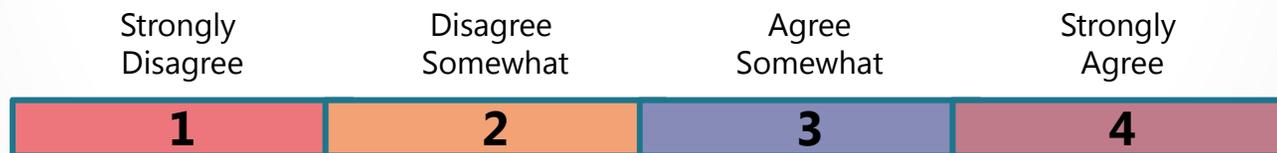
# Survey Question

- **Sidewalks are needed for commuting:**
  - a) Strongly disagree
  - b) Somewhat disagree
  - c) Sometimes agree
  - d) Strongly agree



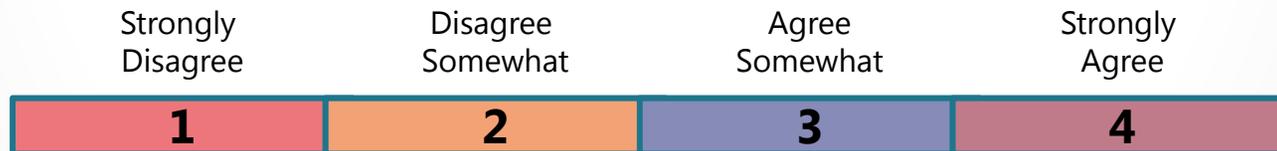
# Survey Question

- Sidewalks are needed for exercise, running, or leisure:
  - a) Strongly disagree
  - b) Somewhat disagree
  - c) Sometimes agree
  - d) Strongly agree



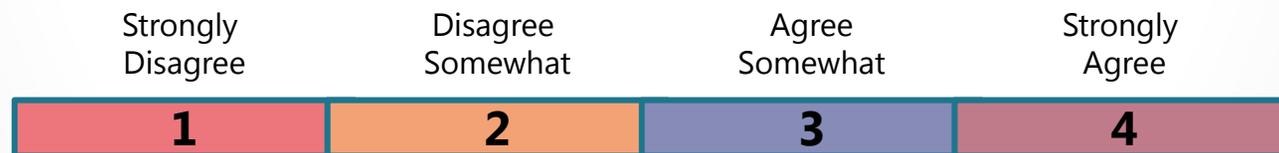
# Survey Question

- **Sidewalks are needed for safety:**
  - a) Strongly disagree
  - b) Somewhat disagree
  - c) Sometimes agree
  - d) Strongly agree



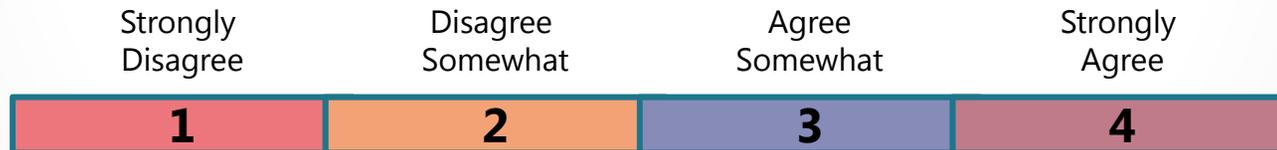
# Survey Question

- **Sidewalks are needed for access:**
  - a) Strongly disagree
  - b) Somewhat disagree
  - c) Sometimes agree
  - d) Strongly agree



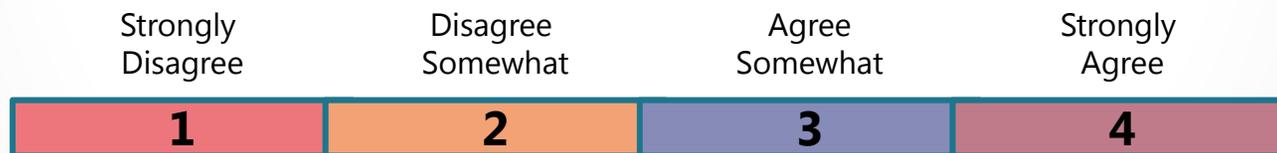
# Survey Question

- **Sidewalks are needed for self-propelled vehicles (bicycles, scooters, roller-skates, wheelchairs):**
  - a) Strongly disagree
  - b) Somewhat disagree
  - c) Sometimes agree
  - d) Strongly agree



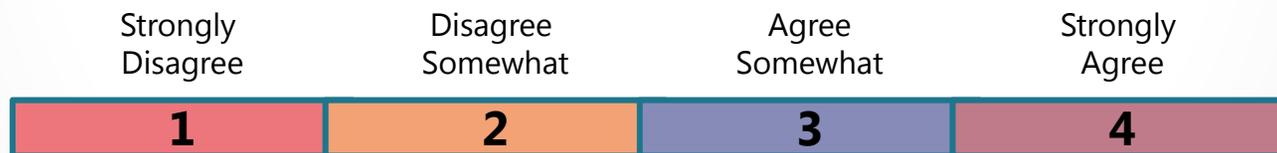
# Survey Question

- **Sidewalks are needed for recreation and games:**  
(hop scotch, marbles, ballgames, quoits, rolling of hoops, flying of kites)
  - a) Strongly disagree
  - b) Somewhat disagree
  - c) Sometimes agree
  - d) Strongly agree



# Survey Question

- **Exceptions should be considered in school route areas:**
  - a) Strongly disagree
  - b) Somewhat disagree
  - c) Sometimes agree
  - d) Strongly agree



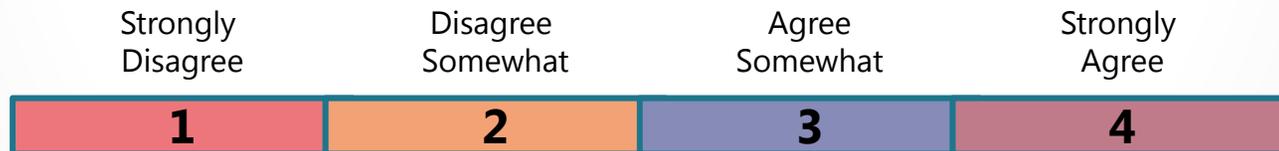
# Survey Question

- **Exceptions should be considered in industrial areas:**
  - a) Strongly disagree
  - b) Somewhat disagree
  - c) Sometimes agree
  - d) Strongly agree



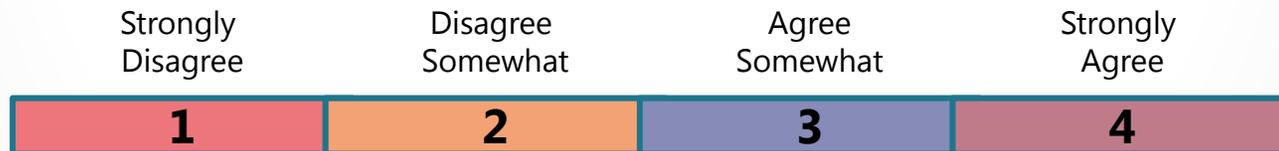
# Survey Question

- Exceptions should be considered in rural and estate areas:
  - a) Strongly disagree
  - b) Somewhat disagree
  - c) Sometimes agree
  - d) Strongly agree



# Survey Question

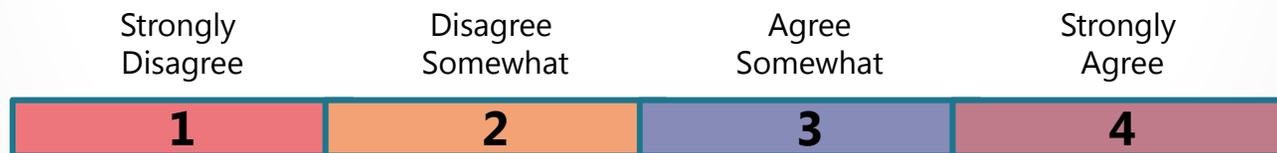
- **Exceptions should be considered when it cannot be installed due to physical limitations such as slope:**
  - a) Strongly disagree
  - b) Somewhat disagree
  - c) Sometimes agree
  - d) Strongly agree



# Survey Question

- **Exceptions should be considered for existing Subdivisions and/or Planned Unit Developments (PUDs):**

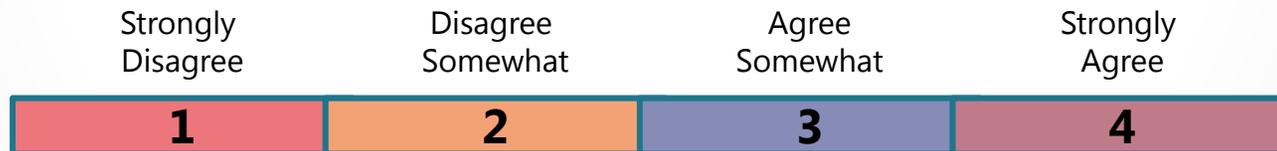
- a) Strongly disagree
- b) Somewhat disagree
- c) Sometimes agree
- d) Strongly agree



# Survey Question

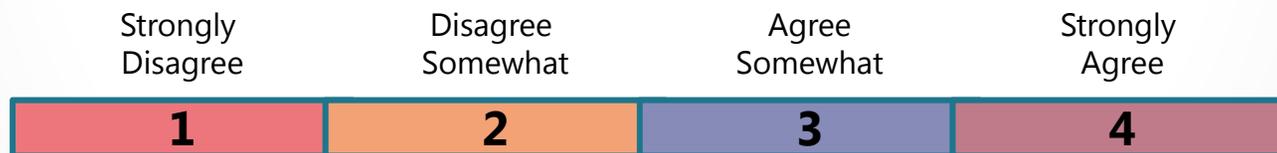
- Exceptions should be **not** considered for new Subdivisions and/or Planned Unit Developments (PUDs):

- a) Strongly disagree
- b) Somewhat disagree
- c) Sometimes agree
- d) Strongly agree



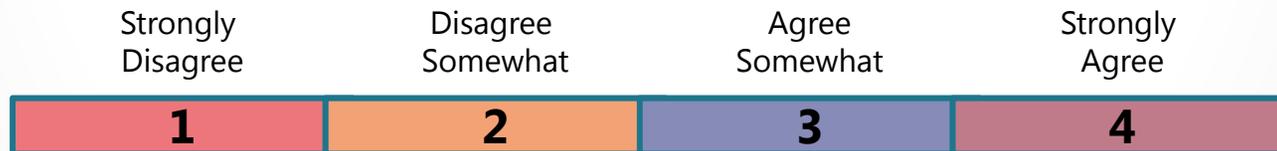
# Survey Question

- Exceptions should **not** be considered for segments of right-of-way where development creates a continuous section of 400 or more feet:
  - a) Strongly disagree
  - b) Somewhat disagree
  - c) Sometimes agree
  - d) Strongly agree



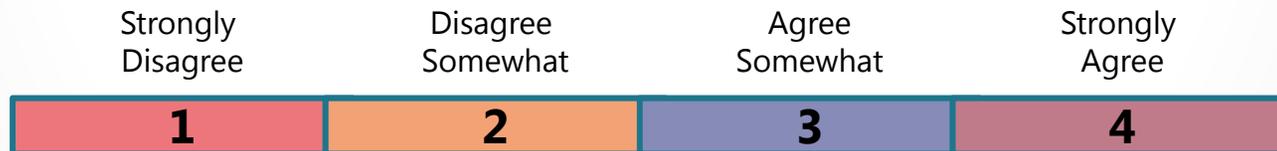
# Survey Question

- Exceptions should be considered when there is no other sidewalks on the same side of street as the property application:
  - a) Strongly disagree
  - b) Somewhat disagree
  - c) Sometimes agree
  - d) Strongly agree



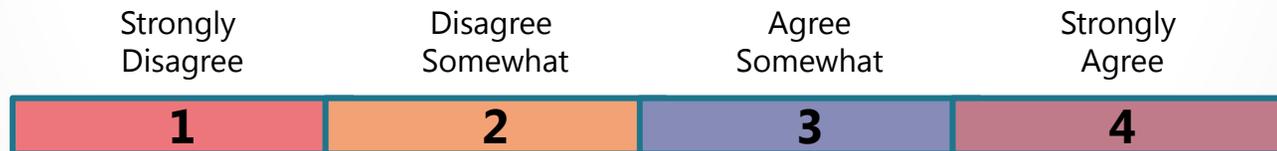
# Survey Question

- **Exception should not be considered if already designated on a safe-school route:**
  - a) Strongly disagree
  - b) Somewhat disagree
  - c) Sometimes agree
  - d) Strongly agree



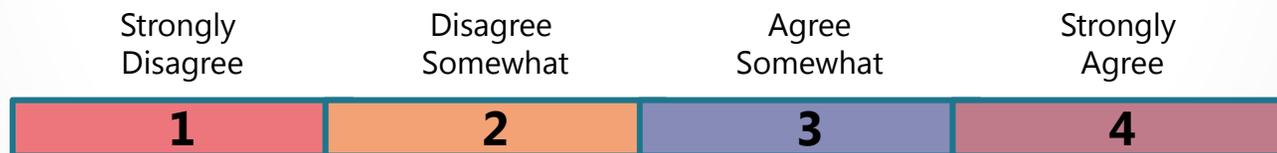
# Survey Question

- **Gutter and / or curb shall be required if a storm water need is recommended by engineers:**
  - a) Strongly disagree
  - b) Somewhat disagree
  - c) Sometimes agree
  - d) Strongly agree



# Survey Question

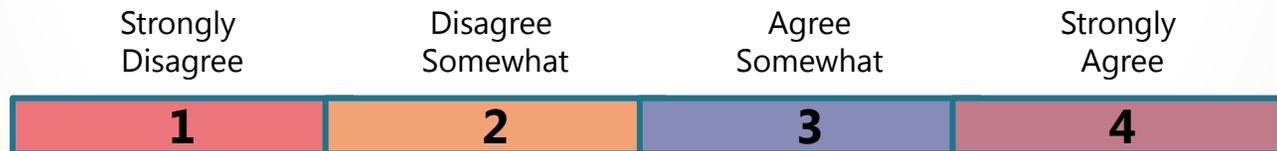
- **Exception should not be considered if adjacent properties have sidewalks:**
  - a) Strongly disagree
  - b) Somewhat disagree
  - c) Sometimes agree
  - d) Strongly agree



# Survey Question

- **Exception should be considered if neighborhood aesthetics are vocalized by adjacent property owners:**

- a) Strongly disagree
- b) Somewhat disagree
- c) Sometimes agree
- d) Strongly agree



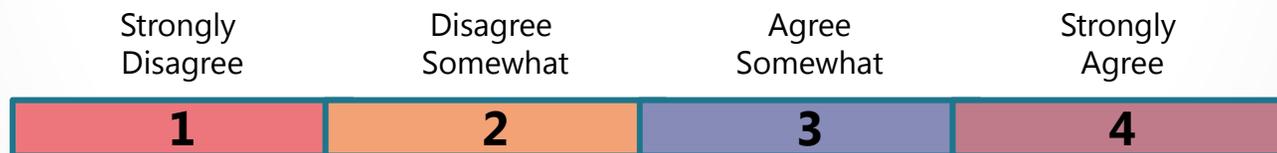
# Survey Question

- Exceptions should be considered after inventory analysis of sidewalk in the “neighborhood”. Say **30%** will be the benchmark:
  - a) Strongly disagree
  - b) Somewhat disagree
  - c) Sometimes agree
  - d) Strongly agree



# Survey Question

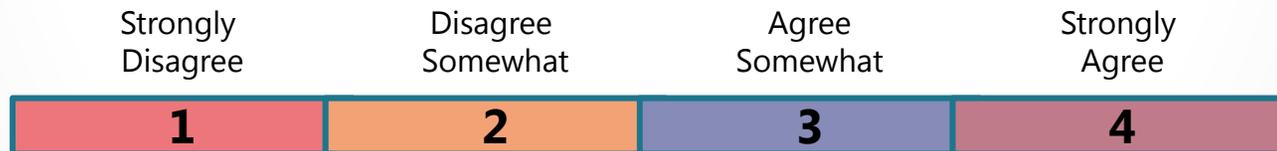
- Funding for curb, gutter, and sidewalk should come from delay agreements with property owners:
  - a) Strongly disagree
  - b) Somewhat disagree
  - c) Sometimes agree
  - d) Strongly agree



# Survey Question

- Sidewalks shall be a minimum of 5' in width and larger sidewalks are encouraged in commercial areas:

- a) Strongly disagree
- b) Somewhat disagree
- c) Sometimes agree
- d) Strongly agree



# Survey Question

- **Other sidewalk surface types (such as rubber, asphalt, crushed stone, or bricks) should be considered for sidewalks:**

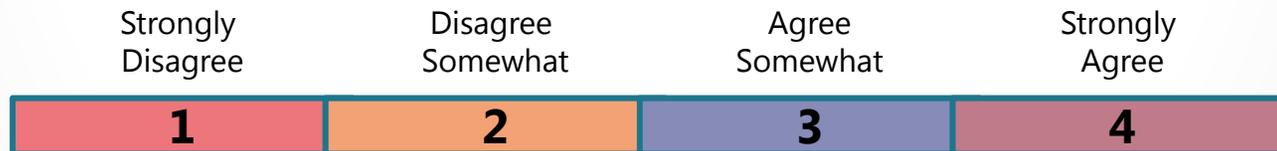
- a) Strongly disagree
- b) Somewhat disagree
- c) Sometimes agree
- d) Strongly agree



# Survey Question

- Internal policies (among Public Works' leaders) are invalid forms of documentation for community driven improvements and development:

- a) Strongly disagree
- b) Somewhat disagree
- c) Sometimes agree
- d) Strongly agree



# Other Input

- What did we miss?
- What would you like to include?

