



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

Millcreek Township Planning Commission Public Meeting Agenda

****REVISED****

*****The agenda has been revised to add # 2 to the Business Meeting agenda and to correct the description of application # 28224 on the Public Hearings agenda*****

**Wednesday, December 12, 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.

OTHER BUSINESS

Introduction of Jocelyn Magoni, New Planning Commission Coordinator

PUBLIC HEARINGS

Subdivisions

28224 – Nick Mingo on behalf of Ivory Homes is requesting approval of a Preliminary Plat for a 2-lot subdivision in the R-1-6 zone, called Schanz Subdivision. This request is being made in order for the applicant to develop two new lots for homes where currently only one exists.. The other lots will be for two existing two-family dwellings on the subject property.

Location: The subject property is located at 3941 S. 2820 E. – **Zone:** R-1-6 (Residential Single-family Dwellings, ~~10,000~~ 6,000 sq. ft. min lot size.) – **Community Council:** Not Subject to Community Council review – **Planner:** Spencer G. Sanders

27950 – James Allen is requesting approval of a Preliminary Plat for a 3-lot subdivision in the R-2-10 zone, called Allen Subdivision. This request is being made in order for the

applicant to build a new 2-family dwelling on one of the proposed new lots. The other lots will be for two existing two-family dwellings on the subject property. **Location:** The subject property is located at 3973 S. 400 E. – **Zone:** R-2-10 (Residential Two-family Dwellings, 10,000 sq. ft. min lot size.) – **Community Council:** Not Subject to Community Council review – **Planner:** Spencer G. Sanders

Exceptions To Roadway Standards

27951 – James Allen is requesting approval of an exception from requirement to install curb, gutter and sidewalk associated with the Allen 3-lot Subdivision, application 27950. The applicant is making this request since there is no existing curb, gutter and sidewalk along the east side of 400 E. within several lots of the subject property. **Location:** 3973 S. 400 E. – **Zone:** R-2-10 (Residential Two-family Dwellings, 10,000 sq. ft. min lot size). **Community Council:** Not subject to Community Council review. **Planner:** Spencer G. Sanders

Conditional Uses

28222 – Kelley Anderson is requesting approval of a Conditional Use Permit for a garage exceeding 800 square feet. **Location:** 2415 E. Neff’s Ln. (3580-3555 S.) **Zone:** R-1-10 (Residential Single-family 10,000 ft. min lot size. **Community Council:** East Mill Creek. **Planner:** Jim Nakamura.

28038 – Nathan Anderson is requesting approval of a Conditional Use Permit for a 24-unit Apartment development currently named Willow Heights, on 0.83 acres. **Location:** 1431 E. 3900 S. **Zone:** RM (Residential Multi-family and Office). **Community Council:** Millcreek. **Planner:** Spencer G. Sanders

28118 – Scott & Rachel Forrest are requesting approval of a Conditional Use Permit for a 4-Family Dwelling (4 dwelling units in one building) rental project named Grandeur View Townhomes, on 0.35 acres. **Location:** 2532 E. 3300 S. **Zone:** R-4-8.5 (Residential, 4-Family Dwellings, 8,500 sq. ft. min. lot size for 4-family dwelling). **Community Council:** East Mill Creek. **Planner:** Spencer G. Sanders.

Ordinance Amendments

28225 – Salt Lake County is requesting amendments to the zoning ordinance to: 1) replace references to “residential health care facilities” with “residential facilities for persons with a disability,” 2) to establish review and approval criteria for the location and regulation of such facilities in harmony with federal requirements, and 3) to amend the definition of “family” to be consistent with state law. This includes amendments to sections 19.04.230, 19.04.453, 19.08.020, 19.10.020.G, 19.12.020.G, 19.14.020, 19.32.020, 19.38.020, 19.40.020, 19.48.020, 19.50.020, 19.52.020, 19.54.020.F, 19.55.030.A, 19.14.030, 19.32.030, 19.48.030, 19.38.030, 19.40.030 and 19.44.030 and the addition of chapter 19.87 RESIDENTIAL FACILITIES FOR PERSONS WITH A DISABILITY to the Salt Lake County Zoning Ordinances. – **Community Council:** All – **Planner:** Spencer G. Sanders

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 MAY adjourn and reconvene at 7:00 p.m. in Room N3500, the Planning & Development Services Conference Room, located on the 3rd floor of same building, if needed.

Previous Meeting Minutes Review and Approval

1) November 12, 2012

Special Work Sessions (The following item is anticipated to begin at approximately 7:00 p.m.)



2) **Wasatch Choice for 2040, 3990 South Meadowbrook Station Demonstration Site Special Work Session.** The Meadowbrook Station Demonstration Site is catalytic site identified as part of the Sustainable Communities Grant awarded to a cooperation consortium of government agencies in Salt Lake County. Envision Utah in corporation with Salt Lake County is seeking input from the Millcreek Township Planning Commission regarding this project. At the request of the Commission, the Millcreek Township Community Councils (Millcreek, Canyon Rim, Mount Olympus, and East Millcreek) have been invited to participate in the special work meeting to provide their input as well. **Planner:** Todd Draper / **Guest Presenter(s):** Envision Utah Staff.

Other Business Items (as needed)

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.