



**STAFF REPORT**

Executive Summary									
<b>Hearing Body:</b>	Millcreek Township Planning Commission								
<b>Meeting Date and Time:</b>	Wed., December 12, 2012	04:00 PM	<b>File No:</b>	2	8	2	2	4	
<b>Applicant Name:</b>	Nick Mingo/Ivory Homes	<b>Request:</b>	Subdivision						
<b>Description:</b>	Standard 2-lot Subdivision in R-1-6 Zone								
<b>Location:</b>	3941 South 2820 East								
<b>Zone:</b>	R-1-6 Residential Single-Family	<b>Any Zoning Conditions?</b>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>			
<b>Community Council Rec:</b>	Not Applicable								
<b>Staff Recommendation:</b>	Approval with Conditions								
<b>Planner:</b>	Spencer G. Sanders								

**1.0 BACKGROUND**

**1.1 Summary**

The applicant is requesting approval of a Preliminary Plat for a 2-lot subdivision. The subject property currently has one existing home on the subject property. The property is approximately 0.35 acres, 15,300 square feet. Each lot is proposed to be approximately 7,600 square feet each.

**1.2 Hearing Body Action**

Subdivision applications are reviewed by the Planning Commission because State Law requires that a Preliminary Plat must be reviewed and approved by the Land Use Authority at a public meeting. In Salt Lake County, the Planning Commission is the Land Use Authority regarding new subdivision plats.

This application is on the Commission's agenda for preliminary approval of the Preliminary Plat. The Final Preliminary Plat is issued by Staff once all requirements and conditions of approval are met. The Commission may choose to require the Final Preliminary Plat be brought back to the Commission for final approval if deemed necessary.

**1.3 Neighborhood Response**

Subdivisions are a use-by-right in the R-1-6 zone. This means that they must be approved if they comply with all applicable regulations and standards. Notification of surrounding property owners is not required either by County Ordinance or State Law for subdivision applications.

**1.4 Community Council Response**

Subdivisions are not subject to Community Council review.

## 2.0 ANALYSIS

### 2.1 Applicable Ordinances

#### R-1-6 Zone

Required Proposed

#### Lot Area

Required - 6,000 sq. ft.

Proposed - 7,000+ sq. ft.

#### Lot Width

Required - 60 ft. at 25-foot setback

Proposed - 75+ feet at 25-foot setback

#### Setbacks

##### Front

Required - 25 feet

Proposed - 25 feet

##### Side (based on RCOZ Option A requirements)

Required - 8 min. w/Total 25% of Lot Width (18 feet)

Proposed - 9.5 feet (19 Total)

##### Rear

Proposed - 15 feet w/Garage 30 feet w/o

Required - 15 feet w/Garage 30 feet w/o

### 2.3 Other Agency Recommendations or Requirements

Grading - No significant grading issues are anticipated with the project. Grading plans will need to be submitted with the construction of each new home.

Urban Hydrology - - a Final Drainage Plan will be required for each new home. All water generated on-site must be retained on site or directed to an approved storm drain system.

Geology - The property is in a very low liquefaction area. Therefore, no disclosure for or geotechnical report will be required.

Transportation - In accordance with subdivision regulations, the two new lots must complete the public street improvements in front of the subject property. This will include the installation of a new sidewalk along the property's frontage and the repair or replacement of any damaged existing curb and gutter in front of the property. Plan and profiles will be required to be submitted as part of the Technical Review Process.

### 2.4 Other Issues

Existing Home - The existing home will need to be removed prior to the Final Plat recording. The applicant will need to provide proof that the home has been removed under demolition permit before the Final Plat can be recorded.

Bonding - Bonding for any required public improvements will need to be posted prior to Final Plat recording.

#### Easements

Existing Easements will need to be identified, if any and their disposition indicated on the plat. e.g. relocation, abandoned or remain.

New Easements may be required by the utility companies as part of their review of the plat. These will

need to be identified on the Preliminary and Final Plats.

*All Easements* will be worked out by the applicant with the Utility Companies. A signed paper version of the Final Plat will be obtained from the utility companies, indicating their approval of the plat, prior to County Planning and Development services Final Plat approval.

### **3.0 STAFF RECOMMENDATION**

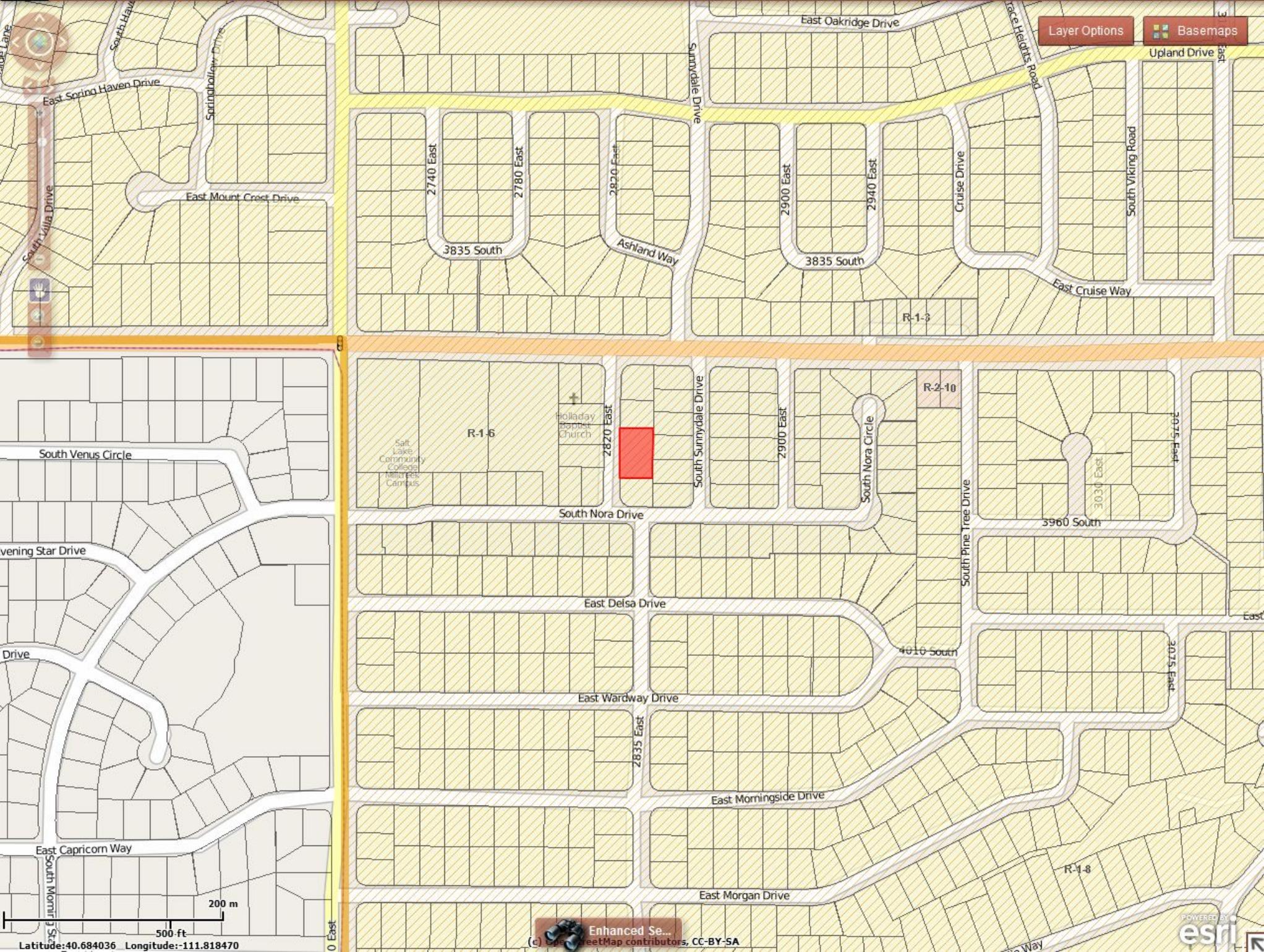
#### **3.1 Staff recommends APPROVAL of the proposed Subdivision with the following conditions:**

- 1 )The applicant shall complete preliminary and final plat with staff.
- 2 )The existing home and any existing accessory structures shall be removed from the site prior to Final Plat recording.

#### **3.2 Reasons for Recommendation**

- 1 ) The proposal complies with zoning requirements and should be able to satisfy all subdivision and other reviewers recommendations.





Holiday Baptist Church

Salt Lake Community College Miller Park Campus



200 m  
500 ft  
Latitude: 40.684036 Longitude: -111.818470





Subject Property



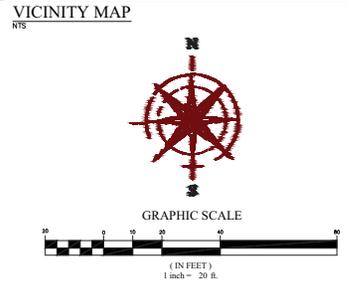
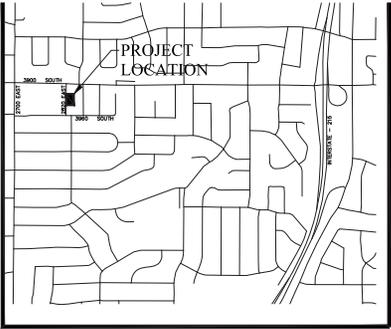
Looking North



Looking West

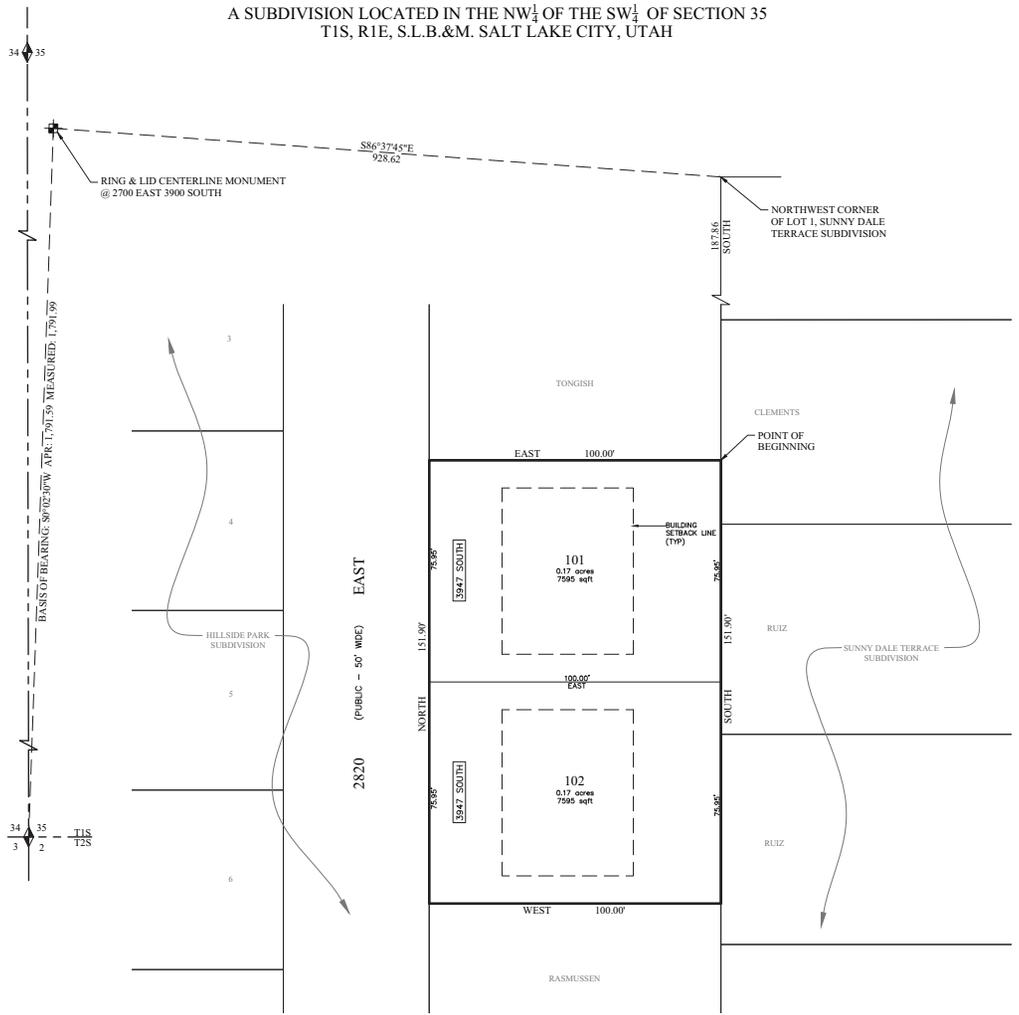


Looking South



# SCHANZ SUBDIVISION

A SUBDIVISION LOCATED IN THE NW<sup>1</sup>/<sub>4</sub> OF THE SW<sup>1</sup>/<sub>4</sub> OF SECTION 35  
T1S, R1E, S.L.B.&M. SALT LAKE CITY, UTAH



**NOTES**

1. BUILDING SETBACKS ARE AS FOLLOWS:  
 FRONT = 25.00 FEET  
 REAR = 30.00 FEET  
 SIDE = 0.50 FEET

I, DENNIS P. CARLISLE, A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 172675 AS PRESCRIBED BY THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS SCHANZ SUBDIVISION, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



**LEGAL DESCRIPTION**

ALL OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 8773 PAGE 496 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, LOCATED IN THE SW<sup>1</sup>/<sub>4</sub> OF SECTION 35, T1S, R1E, S.L.B.&M. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED SOUTH ALONG THE LOT AND PLAT LINE 187.86 FEET FROM THE NORTHWEST CORNER OF LOT 1, SUNNY DALE TERRACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH ALONG THE WEST LINE OF SAID SUBDIVISION 151.90 FEET; THENCE WEST 100.00 FEET TO THE EAST LINE OF 2820 EAST STREET; THENCE NORTH ALONG SAID STREET 151.90 FEET; THENCE EAST 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 15,190 +/- S.F.

(BASIS OF BEARING: SUNNY DALE TERRACE SUBDIVISION--S0°02'20"W BETWEEN THE CENTERLINE MONUMENT AT 2700 EAST & 3900 SOUTH AND THE SOUTHWEST CORNER OF SECTION 35, T1S, R1E, S.L.B.&M.--AS SHOWN HEREON.)

**OWNERS DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_ (THE UNDERSIGNED OWNER) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS

**SCHANZ SUBDIVISION**

DO HEREBY DEDICATE TO SALT LAKE COUNTY ALL THESE TRACTS OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, THE UNDERSIGNED OWNERS ALSO CONVEY TO WEST VALLEY CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF \_\_\_\_\_ HAVE HERETO SET HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

BY: \_\_\_\_\_ BY: \_\_\_\_\_

BY: \_\_\_\_\_

**LIMITED LIABILITY ACKNOWLEDGEMENT**

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2012 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, \_\_\_\_\_ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE \_\_\_\_\_ OF IVORY DEVELOPMENT L.L.C., A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC  
 RESIDING IN SALT LAKE COUNTY

**SCHANZ SUBDIVISION**

A SUBDIVISION LOCATED IN THE NW<sup>1</sup>/<sub>4</sub> OF THE SW<sup>1</sup>/<sub>4</sub> OF SECTION 35  
T1S, R1E, S.L.B.&M. SALT LAKE CITY, UTAH

**RECORDED #**

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

FEE \_\_\_\_\_ SALT LAKE COUNTY RECORDER

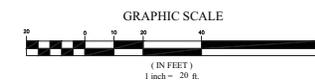
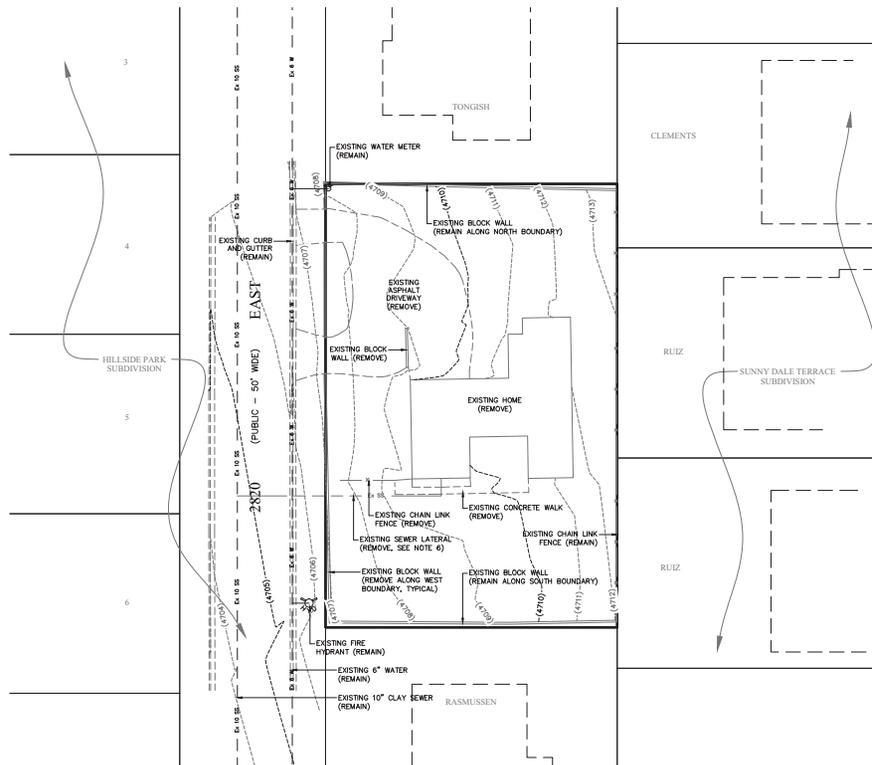
<p style="text-align: center;">PREPARED FOR</p> <p style="text-align: center;"><b>IVORY DEVELOPMENT L.L.C.</b></p> <p style="text-align: center; font-size: small;">978 WOODOAK LANE MURRAY, UTAH 84117, PH: 747-7440</p>	<p style="text-align: center;">PREPARED BY</p> <div style="text-align: center;"> <p><b>FOCUS</b><sup>®</sup></p> <p>ENGINEERING AND SURVEYING, LLC</p> <p style="font-size: x-small;">201 WEST COTTAGE AVENUE SANDY, UTAH 84070 PH: (801) 352-0075 www.focusutah.com</p> </div>
<p style="text-align: center;">PLANNING COMMISSION</p> <p style="font-size: x-small;">APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE SALT LAKE COUNTY PLANNING COMMISSION</p> <p style="font-size: x-small;">CHAIRMAN, SALT LAKE COUNTY PLANNING COMMISSION</p>	<p style="text-align: center;">SALT LAKE VALLEY HEALTH DEPARTMENT</p> <p style="font-size: x-small;">APPROVED THIS _____ DAY OF _____ A.D. 20__</p> <p style="font-size: x-small;">DIRECTOR, S. L. VALLEY HEALTH DEPT.</p>

<p style="text-align: center;">SALT LAKE CITY WATER</p> <p style="font-size: x-small;">APPROVED THIS _____ DAY OF _____ A.D. 20__</p> <p style="font-size: x-small;">MANAGER</p>
--

<p style="text-align: center;">ENGINEER'S CERTIFICATE</p> <p style="font-size: x-small;">I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.</p> <p style="font-size: x-small;">DATE _____ SALT LAKE COUNTY ENGINEER</p>
--

<p style="text-align: center;">APPROVAL AS TO FORM</p> <p style="font-size: x-small;">APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__</p> <p style="font-size: x-small;">SALT LAKE COUNTY ATTORNEY</p>
--

<p style="text-align: center;">COUNTY COUNCIL</p> <p style="font-size: x-small;">PRESENTED TO THE SALT LAKE COUNTY COUNCIL THIS _____ DAY OF _____ A.D. 20__ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.</p> <p style="font-size: x-small;">ATTEST: SALT LAKE COUNTY RECORDER COUNTY MANAGER, SALT LAKE COUNTY</p>
--



**LEGEND**

---	BOUNDARY
---	LOT LINE
---	PUE
---	BUILDING SETBACK
---	EXIST. 10" CLAY SEWER
---	EXIST. 6" WATER
---	EXIST. 4" WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR

**GENERAL NOTES**

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL CONSTRUCTION SHALL ADHERE TO APWA STANDARD PLANS AND SALT LAKE COUNTY STANDARDS AND SPECIFICATIONS
4. ALL SANITARY SEWER CONSTRUCTION SHALL ADHERE TO MOUNT OLYMPUS SEWER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
5. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
6. EXISTING SEWER LATERAL IS TO BE ABANDONED DUE TO SHALLOW DEPTH AT THE PROPERTY LINE (APPROX 5' DEEP -- INFORMATION PROVIDED BY MOUNT OLYMPUS SEWER DISTRICT).

**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
200 WEST COTTAGE AVENUE  
SANDY, UTAH 84070  
PHONE: 801-552-0075  
WWW.FOCUSURV.COM



**SCHANZ SUBDIVISION  
DEMOLITION PLAN**

REVISION BLOCK	DATE	DESCRIPTION

**DEMOLITION PLAN**

Scale: 1"=20'  
Date: 11/7/2012  
Sheet: C2

