



Millcreek City Planning and Community Development

3330 South 1300 East

Millcreek, Utah 84106

Phone: (801) 214-2750

Inspections: (385) 468-6690

STAFF MEMORANDUM

From: Robert May, Planner
To: East Millcreek Community Council
Meeting Date: September 5, 2018

RE: Recommendation for a sidewalk exception request that is part of a 2-Lot subdivision application located at 2525 East Neffs Lane

Applicant: Ryan Heath

File No.: EX-19-002

Request

Ryan Heath is requesting preliminary plat approval for a 2-lot subdivision located at 2525 Est Neffs Lane and a recommendation for a sidewalk exception from Millcreek City to be exempt from providing required sidewalk along their property located at 2525 East Neffs Lane. Although the 2-Lot subdivision application does not require a Community Council recommendation, the sidewalk exception request does require the Community Council's input and recommendation. The Planning Commission will discuss this matter at their meeting on **Wednesday, 18 September at 5:00 pm.**

Existing Land Use and Proposed Change

The applicant wishes to develop the .57-acre subject parcel for the purpose of a 2-Lot subdivision. As per Section 14.12.025 Curb Ramps, Ramps And Sidewalks To Comply With Standards, "All public and private curb ramp, ramp and sidewalk development located within the city subject to the jurisdiction of the city shall meet the requirements of this chapter". However, residents do reserve the right to apply for an exception to the code in cases where unusual topographical, aesthetic, or other exceptional conditions or circumstances exist.

14.12.150 Exceptions

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 director; provided, that the variations or exceptions are not detrimental to the public safety or welfare.

Community Council Action

As per Chapter 2.56.100 of the Millcreek City Code, staff is seeking Millcreek Community Council's input on the proposed ***sidewalk exception request***. Specifically, or not if the required sidewalk improvements are appropriate to the existing area and are encouraged to make recommendations concerning the application to the city planning commission. A recommendation for the proposed 2-Lot subdivision is not needed at this time.



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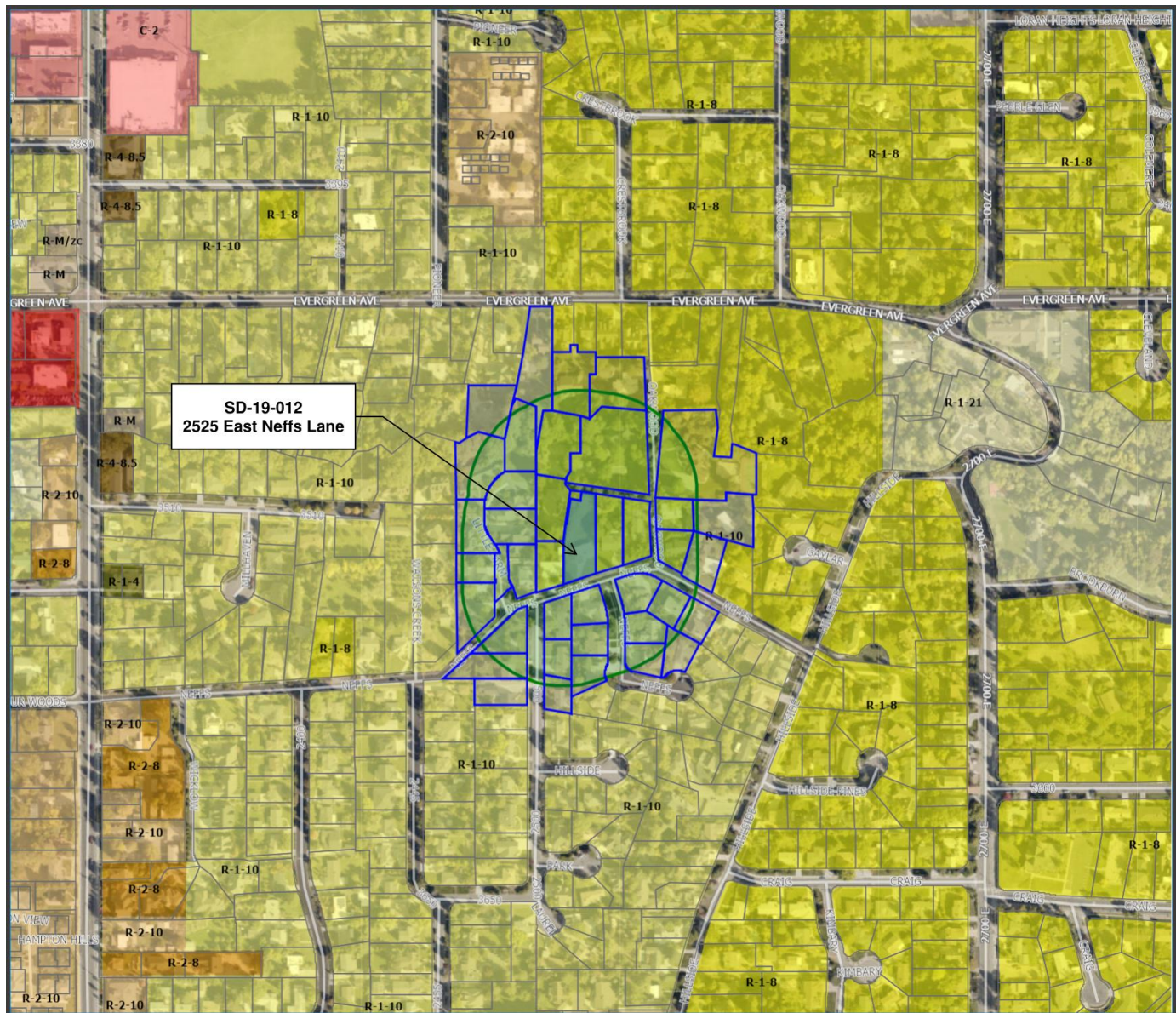
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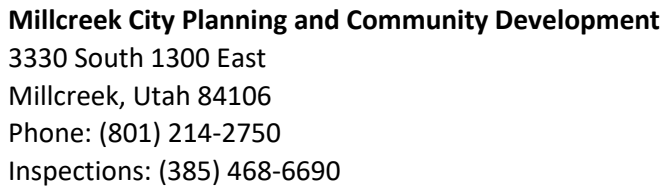
Public Works Director Recommendation

The Millcreek Public Works Director will not be recommending that a sidewalk exception request be granted.

Attachments

Location and zone map, proposed plat, Google Pic of Neffs Lane





TAX ID NO. 16-34-226-011
LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF
SECTION 34, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

AUGUST 1, 2015

HEATH SUBDIVISION PLAT
AND MONUMENTED ON THE GROUNDS

CONTAINS 22,215 SQUARE FEET OR 0.51 ACRES.

[illegible]

TERROW HOLDINGS, LLC
A UTAH LIMITED LIABILITY COMPANY
ITS MANAGER
BY: CHAD CHRISTENSEN, MANAGER
UNITED LIABILITY COMPANY ACKNOWLEDGEMENT
STATE OF UTAH
COUNTY OF SALT LAKE \$5.

ON THE _____ DAY OF _____, 2018, PERSONALLY APPEARED BEFORE ME,
CHAD CHRISTENSEN, NOTARY PUBLIC, SWORN AND SAID THAT HE IS THE MANAGER OF TIGERSON
HOLDINGS, LLC, A PRIVATE LIMITED LIABILITY COMPANY, AND THAT HE EXECUTED THE SAME AS DULY
AUTHORIZED IN THE CAPACITY INDICATED.

MY COMMISSION EXPIRES: _____

SIGNED AT _____ NOTARY PUBLIC _____

CHECKED FOR ZONING COMPLIANCE	
ZONE _____	LOT AREA _____
LOT WIDTH _____	FRONT YARD _____
REAR YARD _____	SIDE YARD _____
UNIFIED FIRE AUTHORITY APPROVAL	
SIGNED _____	DATE _____
ADDRESSING APPROVAL	

SIGNED _____	DATE _____
MILLCREEK PLANNING COMMISSION	
APPROVED THIS _____ DAY OF _____, 2019, BY THE MILLCREEK PLANNING COMMISSION.	
SIGNED _____	DATE _____
SALT LAKE COUNTY HEALTH DEPARTMENT	
APPROVED THIS _____ DAY OF _____ BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.	

S89- 5.3' 54"E 26.38.24" (RECORD S2015-12-0596)
S89- 5.3' 58"E 26.37.65" (RECORD S2012-10-0380)
S89- 5.3' 58"E 26.38.27" (BASIS OF BEARING) _____
1320.00' (RECORD DEED AND MEASURED)

FOUND 3.0" BRASS CAP MONUMENT AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 1 EAST, S.L.B.M.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft

[illegible]

AL AND MARGIE
DOOR

REGISTRATION OF THE COMPANY
 14-256-072
 EAST NORTHS LANE

[illegible]

Map of the study area showing the location of Sluik Lake C. The map includes a north arrow, a scale bar (0 to 1000 meters), and a coordinate grid. The lake is located in the central part of the map, with its coordinates approximately 57° 27' N, 14° 46' W. The map also shows the coastline of the Gulf of Mexico and the location of the study area relative to the coast.

[illegible]

DATE _____		CENTURY LANE _____ DATE _____	
_____ DAY OF _____ 2018		COMCAST _____ DATE _____	
		DOMINION ENERGY _____ DATE _____	
		MICHIGAN POWER _____ DATE _____	
		OTHER _____ DATE _____	
US TO FORM			
MILL CREEK COMMUNITY DEVELOPMENT DEPARTMENT			
APPROVED THIS _____ DAY OF _____ 2018 BY MICHELE K. FRANKLIN AND DEVELOPMENT DEPARTMENT			
MILL CREEK COMMUNITY DEVELOPMENT DEPARTMENT			
MILL CREEK MAYOR			
PRESENTED TO THE MAYOR AND THE CITY COUNCIL ON THIS _____ DAY OF _____ 2018 THE _____ STREET DEVELOPMENT PLAN			
MAYOR _____		ATTY _____	

COB STAMPED AS RECORDED ON (NOT FOUND) ON STAMPED NON-PLS CONSUMER NOTED	CAR STAMPED WALTER LS 158647
RECEIVED NO. DATE OF REQUEST FOR DATE TIME	R.O.S. NO.
FBI/DOJ	COUNTY SHERIFF

[illegible]

SCALE 00	F = 50'		
DRAWN BY:	B. YATES		
CHECKED BY:			
TAX ID NO.	AS SHOWN		
		NO.	ACROSS

1 SUBDIVISION PLAT
THE NORTHEAST QUARTER
EAST QUARTER OF SEC 34
1 S, RANGE 1 E, S.L.B.M

HEATH
LYING WITHIN T
OF THE NORTH
TOWNSHIP



REDCON
LAND SURVEY

25 SOUTH MAIN STREET
CENTERVILLE, OHIO 45403
(801) 298-2200
REDCON

45000-30	
CHRG 45000-30 FL	
DATE 8/25/2018	
SHEET 1 OF 1	

DATE _____

ALL LINES RECORDED AND FILED AT _____

BOOK _____ PAGE _____

BALTIMORE COUNTY RECORDER



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