



7505 South Holden Street
Midvale, Utah 84047
Phone (801) 567-7200
www.midvalecity.org

MIDVALE PLANNING AND ZONING COMMISSION

AGENDA

JULY 8, 2020

7:00 pm

ELECTRONIC MEETING

This meeting will be held as an electronic meeting, without a physical location, pursuant to Midvale City Resolution No. 2020-R-11. As restrictions limiting public gatherings occur across the state, Midvale City wants to ensure everyone interested in participating in Planning Commission meetings can do so. This meeting will be broadcast on the following links:

City Facebook Page: <https://www.facebook.com/MidvaleCity/>

YouTube: <https://www.youtube.com/channel/UCLDszK2kMUHuc3-bV-BBslQ>

Mixlr and City Website: <https://www.midvalecity.org/how-do-i/listen-to-public-meetings>

If you would like to provide comments on public hearing items, please email comments to Alex Murphy at amurphy@midvale.com or post/submit comments on the City's Facebook page prior to completion of the public hearing portion of each item. These comments will be presented to and considered by the Commission and made part of the public record. Public comment portions of meetings will remain open for at least 5 minutes. If you have comments which will take longer than 5 minutes to prepare, please submit a short message to ensure the public comment portion of the meeting is held open long enough for your comments to be received.

ROLL CALL

PUBLIC HEARING

1. CONTINUED FROM JUNE 10, 2020: REZ/CUP/SPR-22-29-303-001; CASA BLANCA MULTIFAMILY DEVELOPMENT; 7488 S CASA BLANCA DR; REZONE FROM RC TO RM-25 AND CONDITIONAL USE PERMIT & PRELIMINARY SITE PLAN FOR 8-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT; RC ZONE; AJ SHAFFER/WARD ENGINEERING (APPLICANT).
2. CONTINUED FROM JUNE 10, 2020: SUB-22-31-206-001; THE PINES PHASE 2 SUBDIVISION; 310 E 7800 S; PRELIMINARY SUBDIVISION PLAT FOR 3-LOT SUBDIVISION; SINGLE FAMILY RESIDENTIAL (SF-2) ZONE; CHRIS GAMVROULAS/IVORY DEVELOPMENT (APPLICANT).
3. TXT-20-07; ZONING ORDINANCE TEXT AMENDMENT; MODIFYING PARKING STANDARDS IN MULTIFAMILY RESIDENTIAL – MEDIUM TO HIGH DENSITY (RM-25) ZONE; SARA WEBB/EJ ARCHITECTURE (APPLICANT).

4. REZ/CUP/SPR-22-30-251-006; SUNSET GARDENS MULTIFAMILY REDEVELOPMENT; 380 E FORT UNION BLVD; REZONE FROM SF-1/DO TO RM-25 AND CONDITIONAL USE PERMIT & PRELIMINARY SITE PLAN FOR 97-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT; SF-1/DO ZONE; SARA WEBB/EJ ARCHITECTURE (APPLICANT).
5. SUB-22-30-106-019; 7100 SOUTH – PEAK VIEW FLATS SUBDIVISION; 127-149 E 7100 S; PRELIMINARY SUBDIVISION PLAT FOR 16-UNIT SUBDIVISION; SF-1/DO ZONE; CHRIS KNAPP/RIDGEWAY CONSTRUCTION (APPLICANT).
6. MPD/SUB-22-19-477-016; MEADOWS ON 7TH; 6790 S 700 E; SMALL SCALE MASTER PLANNED DEVELOPMENT AND PRELIMINARY SUBDIVISION PLAT FOR 17-UNIT RESIDENTIAL PROJECT; SF-1/DO ZONE; RYAN REYNOLDS/BRAD REYNOLDS CONSTRUCTION (APPLICANT).
7. SUB-22-29-129-009; FORT UNION COMMERCIAL SUBDIVISION; APPROX. 1000 E FORT UNION BLVD; PRELIMINARY SUBDIVISION PLAT FOR 22-LOT SUBDIVISION; REGIONAL COMMERCIAL (RC) ZONE; JAKE TATE/ANDERSON WAHLEN & ASSOCIATES (APPLICANT).

MINUTES

8. REVIEW AND APPROVE MINUTES OF MARCH 11, 2020, APRIL 22, 2020, MAY 13, 2020, AND JUNE 10, 2020.

STAFF UPDATE

9. UPCOMING MEETINGS & PROJECTS.

ADJOURN

All meetings are open to the public; however, there is no public participation except during public hearings. Members of the public will be given an opportunity to address the Commission during each public hearing item. The Commission reserves the right to amend the order of the agenda if deemed appropriate. No item will be heard after 10:30pm without unanimous consent of the Commission. Items not heard will be scheduled on the next agenda. In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the CD Executive Assistant at (801) 567-7211, providing at least three working days' notice of the meeting.

A copy of the foregoing agenda was provided to the news media by email; the agenda was posted in the City Hall Lobby, the 2nd Floor City Hall Lobby, on the City's website at www.midvalecity.org and the State Public Notice website at <http://pmn.utah.gov>. Commission Members may participate in the meeting via electronic communication. Commission Members' participation via electronic communication will be broadcast and amplified so all Commission Members and persons present in the Council Chambers will be able to hear or see the communication.

Alex Murphy, Planning Director

Dated this 1st Day of July 2020



Midvale City

Department of Community Development
Planning and Zoning Department

Author: Jana Ward, Planner I

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| APPLICATION NUMBER REZ/SPR/CUP 22-29-303-001; 22-29-303-002 | APPLICABLE ORDINANCE(S) § 17-7-12 (existing zone), 17-7-4 (proposed zone), and 17-3-1 | APPLICANT/PROPERTY OWNER AJ Shaffer Ward Engineering |
| MEETING DATE July 8, 2020 | ITEM TYPE Public Hearing | PROPERTY ADDRESS/LOCATION 7488 S Casa Blanca Dr. |

SUMMARY OF REQUEST

The applicant is requesting to rezone .66 acres located at 7488 S Casa Blanca Dr. from Regional Commercial (RC) to Multi Family Residential Medium to High Density (RM-25). A conditional use permit and preliminary site plan will also be reviewed for an 8-unit multifamily residential development. This project was on the agenda for the June 10, 2020 Planning Commission meeting and was rescheduled due to mail notice issues.

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| EXISTING ZONING RC | EXISTING LAND USE Single Family | SURROUNDING LAND USE Residential | SIZE OF PROPERTY .66 acres |
|----------------------------------|---|--|--|

STAFF RECOMMENDATION

APPROVE

APPROVE WITH
CONDITIONS

TABLE

DENY



Midvale City
Department of Community Development
Planning and Zoning Department

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| Planning and Zoning Commission Staff Report |
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| APPLICATION: | 8-UNIT HOUSING DEVELOPMENT |
| LOCATION: | 7488 S Casa Blanca Dr. |
| APPLICANT: | A.J. Shaffer – Ward Engineering |
| FILE #: | REZ/SPR/CUP – 22-29-303-001; 22-29-303-002 |
| REQUEST: | Rezone from Regional Commercial (RC) to Multi Family Residential Medium to High Density (RM-25) and Conditional Use Permit & Preliminary Site Plan for 8-Unit Multifamily Residential Development |
| MEETING DATE: | July 8, 2020 |
| ZONING DESIGNATION: | Regional Commercial (RC) |
| AUTHOR: | Jana Ward, Planner I |
| APPLICABLE ORDINANCE (S): | Midvale City Municipal Code Chapter 17-7-12 (existing zone), 17-7-4 (proposed zone), and 17-3-1 |
| AGENDA #: | 1 |

SUMMARY:

A.J. Shaffer on behalf of Ward Engineering Group is requesting to rezone .66 acres located at 7488 S Casa Blanca Dr. from Regional Commercial (RC) to Multi Family Residential Medium to High Density (RM-25) to construct an 8-unit multifamily residential development. A conditional use permit and preliminary site plan application for the proposed development are also included in this application. The RM-25 zone typically requires an administrative conditional use permit for multifamily housing developments between 0.5-1 acre in size; however, because the project includes a rezone request, Staff and the applicant are requesting the Planning Commission review the development plans concurrently with the rezone. The final site plan will be reviewed by Staff, provided the rezone request is approved.

This project was scheduled for the Planning Commission meeting on June 10, 2020, and due to a mail noticing error, the Planning Commission voted to postpone the public hearing to July 8, 2020.

The subject property is located in the Regional Commercial (RC) zone and is adjacent to properties zoned RM-25 to the north and east, SF-1 to the south and SF-1/DO to the west.

GENERAL PLAN CONSIDERATIONS:

The 2016 Midvale City General Plan locates the subject property in a stability area. The General Plan identifies the following future land use goals for stability areas:

1. Support property maintenance and neighborhood stability
2. Buffer uses in Stability Areas from more intensive land uses nearby, including adjacent Opportunity Areas

3. Provide for better pedestrian/bicycle connections through and between neighborhoods
4. Provide for access to parks, trails and recreation facilities
5. Provide for appropriate transit opportunities
6. Provide mechanisms for appropriate home remodeling to occur to accommodate today's lifestyles and needs

The proposed rezone furthers goals #1 and #6 by allowing the property to continue as a residential use. This property is currently a nonconforming single-family home and has been under continual residential use. The City has no record of business license being issued for a commercial use at this property. Historical zoning maps show the multifamily residential developments surrounding the project were originally under a commercial zone and were rezoned between 1983 and 1992, leaving this parcel as the only commercially zoned property in the area. The history of the area supports a claim that the surrounding environs have changed to such a degree that it is in the public interest to encourage redevelopment of the area.

Goal three of the Housing Plan adopted by the City in 2019 is to expand the variety of housing opportunities to allow for more choices in types and locations of residences, including providing for a mixture of housing sizes, densities, types and affordability in each area of the City. The project aligns with that goal by providing a variety of housing sizes within the project and adding to the mixture of housing types in the surrounding area.

ORDINANCE CONSIDERATIONS:

Rezone

Section 17-3-1 of the Midvale City Municipal Code requires the Planning Commission hold a public hearing and adopt a written recommendation to the City Council, advising the City Council to approve, disapprove, or modify a request on zoning map amendments. The Planning Commission may only recommend approval of a rezone application if it determines, in written findings, that the proposed rezoning is consistent with the policies and goals of the general plan and that the applicant has demonstrated the following:

1. The proposed rezoning is necessary either to comply with the general plan proposed land use map or to provide land for a community need that was not anticipated at the time of adoption of the general plan;
2. The existing zoning was either the result of a clerical error or a mistake of fact, or that it failed to take into account the constraints on development created by the natural characteristics of the land including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage; or
3. The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area.

The discussion above in the General Plan Considerations section addresses how the proposed rezoning is consistent with the 2016 Midvale City General Plan. Further, with the surrounding multifamily projects having been rezoned from commercial properties, it would be in the public interest to encourage redevelopment on these parcels. Retaining the existing zone would allow a commercial use to develop on the site, which could lead to greater impacts on the surrounding neighborhood than are expected with the requested multifamily residential zoning.

Conditional Use Permit for Multi-family Housing

The RM-25 zone allows multi-family developments on property 0.5-1 acre in size as an administrative conditional use. With this request being proposed alongside a rezone proposal, Staff and the applicant are requesting the Planning Commission review the request. To approve the request, the Planning Commission must conclude that the application fully mitigates all identified adverse impacts and complies with the following general and specific standards:

General Conditional Use Standards:

1. The application complies with all applicable provisions of Title 17 of the Midvale City Municipal Code, State, and Federal Law;
2. The structures associated with the use are compatible with surrounding structures in terms of use, scale, mass and circulation;
3. The use is not detrimental to the public health, safety and welfare;
4. The use is consistent with the Midvale City General Plan, as amended;
5. Traffic conditions are not adversely affected by the proposed use including the existence of or need for dedicated turn lanes, pedestrian access, and capacity of the existing streets;
6. Sufficient utility capacity;
7. Sufficient emergency vehicle access;
8. Location and design of off-street parking as well as compliance with off-street parking standards provided for in §17-7-1.8;
9. Fencing, screening, and landscaping to separate the use from adjoining uses and mitigate the potential for conflict in uses;
10. Compatibility of the proposed mass, bulk, design, orientation, and location of the structures on the site; including compatibility with buildings on adjoining lots and to the street;
11. Exterior lighting that complies with the lighting standards of the zone and is designed to minimize conflict and light trespass with surrounding uses; and
12. Within and adjoining the site, impacts on the acquirer, slope retention, and flood potential have been fully mitigated and the proposed structure is appropriate to the topography of the site.

Specific Standards:

1. Pedestrian connections, i.e., sidewalks and trails, which link dwelling units with open space and with existing abutting public trails;
2. Forty percent of the lot developed as active, improved open space; and
3. Recreational amenities at a service capacity sufficient to support its occupants, including no less than five hundred square feet of recreational amenities.

Pedestrian Network

The proposal includes connected pedestrian access from each unit to the amenity spaces on the north corner and the southwest corner of the project. The pedestrian network continues along the boundary of the property including two connections to the sidewalk on 900 East and one connection to the sidewalk on Casa Blanca Dr.

Open Space and Amenities

The applicant has identified approximately 12,804 SF of open space with 1,000 SF of this area designated as recreational amenities, which satisfies the 40% open space requirement and the 500 SF recreational amenity requirement. No landscape plan has been submitted for review. Staff recommends the submittal of a landscape documentation package as a condition of approval.

General Requirements

The proposal has generally demonstrated compliance with the Development Standards of Chapter 17-7-4. The density, height and build to requirements have been met. The east and south property lines meet side setback requirements, as this is a triangular shaped property. The proposed height is 24'3" to the top of a flat roof. Colors and materials have been submitted with only one elevation, so more detailed elevations drawings will be required for a review of the architectural standards. The applicant will be required to obtain a variance to the maximum rear yard impervious surface limit of forty percent. The shape of the property makes meeting the impervious surface limit difficult and Staff anticipates supporting this variance request, which will be reviewed by the City's Hearing Officer at a later date. Staff recommends this as a condition of approval of the conditional use permit. As no landscaping plans have been provided, compliance with the landscape design requirements has not yet been verified.

No public health, safety, and welfare issues have been identified.

The City Engineer has reviewed the plans for utility provision and identified no obvious concerns. Adequate utility capacity will be verified and guaranteed through provision of the water and sewer duty to serve letters required by the site plan approval process.

The Area Fire Inspector reviewed and approved the proposal for emergency vehicle access on June 4, 2020, with the condition that the final site plan include fencing or barrier details between the structure and 900 E. Approval by the Area Fire Inspector will also be required for the Final Site Plan.

Parking requirements for multi-family developments are based on bedroom and unit count with 1.5 spaces required per 1-bedroom unit; 2 spaces per 2-bedroom unit; 2.5 spaces per 3+-bedroom unit; plus 1 space per every 4 unit for guest parking. This proposal shows 6 units with 2 bedrooms and 2 units with 3 bedrooms, resulting in a total requirement of 19 parking stalls. A total of 20 parking stalls have been provided, with 16 spaces in private garages and 4 guests parking stalls.

Staff recommends a fencing plan be submitted as part of the Final Site Plan application. To the greatest extent possible fencing should be consistent throughout the site and Staff recommends the applicant work with neighboring property owners to eliminate the occurrence of double fencing.

The RM-25 zone establishes lighting standards for all developments. No lighting plan has been submitted. Staff recommends a lighting plan be required as part of the Final Site Plan.

Staff has not identified any issues requiring mitigation regarding aquifer, slope, or topography. The City Engineer reviewed and approved the preliminary site plan on May 28, 2020.

STAFF RECOMMENDATION FOR REZONE:

Based on consistency with the 2016 Midvale City General Plan and the requirements of Chapter 17-3-1 of the Midvale City Municipal Code, Planning Staff recommends forwarding a positive recommendation to the Midvale City Council for approval of the proposed rezone of 7488 S Casa Blanca Dr. to the Multifamily Residential – Medium to High Density Zone (RM-25).

RECOMMENDED MOTIONS:

Motion #1 – Approval

“Based on the following findings, I move that we forward a recommendation to the Midvale City Council to approve the rezoning of 7488 S Casa Blanca Dr. from Regional Commercial (RC) to Multifamily Residential – Medium to High Density Zone (RM-25).”

- 1. The proposed rezoning is consistent with the goals of the Midvale City 2016 General Plan and 2019 Housing Plan and*
- 2. The land and its surrounding environs have changed to such a degree that it is in the public interest to recognize the changed character of the area and encourage redevelopment of the area by adopting the proposed rezone.”*

Motion #2 – Table

“I move that we table decision on the proposed rezone to address the following questions/comments:

- 1. ...*
- 2. ... ”*

STAFF RECOMMENDATION FOR CONDITIONAL USE PERMIT:

Based on compliance with the conditional use and development standards for a multi-family project in the RM-25 Zone demonstrated in the application or addressed by conditions of approval, Planning Staff recommends approving the Preliminary Site Plan and Conditional Use Permit for the 8-unit multifamily residential development located at 7488 S Casa Blanca Dr. with the following conditions of approval:

1. The conditional use permit is contingent on the requested rezone being approved by the City Council and a variance to the rear yard impervious surface coverage limit being approved by the City’s Hearing Officer.
2. The applicant shall prepare and submit a Final Site Plan to be reviewed and approved by the City Engineer, Fire Marshal, and City Planning Staff. The Final Site Plan shall include drawings with those changes and additions necessary to comply with the architectural standards, landscaping, irrigation, exterior lighting, fence, and all other requirements of Chapter 17-7-4 of the Midvale City Municipal Code.

3. The applicant shall obtain duty to serve letters for water and sewer prior to the approval of the final site plan.

RECOMMENDED MOTIONS:

Motion #1 – Approval

“Regarding the application for a Preliminary Site Plan and Conditional Use Permit for an 8-unit residential building at 7488 S Casa Blanca Dr., I move that we adopt the findings and conditions of approval presented in the Staff Report.”

Motion #2 – Approval with Changes

“Regarding the application for a Preliminary Site Plan and Conditional Use Permit for an 8-unit residential building at 7488 S Casa Blanca Dr., I move that we adopt the findings and conditions of approval presented in the Staff Report with the following amendments:

1. ...
2. ... ”

Motion #3 – Table

“I move that we table a decision on this application to address the following questions/comments:

1. ...
2. ... ”

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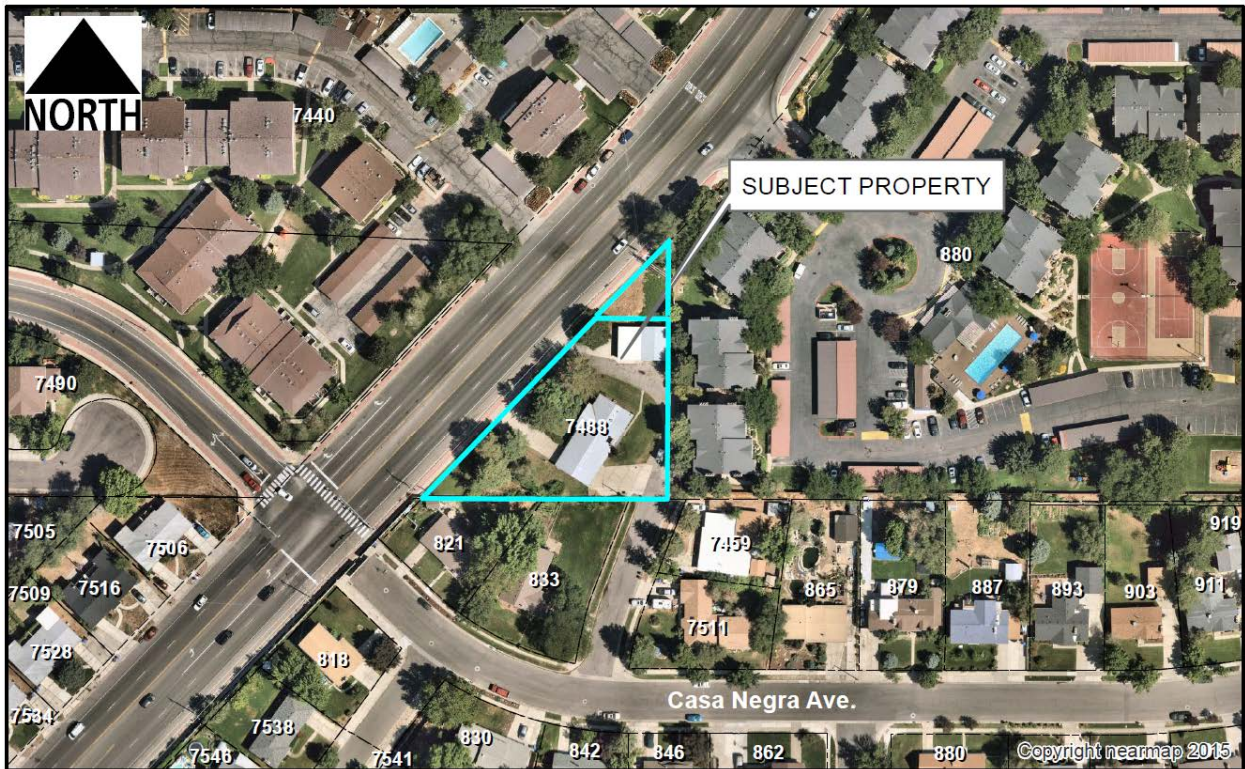
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| North: RM-25 | Multi-family residential |
| South: SF-1 | Single family residential |
| East: RM-25 | Multi-family residential |
| West: SF-1/DO | Multi-family residential |

ATTACHMENTS:

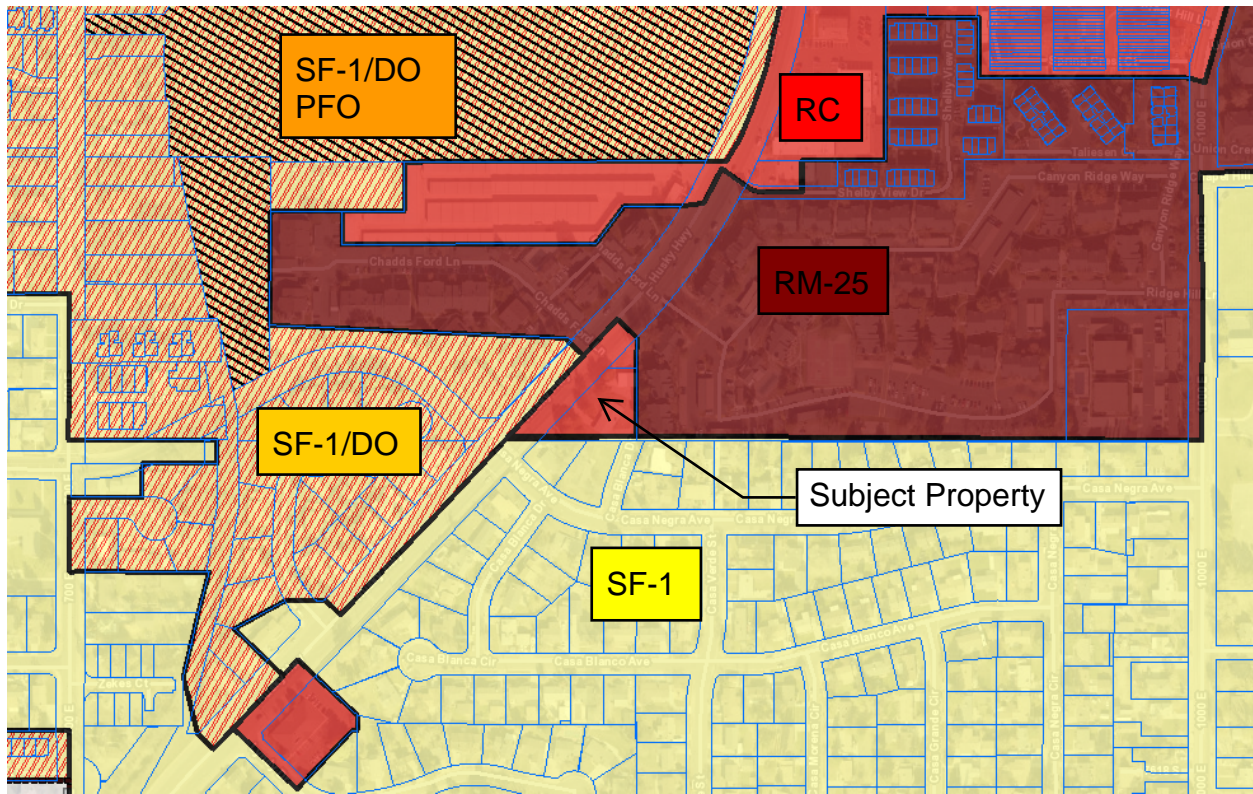
- Vicinity Map
- Zoning Map
- Site Plan
- Floor Plan
- Building Elevations

PUBLIC NOTICE: ☐ No ☒ Yes

VICINITY MAP



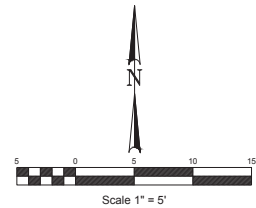
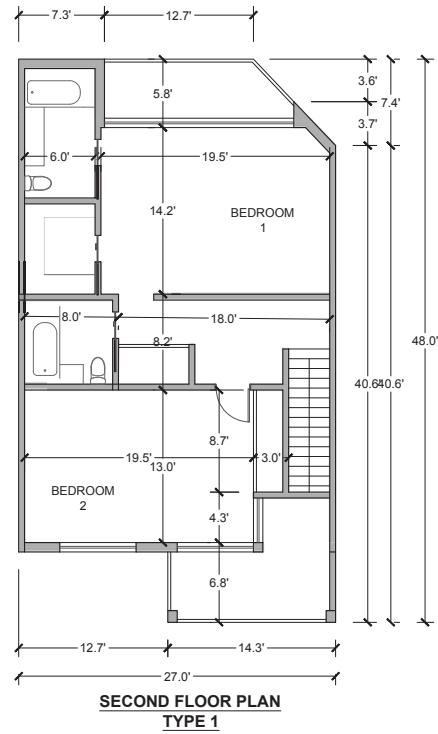
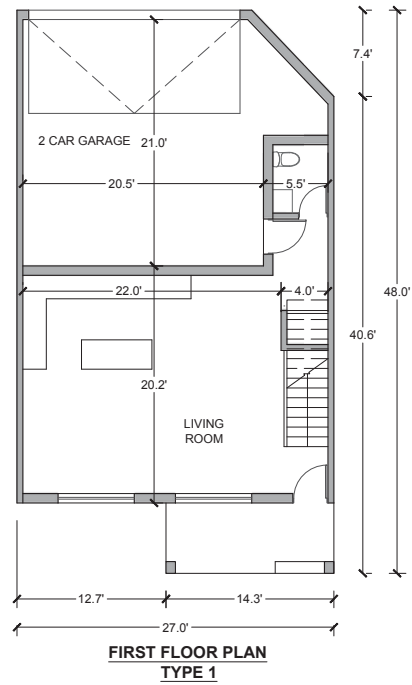
ZONING MAP





SHEET

SP-02



MIDVALE TOWNHOMES
7488 S. Casa Blanca Dr.
Midvale, UT
FLOOR PLAN

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.1040

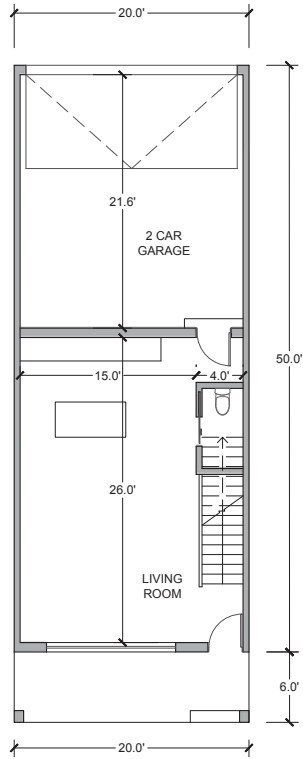
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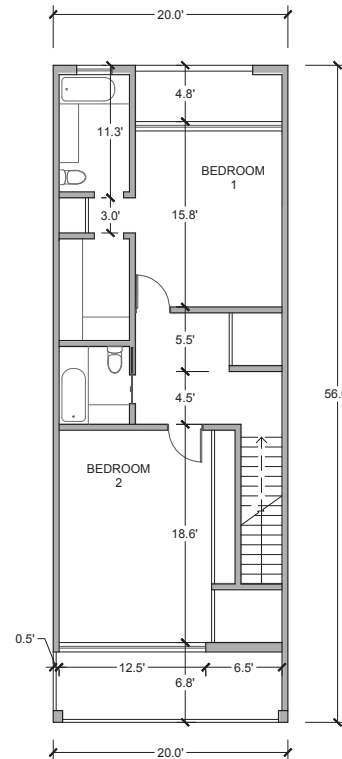
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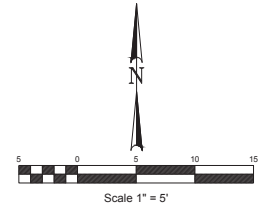
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**FIRST FLOOR PLAN
TYPE 2**



**SECOND FLOOR PLAN
TYPE 2**



MIDVALE TOWNHOMES
7488 S. Casa Blanca Dr.
Midvale, UT
FLOOR PLAN

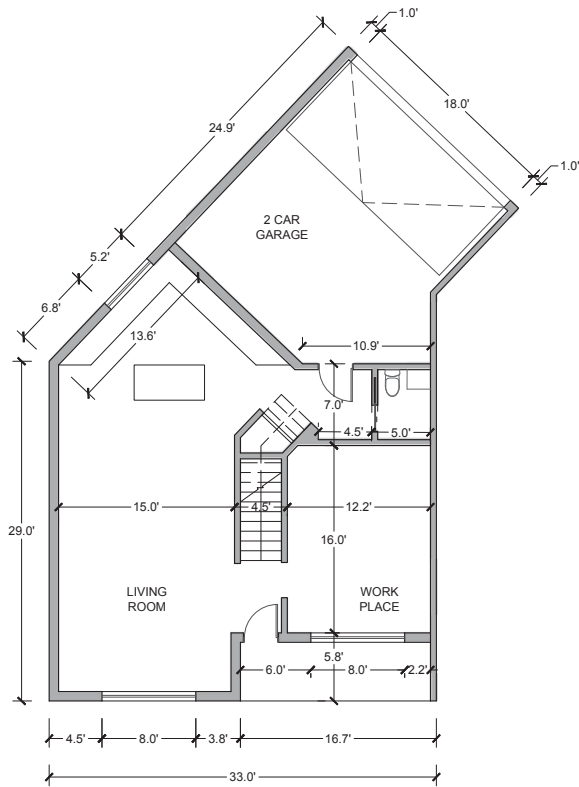
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Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.1040

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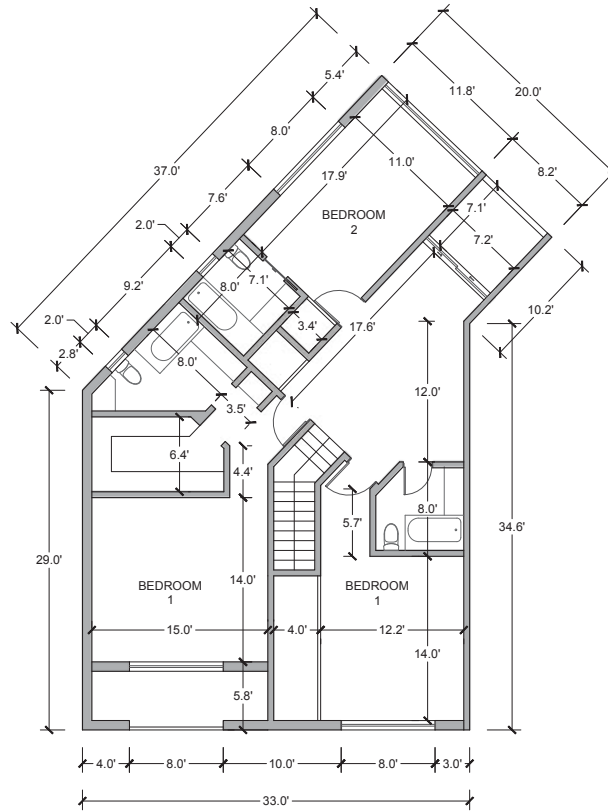
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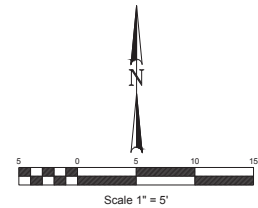
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FIRST FLOOR PLAN
TYPE 3



SECOND FLOOR PLAN
TYPE 3



MIDVALE TOWNHOMES
7488 S. Casa Blanca Dr.
Midvale, UT
FLOOR PLAN

231 West 800 South Salt Lake City, Utah 84101

Ward Engineering Group
Planning Engineering Surveying

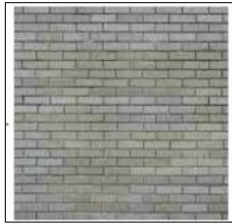
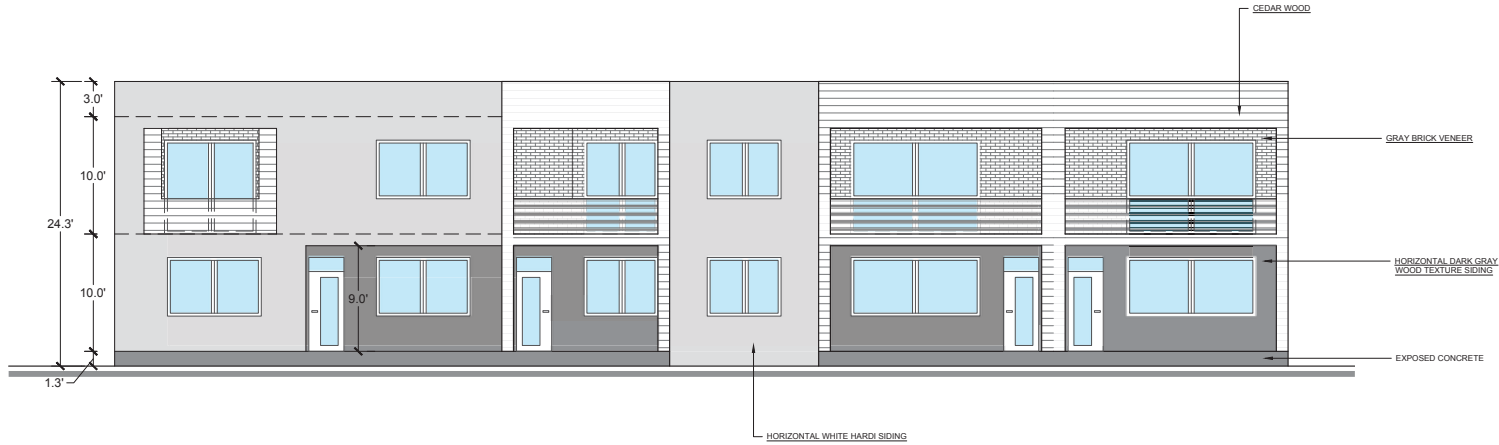
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SHEET

A-120



GRAY BRICK VENEER



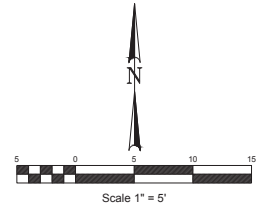
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HORIZONTAL WHITE HARDI SIDING



HORIZONTAL DARK GRAY WOOD TEXTURE SIDING



MIDVALE TOWNHOMES
7488 S. Casa Blanca Dr.
Midvale, UT
FLOOR PLAN

231 West 800 South Salt Lake City, Utah 84111
Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.1040

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| REVISIONS |
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SHEET
A-120



Midvale City

Department of Community Development
Planning and Zoning Department

Author: Jana Ward, Planner I

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| APPLICATION NUMBER SUB- 22-31-206-001 | APPLICABLE ORDINANCE(S) §17-7-2 and Title 16 | APPLICANT/PROPERTY OWNER Chris Gamvroulas Ivory Development |
| MEETING DATE July 8, 2020 | ITEM TYPE Public Hearing | PROPERTY ADDRESS/LOCATION 310 E 7800 S |

SUMMARY OF REQUEST

The applicant is requesting approval of a 3-lot Preliminary Subdivision located at 310 E 7800 S.

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| EXISTING ZONING SF-2 | EXISTING LAND USE Single Family | SURROUNDING LAND USE Residential | SIZE OF PROPERTY .47 acres |
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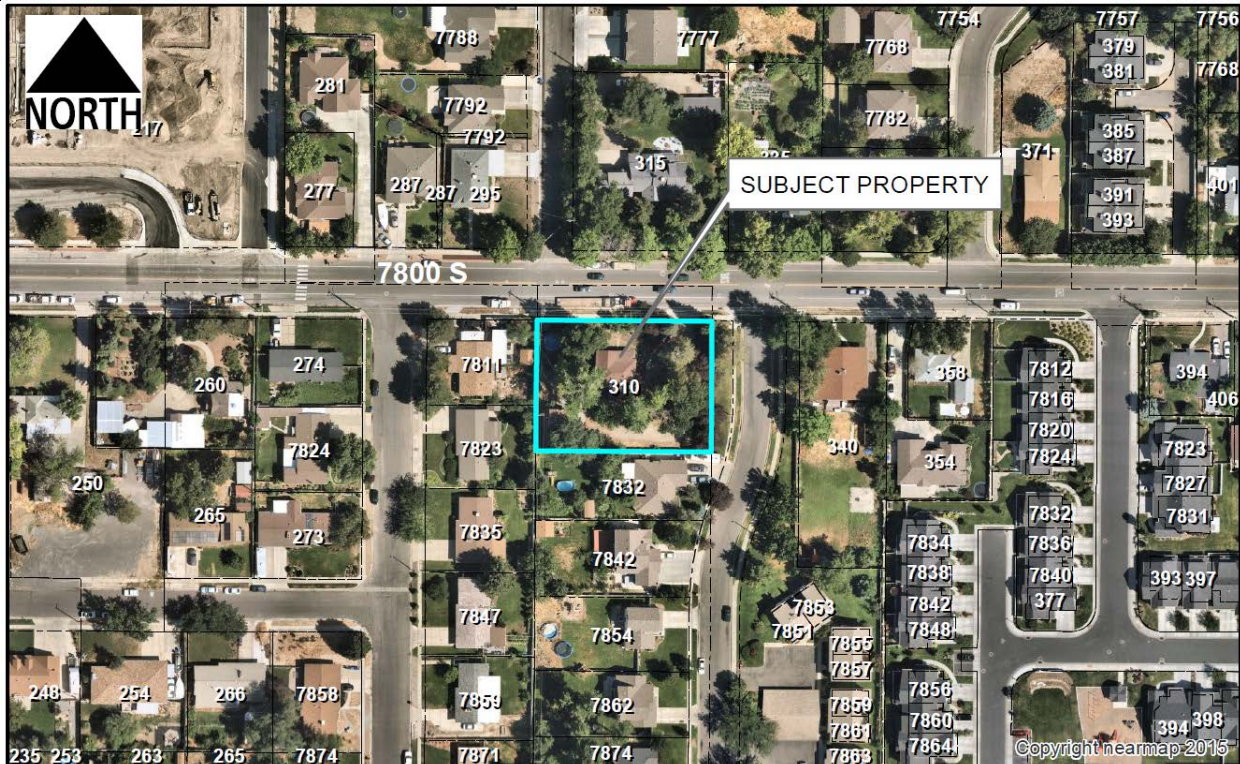
STAFF RECOMMENDATION

APPROVE

APPROVE WITH
CONDITIONS

TABLE

DENY



Midvale City
Department of Community Development
Planning and Zoning

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| Planning and Zoning Commission Staff Report |
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|----------------------------------|---|
| APPLICATION: | THE PINES PHASE II |
| LOCATION: | 310 E 7800 S |
| APPLICANT: | Ivory Development – Chris Gamvroulas |
| FILE #: | SUB – 22-31-206-001 |
| REQUEST: | PRELIMINARY SUBDIVISION PLAT – MINOR (3 LOT) SUBDIVISION |
| MEETING DATE: | July 8, 2020 |
| ZONING DESIGNATION: | Single Family Residential (SF-2) |
| AUTHOR: | Jana Ward, Planner I |
| APPLICABLE ORDINANCE (S): | Midvale City Municipal Code Title 16 & Chapter 17-7-2 |
| AGENDA #: | 2 |

SUMMARY:

Chris Gamvroulas on behalf of Ivory Development, is requesting approval to subdivide property located at 310 E 7800 S into three residential lots. This property is approximately 0.47 acres with 165’ of frontage along 7800 S. The property is zoned Single Family Residential (SF-2). There is an existing single-family home and detached garage on the existing lot. It is the intent of the applicant to demolish the existing home, along with the detached garage. All new development must comply with the standards of the SF-2 zone.

This project was scheduled for the Planning Commission meeting on June 10, 2020, and due to a mail noticing error, the Planning Commission voted to postpone the public hearing to July 8, 2020.

ORDINANCE CONSIDERATIONS:

The proposed subdivision includes three lots. The application has demonstrated compliance with Section 17-7-2.3 Lot standards, including lot area (5,000 sq. ft.), lot width and frontage (45’), and lot depth (90’).

With the exceptions listed below, the proposed subdivision complies with the design standard requirements of Title 16 Subdivisions. The three lots have been verified and conform with the SF-2 zone requirements.

1. Section 16.04.040(A)(3) requires that 2”-caliper deciduous street trees be planted with any new subdivision at a rate of one tree for every 30 feet of frontage. Based on this requirement, five (5) deciduous street trees are required along 7800 S. Existing street trees can count towards this requirement if they satisfy the City’s location and species requirements. Trees must be planted or guaranteed by a cash bond at the time new units receive the Certificates of Occupancy. Staff recommends adding a note be to the plat to this effect as a condition of approval.

2. Section 16.04.040(F) requires that duty to serve letters from the water and sewer providers be provided and courtesy notices be sent regarding utility easements to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia, and CenturyLink prior to final plat approval. Staff recommends including this requirement as a condition of approval.
3. Section 16.04.040(B)(7) requires the plat include location, width, and other dimensions of all existing or platted streets and property boundaries within two-hundred feet of the subdivision. The current plat provides some of this required information but is lacking complete details on streets and adjacent property boundaries, which creates the appearance that the subdivision is on a corner when it is not. Staff recommends requiring the final plat be amended to address these standards as a condition of approval.

The applicant's proposal was sent to the City Engineer and Unified Fire Authority for review and comment. The Area Fire Inspector approved the preliminary plat on June 4, 2020. The City Engineer approved the preliminary plat on May 28, 2020 and requested some minor, technical corrections be included on the final plat.

STAFF RECOMMENDATIONS:

Based on compliance with the requirements of the Midvale City Municipal Code either demonstrated in the application or addressed by the inclusion of conditions of approval, Planning Staff recommends forwarding a positive recommendation to the Midvale City Council for approval of The Pines Phase II Subdivision, with the following conditions:

1. The applicant shall prepare a final subdivision plat to be reviewed and approved by the City Engineer, Fire Marshal, and City Council.
2. The final subdivision plat shall include a note stating five (5) two-inch caliper deciduous street trees are required to be planted, guaranteed by cash bond, or shown to be existing along 7800 S prior to a Certificate of Occupancies being issued for each lot.
3. The final subdivision plat shall include location, width, and other dimensions of all existing or platted streets and property boundaries within two-hundred feet of the subdivision.
4. The applicant shall obtain duty to serve letters for water and sewer prior to final approval of the subdivision plat.
5. The applicant shall provide evidence that courtesy notices have been sent to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia and CenturyLink regarding the utility easements on the subdivision plat with the Final Subdivision Plat application.

RECOMMENDED MOTIONS:

Motion #1 – Approval

“Based on compliance with the requirements of the Midvale City Municipal Code demonstrated in the application or addressed by conditions of approval, I move that we forward a positive recommendation to the Midvale City Council for the approval of The Pines Phase II Subdivision, with the conditions of approval presented in the Staff Report.”

Motion #2 – Approval with Changes

“Based on compliance with the requirements of the Midvale City Municipal Code demonstrated in the application or addressed by conditions of approval, I move that we forward a positive recommendation to the Midvale City Council for the approval of The Pines Phase II Subdivision, with the conditions of approval presented in the Staff Report with the following amendments.”

1. ...
2. ... ”

Motion #3 – Table

“I move that we table decision on the proposed subdivision to address the following questions/comments:

1. ...
2. ... ”

ADJACENT LAND USES:

| | |
|-----------------------|---|
| North: SF-1/DO | Single-family Residential with Duplex Overlay |
| South: SF-2 | Single-family Residential |
| East: RM-25 | Multi-family Residential |
| West: SF-2 | Single-family Residential |

ATTACHMENTS:

- Vicinity Map
- Subdivision Plat

PUBLIC NOTICE: ☐ No ☒ Yes

VICINITY MAP





VICINITY MAP
1" = 20'

The Pines Phase 2

MIDVALE CITY

IMPROVEMENT PLANS

GEOTECHNICAL STUDY

A SITE SPECIFIC GEOTECHNICAL STUDY HAS BEEN PREPARED FOR THIS PROJECT BY IGES. THE REPORT IS DATED _____, AND WAS PREPARED BY ERIK FJELDSTED, PE. IT IS IDENTIFIED BY IGES PROJECT NUMBER _____. THE REQUIREMENTS OUTLINED IN THIS STUDY SHALL BE FOLLOWED ON THIS PROJECT.

SHEET INDEX

- O-1 TITLE SHEET
- SUBDIVISION PLAT
- O-3 DEMOLITION PLAN
- O-4 SITE UTILITY PLAN

LEGEND

- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- SANITARY SEWER MANHOLE
- PROPOSED CULINARY WATER LINE
- EXISTING CULINARY WATER LINE
- CULINARY WATER FIXTURES
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED PRESSURIZED IRRIGATION
- EXISTING PRESSURIZED IRRIGATION
- SECONDARY WATER FIXTURES
- PROPOSED LIGHT POLE
- EXISTING OVERHEAD UTILITY
- RCP CL III STORM DRAIN
- EXISTING STORM DRAIN
- SD COMBOBOX, CB & CO
- PROPOSED UNDER DRAIN
- EXISTING UNDER DRAIN
- UNDER DRAIN CLEAOUT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR



2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

OWNER:

Ivory Development
978 East Woodlark Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:

- All sanitary sewer improvements shall conform with the standards and specifications of Midvale City.
- All culinary water improvements shall conform with the standards and specifications of Midvale City.
- All improvements in the public right of way shall conform with the standards and specifications of Midvale City.
- All private improvements shall conform to APWA standards and specifications. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
- The project benchmark is a 3" brass cap in the intersection of 300 East and 7800 South. Elevation = 4418.78



The Pines Phase 2

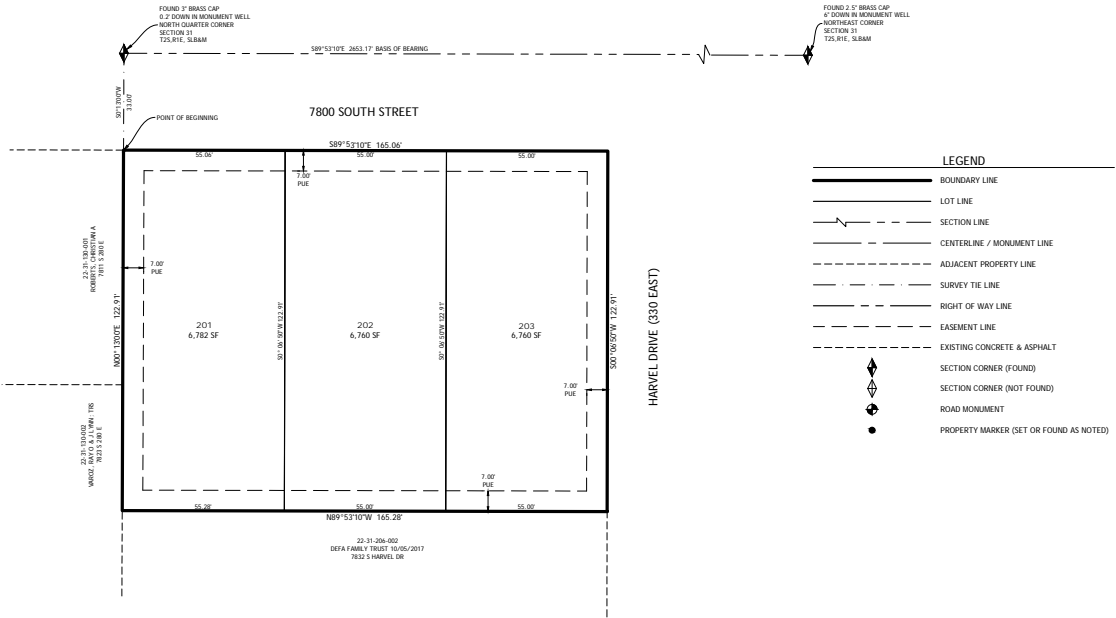
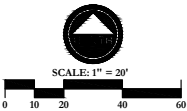
Title Sheet

PROJECT: _____
DRAWN BY: NMM
REVIEWED BY: PMJ
REVISIONS: _____
No. DATE REMARKS

DATE: May 19, 2020

SHEET NUMBER:
O-1

THE PINES PHASE 2 SUBDIVISION
AMENDING LOT 1 THE PINES SUBDIVISION
LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF
SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN, MIDVALE CITY, SALT LAKE COUNTY, UTAH



- LEGEND**
- BOUNDARY LINE
 - LOT LINE
 - SECTION LINE
 - CENTERLINE / MONUMENT LINE
 - ADJACENT PROPERTY LINE
 - SURVEY TIE LINE
 - RIGHT OF WAY LINE
 - EASEMENT LINE
 - EXISTING CONCRETE & ASPHALT
 - SECTION CORNER (FOUND)
 - SECTION CORNER (NOT FOUND)
 - ROAD MONUMENT
 - PROPERTY MARKER (SET OR FOUND AS NOTED)

NARRATIVE:
THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF IVORY DEVELOPMENT FOR THE PURPOSE OF SUBDIVIDING THE PARCELS OF LAND KNOWN BY THE SALT LAKE COUNTY ASSESSOR AS PARCEL NUMBER 22-31-206-001 INTO LOTS SHOWN HEREON.

BASIS OF BEARING: S89°53'10"E BEING THE BEARING BETWEEN THE NORTH QUARTER (1/4) CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

NOTES:
- A 5/8" REBAR WITH PLASTIC CAP MARKED EDM WILL BE SET AT ALL REAR CORNERS AND ALONG BOUNDARY EXCEPT ALONG LOTS 1-4 THE FRONT LOT LINES WILL BE MARKED WITH A RIVET IN THE CURB AT THE LOT LINE EXTENDED

| | | | |
|--|------------|-----------------|----------|
| OWNER / DEVELOPER IVORY DEVELOPMENT, LLC 978 EAST WOODLAWN LANE SALT LAKE CITY, UTAH 84117 | DATE _____ | REVISIONS _____ | BY _____ |
| EDM Partners LLC 2815 East 3300 South, UT 84109 (801) 305-4670 www.edmpartners.com | | | |

| | | | | | |
|---|--|---|---|---|-----------------------|
| SALT LAKE VALLEY HEALTH DEPARTMENT APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____ SALT LAKE COUNTY BOARD OF HEALTH | MIDVALE CITY PLANNING COMMISSION APPROVED THIS _____ DAY OF _____ A.D., 20____ MIDVALE CITY PLANNING COMMISSION DATE _____ | MIDVALE 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 _____ MIDVALE CITY ENGINEER | APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____ MIDVALE CITY ATTORNEY | CITY COUNCIL APPROVAL PRESENTED TO THE MIDVALE CITY COUNCIL THIS _____ DAY OF _____ A.D., 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. MAYOR, MIDVALE CITY | ATTEST: CITY RECORDER |
|---|--|---|---|---|-----------------------|

SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. #938730 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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:

**THE PINES PHASE 2 SUBDIVISION
AMENDING LOT 1 THE PINES SUBDIVISION**
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.



BOUNDARY DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER (1/4) OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 1 AS SHOWN IN THE PINES SUBDIVISION AS RECORDED AS ENTRY NO. 7557234 IN BOOK 2000 AT PAGE 19, SALT LAKE COUNTY RECORDER'S OFFICE.

MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE S89°53'10"W 33.00 FEET TO THE NORTHEAST CORNER OF LOT 1; THE PINES SUBDIVISION AS RECORDED AS ENTRY NO. 7557234 IN BOOK 2000 AT PAGE 19, SALT LAKE COUNTY RECORDER'S OFFICE AND THE TRUE POINT OF BEGINNING; AND RUNNING THENCE S89°53'10"E 165.06 FEET; THENCE S00°00'00"W 122.91 FEET; THENCE N89°53'10"W 165.28 FEET; THENCE N00°13'00"E 122.91 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.466 ACRES OR 20,301 SQUARE FEET IN AREA AND 3 LOTS

OWNER'S DEDICATION

I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

**THE PINES PHASE 2 SUBDIVISION
AMENDING LOT 1 THE PINES SUBDIVISION**

AND DO HEREBY DEDICATE FOR PERPETUAL USE, AND DO HEREBY GRANT UNTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT, A PERPETUAL NON-EXCLUSIVE EASEMENT IN ALL AREAS SHOWN HEREON TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE AS REQUIRED, UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THERETO SERVING THIS PROJECT.

NAME: CHRISTOPHER P. GAMVROULAS
TITLE: PRESIDENT OF IVORY DEVELOPMENT, LLC

ACKNOWLEDGEMENT

ON THE _____ DAY OF _____ A.D., 2020, CHRISTOPHER P. GAMVROULAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____ COMMISSION NUMBER _____ SIGNATURE _____

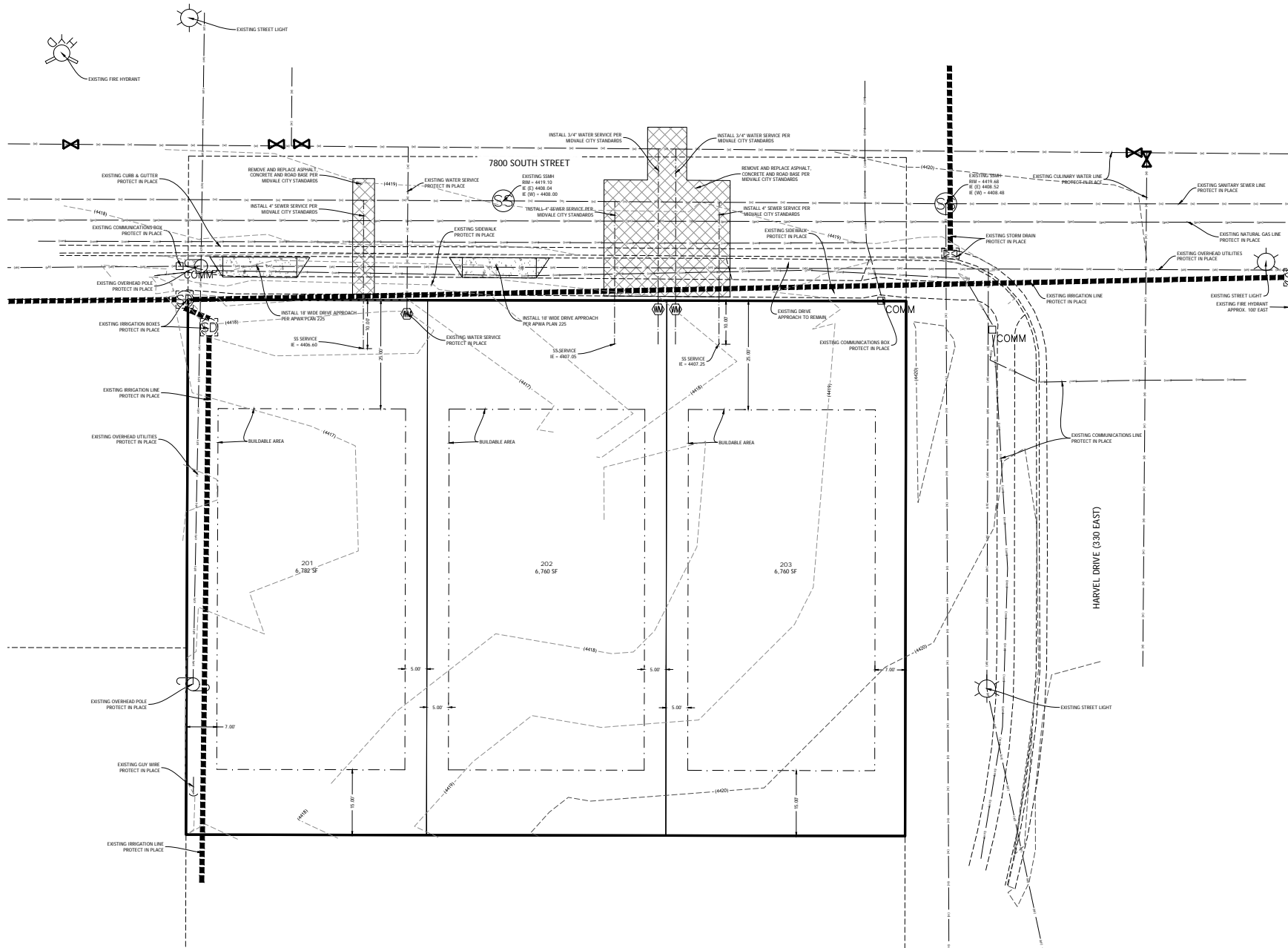
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES _____

**THE PINES PHASE 2 SUBDIVISION
AMENDING LOT 1 PINES SUBDIVISION
LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF
SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN, MIDVALE CITY,
SALT LAKE COUNTY, UTAH**

SHEET 1 OF 1

SALT LAKE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE _____ SALT LAKE COUNTY RECORDER





2815 East 3300 South, Salt Lake City, UT 84109
(801) 363-4670 www.edmpartners.com



SCALE: 1" = 10'

OWNER:
Ivory Development
978 East Woodlark Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES
Utah's Number One Homebuilder

NOTES:

1. All sanitary sewer improvements shall conform with the standards and specifications of Midvale City.
2. All culinary water improvements shall conform with the standards and specifications of Midvale City.
3. All improvements in the public right of way shall conform with the standards and specifications of Midvale City.
4. All private improvements shall conform to APWA standards and specifications.
5. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
6. The project benchmark is a 3" brass cap in the intersection of 300 East and 7800 South. Elevation = 4418.78

PROJECT STATISTICS:

| | |
|--------------------|-----------------|
| TOTAL PROJECT AREA | 0.47 ACRES |
| TOTAL LOTS | 3 |
| DENSITY | 6.38 UNITS/ACRE |



The Pines Phase 2

Site Utility Plan

| | |
|---------------|--------------|
| PROJECT: | |
| DRAWN BY: | NMM |
| REVIEWED BY: | PMI |
| REVISIONS: | |
| No. DATE: | REMARKS |
| | |
| | |
| | |
| | |
| DATE: | May 19, 2020 |
| SHEET NUMBER: | O-4 |

Midvale City
Department of Community Development
Planning and Zoning Department

| |
|--|
| Planning and Zoning Commission Staff Report |
|--|

| | |
|---------------------------------|---|
| APPLICATION: | ZONING ORDINANCE TEXT AMENDMENT – RM-25 AFFORDABLE HOUSING PARKING REDUCTION |
| LOCATION: | Multifamily Residential – Medium to High Density Zone (RM-25) District |
| APPLICANT: | Sara Webb, EJ Architecture |
| FILE #: | TXT-20-07 |
| REQUEST: | Text Amendment |
| MEETING DATE: | July 8, 2020 |
| AUTHOR: | Alex Murphy, Planning Director |
| APPLICABLE ORDINANCE(S): | Midvale City Municipal Code Chapters 17-3-1 & 17-7-4 |
| AGENDA #: | 3 |

SUMMARY:

In 2001, the City adopted a zoning ordinance and map overhaul following annexation of the Fort Union area. This rewrite consolidated and reconfigured zoning district boundaries and brought forward a new set of development standards. The new standards were a combination of the pre-existing ordinance, the County's ordinance, and new requirements intended to address future development across the expanded City.

In the years since, the zoning ordinance has experienced modifications ranging from dramatic to minor. On the dramatic side has been the addition of several new zones and development types, such as Bingham Junction, Jordan Bluffs, and mixed-use development. Minor modifications have included clarifications to definitions, fence standards, single-family development requirements, and others.

The RM-25 zone is one of the original zones adopted by the 2001 ordinance rewrite. At the time, it established minimum development requirements relating to density, parking, landscaping, etc. It has received minor modifications in the years since but has not been substantially rewritten or adjusted.

Sara Webb, EJ Architecture, representing Housing Connect, has requested a text amendment to this zone that would add a 20% reduction in parking requirements for affordable housing projects. The current parking requirement is based on bedroom count, ranging from 1.5 spaces per 1-bedroom unit to 2.5 spaces per 3+-bedroom unit plus 1 additional space per each 4 units of guest parking. As requested, the reduction would allow the per-bedroom requirement to be reduced for affordable housing projects only and would not affect the guest parking requirement. It would also require proof that units eligible for the reduction will be maintained as affordable

for households making less than 60% of the area median income and be restricted in such fashion for at least 50 years. A copy of the proposed text amendment and a map of the affected areas are attached.

In working with Ms. Webb to prepare this proposed amendment for consideration, Staff has identified three justifications supporting the request: the request included a parking study supporting the reduction, there is precedent for such a reduction in the City's current zoning ordinance, and the City's 2019 Housing Plan supports the request.

PARKING STUDY:

As part of the request for a text amendment, the applicant has provided a parking study from Hales Engineering. This study analyzed parking needs at the Bud Bailey Apartments project in Millcreek. The Hales study specifically compared the Bud Bailey Apartments project with a new project proposed by Housing Connect but provides conclusions that can be drawn across affordable housing projects generally.

Unit mix in the Bud Bailey Apartments project is split roughly into thirds, with ~1/3 of the units having 0-1 bedrooms, ~1/3 having 2 bedrooms, and ~1/3 having 3+ bedrooms. With this unit mix, the observed parking demand at peak usage was 1.14 stalls per unit and supplied count was 1.61 stalls per unit. Applying the City's current ordinance requirements to Bud Bailey's unit mix would result in a required supply of 2.25 stalls per unit, almost double the observed peak use demand. Such a large difference in required vs. expected parking demand shows that the requested reduction shouldn't create an impact on long-term parking needs for affordable housing projects.

As another example, the City of San Diego completed an Affordable Housing Parking Study in 2011 that found parking demand at affordable housing projects is generally lower than demand at market-rate projects. San Diego's minimum parking standard is only slightly lower than Midvale's (1.25-2.25 spaces per unit in San Diego vs. 1.5-2.5 spaces per unit in Midvale). San Diego provides a further reduction of 0.25 spaces per unit for transit area or very low income projects. However, despite this lower minimum parking requirement for affordable housing projects, the study found that most affordable housing projects surveyed have unused parking spaces and residents in affordable housing projects own fewer vehicles than residents in rental projects overall.

While Midvale and San Diego are very different markets, San Diego's findings align with those in the Hales study, supporting a recommendation for reduced parking requirements in affordable housing projects.

PRECEDENT:

As indicated previously, the RM-25 zone is among the oldest of the City's current zones and has one of the highest parking requirements imposed by the City for multifamily residential development. Table 1 documents parking requirements for multifamily residential projects across all zones where the use is currently allowed. The calculations included in Table 1 are limited to multifamily residential developments and do not include mixed-use, senior housing, or other specialty residential developments.

Table 1
Multifamily Residential Parking Requirements

| Zone (Year Created) | Current Calculation |
|--|---|
| RM-25 (2001) | 1.5 spaces per 1-bedroom unit; 2 spaces per 2-bedroom unit; 2.5 spaces per 3+-bedroom unit; 1 space per every 4 units for guest parking. |
| RM-12 (2001) | 1.5 spaces per 1-bedroom unit; 2 spaces per 2-bedroom unit; 2.5 spaces per 3+-bedroom unit; 1 space per every 4 units for guest parking. |
| Mixed Use (2001) | Refer to RM-25 zone. |
| State Street (2001) | Refer to RM-25 zone. |
| Transit Oriented Development (2001) | 1.25 spaces per 2-bed unit within 1/8 mile of transit station; 1.5 spaces per 2-bed unit within 1/8-1/4 mile of transit station; Determined by Planning Commission per 2-bed unit outside 1/4 mile of transit station; 1-bed units decrease by 0.25 spaces per unit; 3+-bed units increase by 0.25 spaces per unit; 1 space per every 4 units for guest parking. |
| Bingham Junction/Riverwalk (2006) | Determined by Planning Commission as part of Master Planned Development process. |
| Bingham Junction/Junction at Midvale (2007) | 1.25 spaces per 2-bed unit within 1/8 mile of transit station; 1.5 spaces per 2-bed unit within 1/8-1/4 mile of transit station; Determined by Planning Commission per 2-bed unit outside 1/4 mile of transit station; 1-bed units decrease by 0.25 spaces per unit; 3+-bed units increase by 0.25 spaces per unit; 1 space per every 4 units for guest parking. |
| Bingham Junction/Silver Refinery (2013) | 1.5 spaces per 1-bedroom unit; 2 spaces per 2-bedroom unit; 2.5 spaces per 3+-bedroom unit; 1 space per every 4 units for guest parking. |
| Jordan Bluffs Subarea 4* (2017) | 1.5 spaces per 1-bedroom unit; 1.75 spaces per 2-bedroom unit; |

| | |
|--|---|
| | 2 spaces per 3+-bedroom unit; 1 space per every 4 units for guest parking. |
| Jordan Bluffs Subareas 1-3* (2019) | 1.5 spaces per 1-bedroom unit; 1.75 spaces per 2-bedroom unit; 2 spaces per 3+-bedroom unit; 1 space per every 4 units for guest parking. |
| Main Street Form-Based Code (2020) | 1/1 space min/max per 1-bedroom unit; 1/1.5 spaces min/max per 2-bedroom unit; 1/2 spaces min/max per 3+-bedroom unit. |
| Regional Commercial Residential Overlay (2016) | 1 space per 1-bedroom unit; 2 spaces per 2-bedroom unit; 2.5 spaces per 3+-bedroom unit; 1 space per every 4 units for guest parking unless Planning Commission grants reduction based on shared parking opportunities. |
| Transit Oriented Development Overlay (2017) | 1.25 spaces per 2-bed unit within 1/8 mile of transit station; 1.5 spaces per 2-bed unit within 1/8-1/4 mile of transit station; Determined by Planning Commission per 2-bed unit outside 1/4 mile of transit station; 1-bed units decrease by 0.25 spaces per unit; 3+-bed units increase by 0.25 spaces per unit; 1 space per every 4 units for guest parking. |

Zones marked with an asterisk (*) include a 20% reduction in minimum parking requirements for affordable housing projects restricted to 60% area median income (AMI).

Continuing with the example of the Bud Bailey Apartments, Table 2 shows the number of stalls the project would be required to provide if it were developed in each of these zones. Two calculations have been provided for the RM-25 zone: first using the current standard and second using the proposed reduction.

Table 1
Bud Bailey Parking Requirements

| Zone (Year Created) | Required Stalls (Per Unit) |
|-------------------------------------|-------------------------------|
| RM-25 (2001) | 306 (2.25) |
| RM-25 with reduction (2001/2020) | 252 (1.85) |

| | |
|---|---------------------------------------|
| RM-12 (2001) | 306 (2.25) |
| Mixed Use (2001) | 306 (2.25) |
| State Street (2001) | 306 (2.25) |
| Transit Oriented Development (2001) | 238* (1.75) |
| Bingham Junction/Riverwalk (2006) | Determined by Planning Commission. |
| Bingham Junction/Junction at Midvale (2007) | 238* (1.75) |
| Bingham Junction/Silver Refinery (2013) | 306 (2.25) |
| Jordan Bluffs Subarea 4 (2017) | 225 (1.65) |
| Jordan Bluffs Subareas 1-3 (2019) | 225 (1.65) |
| Main Street Form-Based Code (2020) | 136 min / 204 max (1.0 / 1.5) |
| Regional Commercial Residential Overlay (2016) | 284 (2.08) |
| Transit Oriented Development Overlay (2017) | 238* (1.75) |

(*) Units assumed to be between 1/8-1/4 mile from transit station

Tables 1 and 2 show that the City has gradually reduced parking requirements in new zones over time. In addition to lower base requirements, the Jordan Bluffs zones (Subarea 4 and Subareas 1-3) both explicitly provide the same affordable housing reduction contemplated for the RM-25 zone. The proposed text amendment would copy the same reduction language currently in use in those zones. Because the per-unit calculation remains unchanged, the resulting minimum requirement would remain higher than is currently allowed in the Jordan Bluffs and Main Street Form-Based Code zones but would still allow for flexibility in design based on a lower expected parking demand.

HOUSING PLAN:

Recognizing that high parking requirements result in more expensive units and limit opportunity for development/redevelopment, one of the goals adopted in the City's 2019 Housing Plan is to "Modernize Parking Regulations to Support Residential Development." The Housing Plan states that the cost to construct new parking stalls can range from \$5,000 to \$50,000 and is a direct contributor to housing affordability concerns.

To address this issue, the Plan recommends reducing parking requirements in transit-oriented development and other areas with good transportation links. The City's RM-25 zoning districts are in these areas, including State Street, Fort Union Boulevard, Union Park, and Main Street/700 West as shown on the attached map. Each of these corridors are, or connect directly to, larger transportation networks. They each also provide access to the primary bus routes and light rail corridors in the City, connecting residents to other parts of the community and beyond.

Providing an opportunity to reduce the up-front burden on affordable housing developments created by inflexible parking requirements will encourage development that achieves the City's overall goal to improve housing affordability and variety.

STAFF RECOMMENDATION:

Because the proposal is supported by documented fact, consistent with other provisions in the City ordinance, and supported by the City's Housing Plan, Staff recommends forwarding a positive recommendation to the City Council to adopt the proposed text amendment to grant a 20% reduction in minimum parking requirements for affordable housing projects in the RM-25 zone.

RECOMMENDED MOTIONS:

Motion #1 – Recommend Approval

"I move that we forward a recommendation to the City Council to adopt the proposed text amendment to grant a 20% reduction in minimum parking requirements for affordable housing projects in the RM-25 zone."

Motion #2 – Table

"I move that we table a decision on this proposed text amendment to address the following questions/comments:

1. ...
2. ... "

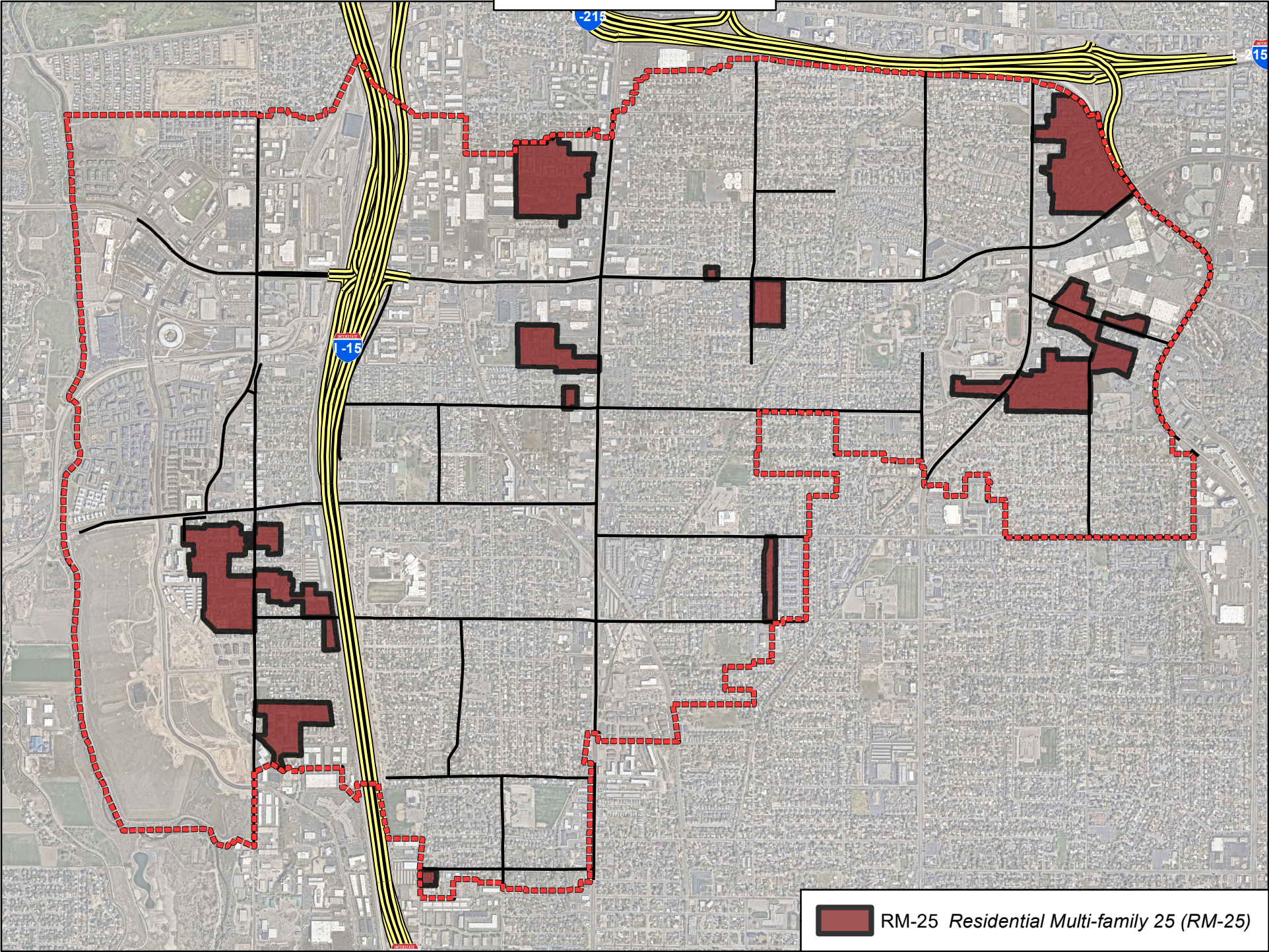
ATTACHMENTS:

- Map of RM-25 Zone Areas
- Proposed Text Amendment

- Hales Engineering Parking Study
- San Diego 2011 Affordable Housing Parking Study

PUBLIC NOTICE: ☐ No ☒ Yes

RM-25 Zone Districts



Chapter 17-7-4
MULTIFAMILY RESIDENTIAL—MEDIUM TO HIGH DENSITY ZONE (RM-25)

Sections:

- 17-7-4.1 Purpose.
- 17-7-4.2 Use table.
- 17-7-4.3 Lot standards.
- 17-7-4.4 Development standards.
- 17-7-4.5 Architectural standards.
- 17-7-4.6 Landscaping.
- 17-7-4.7 Parking.
- 17-7-4.8 Accessory structures (unoccupied).
- 17-7-4.9 Master planned development.
- 17-7-4.10 Conditional use standards of review.
- 17-7-4.11 Home occupation standards.
- 17-7-4.12 Signs.
- 17-7-4.13 Related provisions.

17-7-4.1 Purpose.

[No changes in this section.]

17-7-4.2 Use table.

[No changes in this section.]

17-7-4.3 Lot standards.

[No changes in this section.]

17-7-4.4 Development standards.

[No changes in this section.]

17-7-4.5 Architectural standards.

[No changes in this section.]

17-7-4.6 Landscaping.

[No changes in this section.]

17-7-4.7 Parking.

An applicant shall propose on-site parking as follows.

Table 17-7-4.7
Parking

| Uses | Parking Requirement |
|--|---|
| Accessory Apartment | 1 space |
| Accessory Structure—Occupied | 1 space in addition to requirements for primary structure |
| Child Care Facility/Center | 1 space per on-duty employee and 1 per 6 children |
| Duplex Structure | 2 spaces per dwelling unit |
| Group Home | The greater of: 1 space per 2 bedrooms plus 1 space per employee per shift, or 2 per 3 employees per shift |
| Master Planned Development | As determined by planning commission, based on the proposed uses and their potential for shared parking |
| Multifamily Developments* | 1.5 spaces per 1 bedroom unit; 2 spaces per 2 bedroom unit; 2.5 spaces per 3 bedroom unit and greater; plus 1 space per every 4 units for guest parking |
| Neighborhood Commercial | 2 spaces per 1,000 s.f. of leasable area |
| Public and Quasi-Public Institution, Church and School; Public Utility; Municipal Facility | The greater of: 1 space per 5 seats, or 2 spaces per 3 employees, or 1 space per 1,000 s.f. |

| Uses | Parking Requirement |
|---------------------------|--|
| Senior Affordable Housing | Not less than 1 space per dwelling unit; plus not less than 0.3 spaces per dwelling unit for guest parking |
| Single Family | 2 spaces per dwelling unit |

* The parking requirement for affordable units shall be reduced by twenty percent. Units eligible for this reduction must be units restricted to households making sixty percent of the area median income (AMI) or less and must be rent restricted at that level for not less than fifty years. This reduction does not apply to required guest parking. The applicant shall provide documentation assuring the affordable units.

A. All single family and duplex residential lots shall provide ...

[No additional changes in this section.]

17-7-4.8 Accessory structures (unoccupied).

[No changes in this section.]

17-7-4.9 Master planned development.

[No changes in this section.]

17-7-4.10 Conditional use standards of review.

[No changes in this section.]

17-7-4.11 Home occupation standards.

[No changes in this section.]

17-7-4.12 Signs.

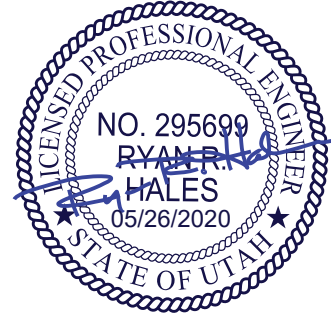
[No changes in this section.]

17-7-4.13 Related provisions.

[No changes in this section.]

MEMORANDUM

Date: May 26, 2020
To: Midvale City
From: Hales Engineering



Subject: Midvale Sunset Gardens Parking Study

UT20-1686

Introduction

This memorandum discusses the parking study completed for the proposed Sunset Gardens residential development located in Midvale, Utah. The study identifies the City parking supply rates and actual data collection at a similar development.

The proposed Sunset Gardens project is located south of 7200 South at the existing 380 East access in Midvale, Utah. A vicinity map of the project site is shown in Figure 1, and a full site plan is found in Appendix A.



Figure 1: Site vicinity map of the project in Midvale, Utah

Project Description

The project will include 97 apartment units including 66 1-bedroom units, 23 2-bedroom units, and 8 3-bedroom units. Sunset Gardens is being developed by Housing Connect, which specializes in building affordable (LIHTC), subsidized, and market rate housing in cooperation with government entities. Sunset Gardens will have this same demographic of residents. A supply of 157 parking stalls is currently shown on the site plan.

Midvale City Parking Code

The Midvale City code specifies parking rates by zone. The project is located within the 7200 South Overlay Zone (720) in the City which follows multi-family zoning requirements in zone RM-25. The City parking rates are based on number of bedrooms and additional parking is required for guests (1 stall per 4 units). The parking supply required by the City is shown in Table 1. As shown, the City would require 190 parking stalls for this project, which equates to a parking rate of 1.96 stalls per unit. According to City staff, the project can receive a 20% reduction to the parking requirement if it includes affordable housing. Therefore, it is anticipated that the City will require 152 parking stalls with the 20% reduction.

Table 1: Required Parking – Midvale City

| Land Use | Unit Count | Rate* | Stalls |
|--|-------------------|-------|------------|
| 1-bedroom multi-family | 66 dwelling units | 1.75 | 116 |
| 2-bedroom multi-family | 23 dwelling units | 2.25 | 52 |
| 3-bedroom multi-family | 8 dwelling units | 2.75 | 22 |
| Total | 97 dwelling units | 1.96 | 190 |
| Source: Midvale City Code 17-7-4.7 | | | |
| *Rates include 1 stall per 4 units for guests. | | | |

Data Collection

The proposed project is unique and may not fit the same parking needs of a standard multi-family unit in Midvale City. Therefore, Hales Engineering collected actual parking data at a similar development called Bud Bailey Apartments, located at 3970 South Main Street in Millcreek. The Bud Bailey Apartments were also developed by Housing Connect and have a similar demographic to the proposed Sunset Gardens.

The Bud Bailey Apartments has 136 units, 135 of which are currently occupied, including 1 studio unit. A comparison of the unit types in Bud Bailey versus Sunset Gardens is shown in Table 2. As shown, Sunset Gardens does not have any 4-bedroom units and a higher percentage of 1-bedroom units. This suggests that the parking demand at Sunset Gardens will likely be lower than that at Bud Bailey, as there will likely be less units with multiple vehicles.

Hales Engineering collected parking demand and supply data at Bud Bailey Apartments on Thursday, May 21, 2020 just after 12:00 a.m. (midnight). The Institute of Transportation Engineers (ITE) identifies the time between 12:00 a.m. and 4:00 a.m. as the peak parking demand time for residential units. Both on-site and adjacent on-street parking were counted as part of the parking demand for Bud Bailey. As shown in Table 3, the parking demand at Bud Bailey was observed to be 1.14 vehicles per unit, and the supply was observed to be 1.61 stalls per unit. Detailed count data is provided in Appendix B.

Table 2: Unit Type Comparison

| Land Use | Bud Bailey | | Sunset Gardens | |
|------------|--------------------|-------|-------------------|-------|
| | Unit Count | % | Unit Count | % |
| Studio | 1 dwelling units | 0.7% | 0 dwelling units | 0.0% |
| 1 Bedroom | 43 dwelling units | 31.6% | 66 dwelling units | 68.0% |
| 2 Bedrooms | 49 dwelling units | 36.0% | 23 dwelling units | 23.7% |
| 3 Bedrooms | 28 dwelling units | 20.6% | 8 dwelling units | 8.3% |
| 4 Bedrooms | 15 dwelling units | 11.1% | 0 dwelling units | 0.0% |
| Total | 136 dwelling units | | 97 dwelling units | |

Table 3: Bud Bailey Apartments Parking Data

| Dwelling Units (DUs) | Demand | Supply |
|---|---------------------|-----------------------|
| | 155 vehicles | 218 stalls |
| 136 DUs | 1.14 veh. / DU | 1.61 stalls / DU |
| 135 occupied DUs | 1.15 veh. / occ. DU | 1.62 stalls / occ. DU |
| Source: Hales Engineering, May 21, 2020 | | |

Based on the observed parking rate of 1.14 vehicles per unit at Bud Bailey Apartments, it is anticipated that Sunset Gardens will experience a parking demand of approximately 111 vehicles. The Bud Bailey parking supply rate of 1.61 stalls per unit would equate to 157 stalls at Sunset Gardens.

Recommendation

To account for any variation in demographics and peaks in demand, Hales Engineering applied a 10% buffer to the anticipated parking demand of 111 vehicles to identify a minimum parking supply of 122 stalls. It is recommended that at least **122 parking stalls** be provided for the project. This recommendation is a conservative estimate that will account for variation in demographics and peaks in demand, knowing that parking demand per unit at Bud Bailey is likely higher than what Sunset Gardens will experience. Based on this analysis, it is anticipated that the reduced City parking requirement of 152 stalls will be sufficient and have excess stalls available.

Summary

The following are the key findings and conclusions of this parking study:

- The project has affordable, subsidized, and market rate housing with 97 total units.
- City code requires that the project have 190 parking stalls based on standard multi-family rates. With an approved 20% reduction for affordable housing, the City would likely require 152 parking stalls.
- Peak parking data were collected at the Bud Bailey Apartments in Millcreek:
 - A demand of 1.14 vehicles / unit and a supply of 1.61 stalls / unit were observed.
 - Based on the observed demand of 1.14 vehicles per unit and a 10% buffer, Sunset Gardens could have a parking supply of 122 stalls.
- In summary, it is recommended that **at least 122 stalls** be provided for the Sunset Gardens project to accommodate the anticipated demand.

STRATEGIES FOR MEETING PARKING DEMANDS FOR AFFORDABLE HOUSING DEVELOPMENTS

| STRATEGY | CITY | DETAILS |
|--|-------------------|---|
| Reduced Parking Minimum for Affordable Housing Units | Los Angeles, CA | Up to 50% reduction in parking for affordable housing units |
| | San Leandro, CA | 25% parking reduction for affordable housing units |
| | Santa Barbara, CA | 1 space per dwelling unit for affordable housing parking maximum |
| | Pasadena, CA | 25% parking reduction for affordable housing units |
| | Boulder, CO | Reduction in parking minimum for affordable housing based on site |
| | Denver, CO | 25% parking reduction for affordable housing units |
| | Eugene, OR | 0.67 spaces per affordable housing habitable room or 3 spaces total for dwelling unit, whichever is greater based on total available units |
| Reduced Parking Minimum for Senior Housing | Berkeley, CA | 75% parking reduction for senior or disabled living facility |
| | San Leandro, CA | 50% parking reduction for senior or disabled living facility |
| Reduced Parking Minimum for Affordable Housing in Proximity to Transit | Los Angeles, CA | Reduced parking minimum to 1 parking space per unit, for a project located within 1,500 ft of transit and having less than 3 habitable rooms per unit |
| | Portland, OR | No parking minimums for sites within 500 ft of transit service that has less than 20-minute headways |
| | San Leandro, CA | Additional parking reductions for affordable housing and/or senior/disable living dwelling units near transit |
| | Santa Clara, CA | 25% parking reduction for affordable housing units for developments near transit stations, containing mixed uses, or participating in a TDM plan |
| | Seattle, WA | 20% reduction in parking minimums if development is located within 80 ft of a transit station |
| Reduced Parking Minimum for Affordable Housing by Specific Location | Seattle, WA | Parking requirement reduced in urban areas |
| | Pasadena, CA | Alternative-parking requirement for all developments that contain affordable housing units located in Parking Benefit Districts |
| Parking Maximum for Affordable Housing | Seattle, WA | Parking maximum of 1 parking space per 2 affordable single-family dwelling units |

MINIMUM REQUIRED PARKING SPACES PER UNIT FOR MULTI-FAMILY DEVELOPMENTS


| City | Studio | AH Studio | 1 BR | AH 1BR | 2 BR | AH 2BR | 3 BR | AH 3BR |
|-------------------|---------|----------------------------|---------|----------------------------|---------|--|--------|----------------------------------|
| Boulder, CO | 1.0/DU | 1.0/DU | 1.0/DU | 1.0/DU | 1.0/DU | 1.0/DU | 1.5/DU | 1.0/DU |
| Eugene, OR | 1.0/DU | 0.67 per AH habitable room | 1.0/DU | 0.67 per AH habitable room | 1.5/DU | 0.67 per AH habitable room or 3 spaces total for dwelling unit | 1.5/DU | 3 spaces total for dwelling unit |
| Denver, CO | 1.0/DU | 0.8/DU | 1.0/DU | 0.8/DU | 1.25/DU | 1.0/DU | 1.5/DU | 1.0/DU |
| Long Beach, CA | 1.0/DU | Based on District | 1.5/DU | Based on District | 2.0/DU | Based on District | 2.0/DU | Based on District |
| Los Angeles, CA | 1.0/DU | 1.0/DU* | 1.0/DU | 1.0/DU* | 1.5/DU | 1.0/DU* | 2.0/DU | 1.5/DU* |
| Pasadena, CA | 1.0/DU | 1.0/DU | 2.0/DU | 1.0/DU | 2.0/DU | 2.0/DU | 2.0/DU | 2.0/DU |
| San Leandro, CA | 1.25/DU | 1.0/DU | 1.25/DU | 1.0/DU | 1.25/DU | 1.0/DU | 1.5/DU | 1.0/DU |
| Santa Barbara, CA | 1.25/DU | 1.0/DU | 1.5/DU | 1.0/DU | 2.0/DU | 1.0/DU | 2.0/DU | 1.0/DU |
| Santa Clara, CA | 1.0/DU | 0.75/DU*^ | 1.0/DU | 1.0/DU*^ | 2.0/DU | 1.5/DU*^ | 2.0/DU | 1.5/DU*^ |
| Seattle, WA | 1.0/DU | Based off District | 1.0/DU | Based off District | 1.0/DU | Based off District | 1.0/DU | Based off District |

AH = Affordable Housing / * = if near transit station / ^ = with TDM plan

City of San Diego

AFFORDABLE HOUSING PARKING STUDY

City of San Diego



AFFORDABLE HOUSING PARKING STUDY

Fact Sheet #2: Understanding Parking Demands for Affordable Housing

INTRODUCTION

To understand parking conditions at existing affordable housing developments, the City of San Diego surveyed residents of existing affordable housing developments about the number of vehicles available to each household, vehicle use, travel patterns, number of persons per household, and the demographic characteristics of the residents of each household. In addition, a profile of each housing complex was developed based upon neighborhood characteristics (land use and transit) and characteristics of each housing complex. The on-site and off-site parking conditions were also identified and analyzed. About 2,750 surveys were distributed to 34 affordable housing developments, with a 37% return rate. Of those returned, 875 surveys from 21 sites were analyzed. The results of the analysis provide a foundation for evaluating potential modifications to parking requirements for future affordable housing developments.

KEY CONCEPTS

To understand parking demand at affordable housing developments, the study sought to measure the number of cars, trucks, and motorcycles that are owned, leased, rented, or provided by employers for each housing unit. This measure is referred to as “household vehicle availability.” The number of vehicles available to each household is important because it is roughly equal to the number of parking spaces that would be required. Additional parking needs for on-site staff and visitors were also analyzed as part of the study. Although household vehicle availability is an important measure of the needed number of parking spaces, other factors such as proximity to transit and neighborhood walkability were found to have an impact on parking demand and should be considered in making decisions about parking requirements. Environmental impacts and costs associated with providing the parking, the surrounding neighborhood, and policy goals are also important.

CITY OF SAN DIEGO BASE PARKING REQUIREMENTS

| TYPE OF UNIT | BASE PARKING | TRANSIT AREA OR VERY LOW INCOME | PARKING IMPACT ZONE |
|--|---------------------------------|---------------------------------|---|
| Single-Family Residences | | | |
| Detached single dwelling unit | 2 per dwelling unit | na | na |
| Detached housing for senior citizens | 1 per dwelling unit | na | na |
| Multi-Family Residences | | | |
| Studio up to 400 sf | 1.25 per dwelling unit | 1.0 per dwelling unit | 1.5 per dwelling unit |
| 1 bedroom / studio over 400 sf | 1.5 per dwelling unit | 1.25 per dwelling unit | 1.75 per dwelling unit |
| 2 bedrooms | 2.0 per dwelling unit | 1.75 per dwelling unit | 2.25 per dwelling unit |
| 3-4 bedrooms | 2.25 per dwelling unit | 2.0 per dwelling unit | 2.5 per dwelling unit |
| 5+ bedrooms | 2.25 per dwelling unit | 2.0 per dwelling unit | 2.5 per dwelling unit |
| Rooming houses | 1.0 per tenant | 0.75 per tenant | 1.0 per tenant |
| Boarder and lodger accommodations | 1.0 per two boarders or lodgers | 1.0 per two boarders or lodgers | 1.0 per boarders or lodger in beach impact area |
| Residential care facility (6 or fewer persons) | 1 per 3 beds or per permit | 1 per 4 beds or per permit | 1 per 3 beds or per permit |
| Transitional housing (6 or fewer persons) | 1 per 3 beds or per permit | 1 per 4 beds or per permit | 1 per 3 beds or per permit |
| Residential accessory uses: retail sales | 2.5 per 1,000 sf | 2.5 per 1,000 sf | 2.5 per 1,000 sf |
| Residential accessory uses: eating and drinking establishments | 5 per 1,000 sf | 5 per 1,000 sf | 5 per 1,000 sf |

Source: San Diego Municipal Code, Chapter 14, Article 2, Division 5

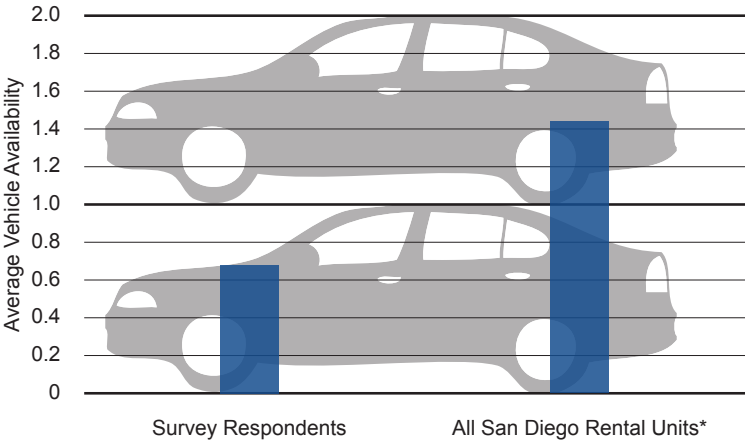
February 2011

Results From Affordable Housing Resident Survey

AVERAGE HOUSEHOLD VEHICLE AVAILABILITY

On average, residents of affordable housing do not require as much parking as is typically required for rental housing in San Diego, which may justify the use of different parking requirements.

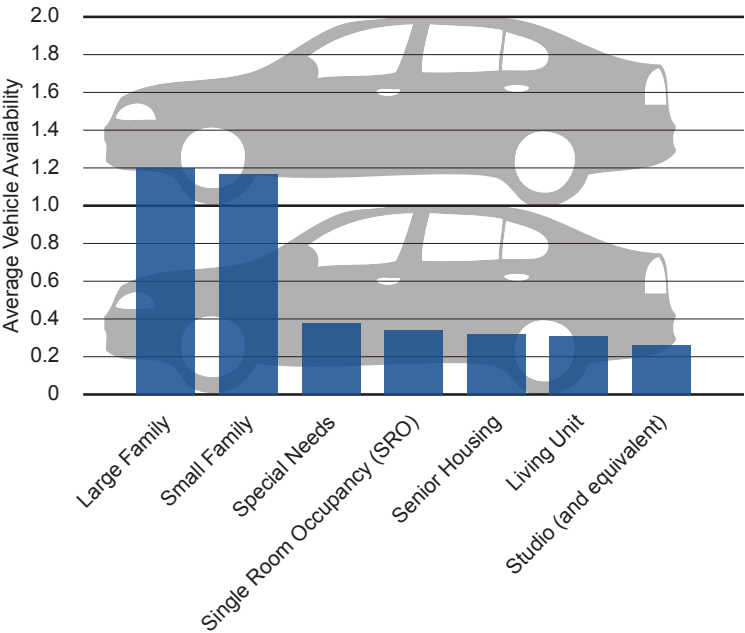
The results of the study show that the average level of household vehicle availability among survey respondents is almost half the average level for all rental housing units in San Diego.*



* Source: 2005-2009 U.S. Census American Community Survey

AVERAGE VEHICLE AVAILABILITY BY HOUSING TYPE

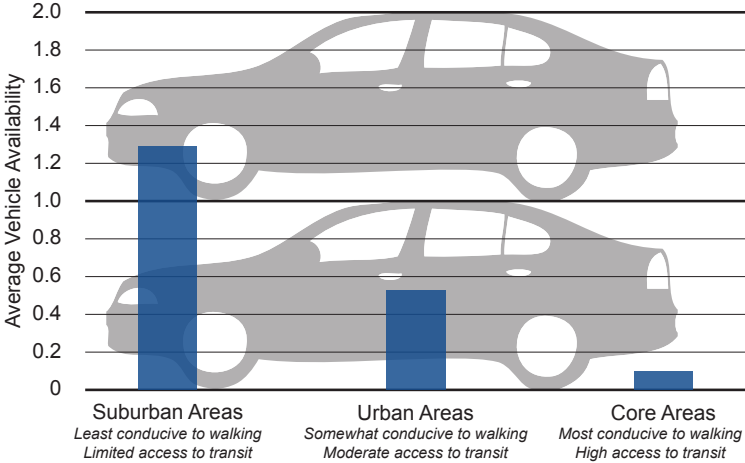
Large family and small family affordable housing have significantly higher average vehicle availability than all other housing types.



AVERAGE VEHICLE AVAILABILITY BY LAND USE AND TRANSPORTATION CONTEXT

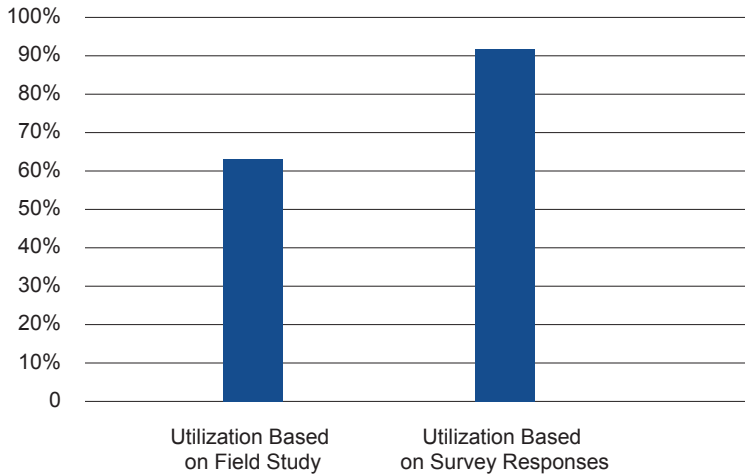
Neighborhood characteristics may influence vehicle ownership levels in affordable housing developments because people may not need cars if they can take transit or walk to destinations. The survey results showed that household vehicle availability is higher in areas that are less conducive to walking and have more limited access to transit.

As defined by a combined measure of the land use and transportation context, suburban areas have the highest mean vehicle availability and core areas have the lowest, with urban areas falling in the middle.



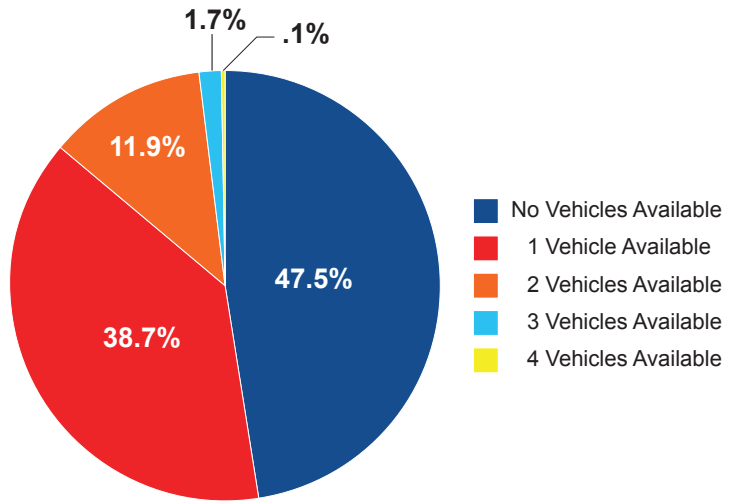
PARKING UTILIZATION

Overall, most of the affordable housing developments surveyed have unused parking. On-site parking utilization data indicated parking was less utilized than the household survey responses indicated. This is likely because data were collected at one point in time and the survey was based on the residents' aggregate experience. Overall, this indicates parking is oversupplied.



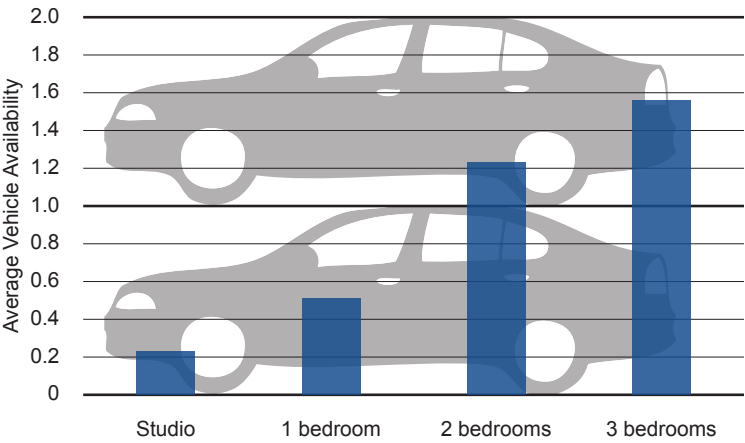
DISTRIBUTION OF RESIDENTS' HOUSEHOLD VEHICLE AVAILABILITY

Almost half the households surveyed had no vehicle and 38.7% had only one vehicle. Only 13.7% of households had more than one vehicle.



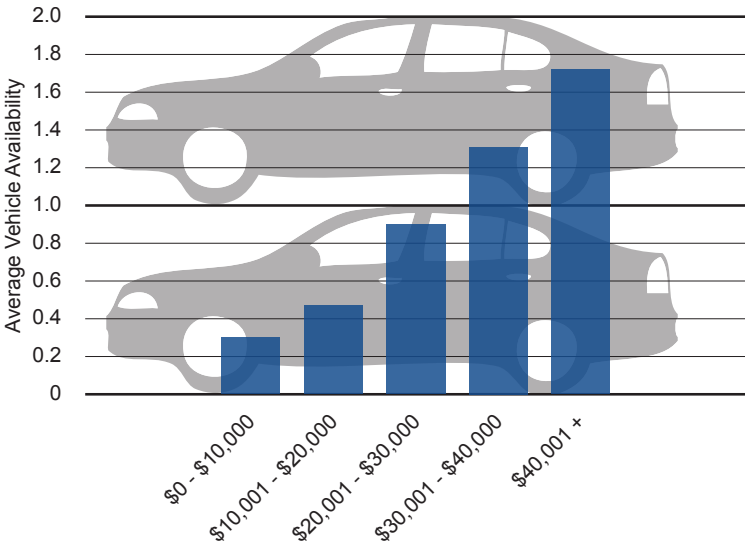
AVERAGE VEHICLE AVAILABILITY BY UNIT SIZE

Larger housing units, measured by number of bedrooms, are likely to have more residents, more drivers, and higher average vehicle availability.



AVERAGE VEHICLE AVAILABILITY BY HOUSEHOLD INCOME RANGE

Vehicle availability is higher in households with greater annual income.



OTHER RESULTS

- Average vehicle availability decreases in affordable housing developments with a higher percentage of residents over the age of 65. However, this is not considered individually significant because a senior housing development is likely to have a lower number of bedrooms AND more residents over 65 years of age.

POLICY CONSIDERATIONS

- The interrelationship of factors affecting parking demand at affordable housing is important when making decisions (e.g., housing type, unit size, location, and walkability).
- Priority should be given to distinct, measurable factors that are typically evaluated in the project development review process (e.g., unit size or location).

Midvale City
Department of Community Development
Planning and Zoning Department

| |
|--|
| Planning and Zoning Commission Staff Report |
|--|

| | |
|---------------------------------|--|
| APPLICATION: | SUNSET GARDENS MULTIFAMILY RESIDENTIAL REDEVELOPMENT |
| LOCATION: | 380 E Fort Union Blvd |
| APPLICANT: | Sara Webb, EJ Architecture |
| FILE #: | REZ/CUP/SPR-22-30-251-006 |
| REQUEST: | Rezone from SF-1/DO & 7200 S to RM-25/7200 S and Conditional Use Permit/Preliminary Site Plan for 97-Unit Affordable Multifamily Residential Development |
| MEETING DATE: | July 8, 2020 |
| ZONING DESIGNATION: | Single Family Residential with Duplex and 7200 S Overlays (SF-1/DO & 7200 S) |
| AUTHOR: | Alex Murphy, Planning Director |
| APPLICABLE ORDINANCE(S): | Midvale City Municipal Code Chapter 17-3-1 and 17-7-4 |
| AGENDA #: | 4 |

SUMMARY:

Sara Webb, EJ Architecture, is requesting approval of two requests (1) a rezone of 3.91 acres of property located at 380 E. Fort Union Blvd from Single Family Residential Zone with Duplex and 7200 South Overlays (SF-1/DO & 7200 S) to Multifamily Residential – Medium to High Density Zone with 7200 South Overlay (RM-25/7200 S) and (2) a Conditional Use Permit and Preliminary Site Plan for a 97-unit affordable multifamily residential project. The property currently contains 24 units in 12 duplexes. The proposed redevelopment would demolish the existing buildings and construct a new 3-story apartment building, increased parking lot, and redesigned community/amenity areas for residents.

This request will require the Planning Commission to act on two items: first on the Rezone and second on the Conditional Use Permit/Preliminary Site Plan. These items are reviewed individually in this report and recommended motions for each are provided at the end.

REZONE

Rezoning is a legislative decision required whenever a change in designation on the City's Zoning Map is requested. Rezoning is first heard in a public hearing by the Planning Commission, who respond with a recommendation to the City Council. The Council then hears the request in a second public hearing and decides to approve or deny the request. The Zoning Ordinance includes requirements for findings and procedures necessary to consider and adopt a rezoning. The General Plan provides direction on the City's future land use goals and must be considered whenever a rezoning request is made.

ORDINANCE CONSIDERATIONS:

Section 17-3-1 of the Midvale City Municipal Code requires the Planning Commission hold a public hearing and adopt a written recommendation to the City Council, advising the Council to approve, disapprove, or modify a request on all zoning map amendments. The Planning Commission may only recommend approval of a rezone application if it determines, in written findings, that the proposed rezoning is consistent with the policies and goals of the general plan and that the applicant has demonstrated the following:

1. The proposed rezoning is necessary either to comply with the general plan proposed land use map or to provide land for a community need that was not anticipated at the time of adoption of the general plan;
2. The existing zoning was either the result of a clerical error or a mistake of fact, or that it failed to take into account the constraints on development created by the natural characteristics of the land including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage; or
3. The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area.

The discussion in the General Plan Considerations and the Conditional Use Permit/Preliminary Site Plan sections below address how the proposed rezoning is consistent with the 2016 Midvale City General Plan.

The subject property has been largely under the same zoning designation for nearly 40 years. In 1983, it was part of Salt Lake County's R-2-10H zone, a two-family zone allowing lots of 10,000 SF. Following annexation into the City, it retained the R-2-10 designation until the zoning ordinance was overhauled in 2001. Following the ordinance rewrite, it was converted to SF-1/DO, which is the City's current version of the old R-2-10 zone. The 7200 South Overlay was applied at that time with the intent of supporting future redevelopment along Fort Union Boulevard.

In the years since the designation was first applied, Fort Union Boulevard has changed dramatically. Prior to 1983, the development pattern in the area was largely single family residential with large lots or agricultural areas. Commercial development along the corridor was limited to State Street and the Union Park area. Since then, commercial and other higher intensity developments have begun expanding along the corridor and the street itself has been widened from 1 lane each way to 2-3 lanes plus turn lanes.

The one- and two-family housing developments originally anticipated by Salt Lake County no longer occur along Fort Union Blvd; instead, recent projects include new multitenant commercial development, expansion of existing restaurants and shopping centers, and multifamily residential development. The two-family zoning designation no longer supports the development pattern and now prevents the corridor from continuing along its natural progression of gradually increasing development intensity.

Recognizing that Fort Union Boulevard is now one of the busiest streets in the City, a finding that the land and its surround environs have changed is straightforward. Rezoning to allow higher intensity redevelopment of the area will encourage redevelopment of this property. It will

also allow the project to serve as a buffer between Fort Union and the nearby single-family residential neighborhoods, insulating them from the higher intensity along the corridor.

GENERAL PLAN CONSIDERATIONS:

The 2016 Midvale City General Plan locates the subject properties in the 7200 South Opportunity Area. Regarding Opportunity Areas, the General Plan states that:

“In Opportunity Areas, minor-to-major changes in current land uses are likely to occur due to market forces, increasing land values, and opportunities to optimize land uses to take advantage of transit and other public investments. Projects in Opportunity Areas are anticipated to be at higher levels of density than current land uses and should be carefully planned and designed to integrate into the fabric of the area and minimize impacts on adjacent and nearby existing land uses.” (p. 46)

Additionally, the General Plan provides the following future land use goals for the 7200 South Opportunity Area:

1. Support new retail and office uses located west of 700 East.
2. Plan for bike ways to connect to the 7200 South TRAX station.
3. Develop urban design standards for new commercial development to create a distinct area character.
4. Continue to employ design and landscaping elements to buffer the effects of higher intensity uses on adjacent existing residential uses.

Staff believes the request satisfies the goals of Opportunity Areas generally and does not conflict with the specific goals of the 7200 South Opportunity Area. As discussed above, the Fort Union Blvd corridor has seen a dramatic shift in development patterns over time. New development has gradually replaced existing single- and two-family developments and this proposal is no different. The allowable density (25 units/acre) is consistent with what is allowed in at least 5 other projects along Fort Union Blvd, including the adjacent properties to the west (Apply Honey and Viansa Villas).

Further, the proposed RM-25 zone includes provisions to address proximity and impacts on adjacent property. Landscape and building setbacks are required to separate buildings in the RM-25 zone from nearby properties and concentrate buildings towards the street. Open space and other development standards serve to further minimize potential impacts on existing development. Finally, the subject property is only accessed from Fort Union Boulevard, which doesn't allow on-street parking and limits the potential for residents of the proposed development overflow into adjacent neighborhoods.

The proposed rezone is also consistent with the City's 2019 Housing Plan, adopted as an addendum to the General Plan. The Housing Plan proposes a variety of goals and policies developed to increase the affordability and variety of housing provided in the City. Goals and policies related to the requested rezone include:

- Strategically encourage density in neighborhoods of opportunity and
- Provide a financial incentive to improve homes.

Neighborhoods of opportunity are those that have access to jobs, open space, fresh food, public transportation, quality education, and neighborhood services. Fort Union Boulevard contains all of these amenities and needs, making it appropriate for a strategic increase in density.

The existing development on the subject property is aging and due for an upgrade. Maintaining the existing zone would see future development of the same type without reflecting the change in circumstances that has occurred since the property was originally developed in the 1980s. In addition, the current product style and unit count do not support a full-time property manager, an issue that would be resolved with a higher number of units. The additional units allowed by the proposed RM-25 zone would allow Housing Connect to increase the number of affordable units provided in the City, provide better amenities for the residents, and improve the overall quality of the project, all efforts that are consistent with the City's Housing Plan.

CONDITIONAL USE PERMIT/PRELIMINARY SITE PLAN

The analysis in this section assumes the rezone to RM-25 and text amendment authorizing a reduction in parking requirements for affordable housing projects are approved. If either item is not approved, a revised submittal meeting the applicable requirements will be required to proceed.

ORDINANCE CONSIDERATIONS:

The RM-25 zone allows multifamily residential developments under a conditional use permit, provided the Planning Commission concludes that the application fully mitigates all identified adverse impacts and complies with the following general and specific standards:

General Standards

1. The application complies with all applicable provisions of this title, State and Federal Law;
2. The structures associated with the use are compatible with surrounding structures in terms of use, scale, mass and circulation;
3. The use is not detrimental to the public health, safety and welfare;
4. The use is consistent with the Midvale City General Plan, as amended;
5. Traffic conditions are not adversely affected by the proposed use including the existence of or need for dedicated turn lanes, pedestrian access, and capacity of the existing streets;
6. Sufficient utility capacity;
7. Sufficient emergency vehicle access;
8. Location and design of off-street parking as well as compliance with off-street parking standards provided for in §17-7-1.8;
9. Fencing, screening, and landscaping to separate the use from adjoining uses and mitigate the potential for conflict in uses;
10. Compatibility of the proposed mass, bulk, design, orientation, and location of the structures on the site; including compatibility with buildings on adjoining lots and to the street;
11. Exterior lighting that complies with the lighting standards of the zone and is designed to minimize conflict and light trespass with surrounding uses; and

12. Within and adjoining the site, impacts on the acquirer, slope retention, and flood potential have been fully mitigated and the proposed structure is appropriate to the topography of the site.

Specific Standards

1. Lot Standards
2. Development Standards
3. Architectural Standards
4. Landscaping
5. Parking
6. Conditional Use Standards of Review

The first General Standard serves as an umbrella requirement covering all Specific Standards. As part of this Report's analysis for the first General Standard, discussion on each Specific Standard is provided below:

- Lot Standards

Lot standards includes lot area, width, frontage, depth, and coverage by buildings.

Lot area is required to be both 0.5 acre and 3000 SF for the first unit + 1690 SF per additional unit. Based on 97 units, this results in a minimum required lot size of 3.79 ac. The parcels involved include a total of 3.91 ac., so this requirement is satisfied.

Lot width and frontage for multifamily residential projects is required to be 30' per unit along the build-to line along Fort Union Blvd. No units are proposed along the first-floor build-to line, so this requirement is satisfied.

Lot depth is required to be 80' from Fort Union Blvd. At its shallowest, the subject lot is approximately 710' deep, satisfying this requirement.

Lot coverage by buildings is limited to 45% of total lot area. Total building coverage proposed is 17.25%, satisfying this requirement.

The subject property is currently composed of two lots, which will need to be consolidated prior to final approval. Staff recommends including this requirement as a condition of approval.

- Development Standards

Development standards includes setbacks, build-to line, height, proximity between buildings, and outdoor lighting standards.

Setbacks for the project are as follows:

- Front: 25'
- Side: 10'
- Rear: 20'

The front setback also serves as a build-to line, requiring at least 50% of the front elevation to be built within 3' of the setback. The proposed building is at the 25' setback line and includes an open patio, which can project into the front setback up to 8'. Side and rear yard setbacks have been satisfied along the remaining property boundaries. Rear yards are limited to no more than 40% impervious surfaces, which does not appear to be addressed by this proposal. Staff recommends requiring the design be revised or a variance to this requirement be obtained as part of the final site plan review process.

Overall building height is limited to 4 stories. When within 50' of a single-family residential district, as is the case along the north boundary lines, maximum height is reduced to 35' to the midpoint of a sloped roof or 30' to the cornice of a flat roof. The proposed building is 3 stories and 36'-10" tall as proposed. It is not located within 50' of a single-family residential district and satisfies this requirement.

Only one building is proposed, so the building separation requirement is not applicable.

No outdoor lighting plan has been provided. Staff recommends requiring submission of this plan as part of the Final Site Plan application.

- Architectural Standards

Architectural standards include wall materials, openings, fence requirements, and screening requirements.

Exterior finishes are required to be traditional, time- and weather-tested techniques and limited to no more than three materials. The project proposes to use brick, lap siding, and wood siding as primary exterior elevation materials, satisfying this requirement.

Entry openings are required and proposed to face the front yard.

Few details are available on proposed fencing. Staff recommends requiring the applicant provide a detailed fencing plan as part of the Final Site Plan application. Staff will verify all fencing meets height requirements as part of that review.

Trash collection and recycling areas and exterior equipment is required to be screened from view so that they are not visible from public streets or adjacent properties. Trash is proposed to be collected and serviced within the building. Other exterior equipment will need to be screened from view and can be verified as part of the Final Site Plan application.

- Landscaping

Landscaping requirements include required area, materials, and documentation and design requirements.

Multifamily residential uses are required to provide at least 40% of the lot area as active, improved open space. This includes amenity areas, landscaping, sidewalks, etc. Based on a lot area of 3.91 ac., calculation results in a requirement of 68,128 SF (1.564 ac.) in active,

improved open space. The proposal includes 74,721 SF of open space, exceeding this requirement.

While adequate for the preliminary site plan review, the submitted landscape plan package will need to include additional information as part of the final site plan. Staff recommends including this requirement as a condition of approval.

- Parking

The number of required parking spaces is based on bedroom count per unit and ranges from 1.5 spaces per 1-bedroom to 2.5 spaces per unit with 3 or more bedrooms. All multifamily projects are required to provide 1 additional parking space per 4 units for guest use. Using these calculations, the required number of parking is determined in Table 1 below:

Table 1
Required Parking Calculation

| Unit Type | Count | Calculation | Stalls Required |
|-----------|-------|------------------|------------------|
| 1 bed | 66 | 1.2 stalls/unit* | 79.2 |
| 2 bed | 23 | 1.6 stalls/unit* | 36.8 |
| 3+ bed | 8 | 2.0 stalls/unit* | 16 |
| Guest | 97 | 0.25 stalls/unit | 24.25 |
| | | REQUIRED | 157 ¹ |
| | | PROVIDED | 157 |

(*) includes 20% reduction for affordable housing projects

As Table 1 shows, the current proposal satisfies the parking requirement. Staff recommends including a condition of approval requiring documentation the AMI and rent restrictions required for affordable housing parking reductions are provided prior to the first Certificate of Occupancy for the project.

The parking layout proposes to allow temporary closure of the southern portion of the parking area to allow two parking flex spaces for sport court and other amenity use. The zoning ordinance does not require all required stalls always be available for use. To provide additional amenities for the project, Staff recommends allowing the parking flex spaces to remain as-is with a change in the bollard and basketball standard location to prevent interference with parking spaces. The Property Manager will be responsible for ensuring these parking areas remain open when needed by residents.

- Conditional Use Standards of Review

In addition to the requirements described above, multifamily residential projects are also required to provide the following:

- Pedestrian connections, i.e., sidewalks and trails, which link dwelling units with open space and with existing abutting public trails and

¹ Rounded up from 156.25.

- No less than one thousand square feet of recreational amenities, as determined by project size.

Sidewalks are provided throughout the project, linking the building to open space, amenities, and the public sidewalk along Fort Union Boulevard. An opportunity to connect to a future canal trail has also been provided, which can be realized if/when the City has a public path installed along the canal.

Proposed amenities include a playground, sport courts in the parking lot, an unstructured play area, BBQ area, and other park-like amenities. The total area dedicated to improved amenities exceeds the required 1000 SF. Staff recommends requiring details on the proposed amenities be included with the Final Site Plan.

Compliance with Title 17 of the Midvale City Municipal Code will require revisions to the site plan, as indicated throughout this Report. Once those items are addressed, no other conflicts with Title 17 of the Midvale City Municipal Code or State and Federal Law have been identified that are not addressed elsewhere in this report.

The provisions of the RM-25 Zone are written to ensure compatibility between proposed and existing structures in terms of use, scale, mass, design, and orientation. No compatibility issues have been identified. No adverse impacts to the public health, safety, and welfare have been identified that are not addressed elsewhere in this Report. Project compliance with the General Plan is discussed below.

The Fire Marshal has reviewed the preliminary site plan and identified minor concerns regarding emergency vehicle access, including access width, turn radii, and fire lane proximity to the building. Staff recommends requiring these items be addressed as part of the Final Site Plan.

Parking requirements are described previously within this Report.

No fencing details have been provided. The Planning Commission may wish to impose a specific fencing style around the exterior property boundary as a condition of approval. Beyond the requirements regarding setbacks, screening mechanical equipment, and other screening improvement recommendations, no other separation requirements apply.

No lighting information has been provided. Staff recommends requiring a Lighting Plan be submitted with the Final Site Plan application to address lighting standards.

The City Engineer has reviewed the project regarding internal circulation, external access, utility requirements, impacts on the aquifer, slope retention, flood potential, and site topography. He approved the plans with minor issues to address as part of the Final Site Plan application.

The project is adjacent to the Jordan & Salt Lake City Canal. A request for comments was sent to the Salt Lake City Public Utilities Department but no response has been received yet. The project does not propose to impact the canal, so Staff recommends requiring a general condition to comply with Salt Lake City Public Utilities requirements for any improvements along the canal.

GENERAL PLAN CONSIDERATIONS:

As indicated in the Rezone section above, the General Plan recognizes the Fort Union Blvd corridor as an Opportunity Area and expects to see significant changes in the development pattern as a result. The proposed project does not represent a dramatic departure from the norm and is consistent with other projects that have been approved in the corridor.

The project is further supported by the City's 2019 Housing Plan, as discussed above in the Rezone section. It provides strategically located density in a neighborhood of opportunity and encourages reinvestment in the property, benefiting residents and the community.

STAFF RECOMMENDATIONS:

Staff supports the request for a rezone and recommends the Planning Commission forward a positive recommendation to the City Council with the findings below.

Findings:

1. The proposed rezoning is consistent with the goals of the 2016 Midvale City General Plan, including 2019 Housing Plan, and
2. The land and its surrounding environs have changed to such a degree that it is in the public interest to encourage redevelopment of the area and recognize the changed character of the area.

Staff also supports the request for a conditional use permit and preliminary site plan and recommends the Planning Commission approve the request with the following findings and conditions of approval.

Findings:

1. With the conditions include in this approval, the proposed conditional use permit and preliminary site plan complies with the development standards and requirements of the RM-25 zone.

Conditions of Approval:

1. This approval is contingent upon the City Council approving the rezone request for the subject property to RM-25 and the text amendment granting a 20% reduction in parking requirements for affordable housing projects.
2. The applicant shall prepare and submit a Final Site Plan application to be reviewed and approved by the City Engineer, Fire Marshal, and City Staff. The Final Site Plan application shall include the following:
 - a. Those changes necessary to comply with the City Engineer, Fire Marshal, and Salt Lake City Public Utilities requirements;
 - b. Details addressing the rear yard impervious surface requirement. If the design cannot satisfy this requirement, a redesign of the rear yard or a variance to the requirement shall be required prior to Final Site Plan approval;
 - c. A Lighting Plan including those items required by § 17-7-4.4(F);

- d. A detailed Fencing Plan including location, height, and material;
 - e. Screening of all exterior mechanical and utility equipment;
 - f. A Landscape Plan including those items required by § 17-7-4.6(B)(5);
 - g. Relocation of the bollards and basketball standard out of parking stalls in the southern parking area.
 - h. Details on proposed amenities; and
 - i. Any other items required by Staff to complete review of the Final Site Plan application and move the project towards final approval.
3. Prior to issuance of the first building permit for the project, all lot within the project area shall be consolidated into a single parcel.
 4. The applicant shall comply with all requirements of the City Engineer, Fire Marshal, and Building Official.
 5. All signage on the property shall comply with the requirements of the RM-25 zone and sign permits shall be obtained prior to installation of any signage.
 6. Temporary closures of the southern parking area to allow use of the proposed sport court and other amenities is permitted, provided the parking area remains open to vehicles when required for resident use.
 7. Prior to the first Certificate of Occupancy for the project, the applicant shall provide evidence the AMI and rent restrictions required for the affordable housing parking reduction are in place.

The Planning Commission will need to make two motions on this request: first for the Rezone and second for the Conditional Use Permit/Preliminary Site Plan.

RECOMMENDED MOTIONS:

Motion #1a – Approve Rezone

“I move that we forward a recommendation to the Midvale City Council to approve rezoning of 380 East Fort Union Boulevard from Single Family Residential with Duplex and 7200 South Overlays to the RM-25 Zone with 7200 South Overlay based on the following findings:

1. *The proposed rezoning is consistent with the goals of the 2016 Midvale City General Plan, including 2019 Housing Plan, and*
2. *The land and its surrounding environs have changed to such a degree that it is in the public interest to encourage redevelopment of the area and recognize the changed character of the area.”*

Motion #1b – Approve Conditional Use Permit/Preliminary Site Plan

“Regarding the application for a Conditional Use Permit and Preliminary Site Plan for a 97-unit multifamily residential project at 380 East Fort Union Boulevard, I move that we adopt the findings and conditions of approval presented in the Staff Report.”

Motion #1c – Approve Conditional Use Permit/Preliminary Site Plan with Amendments

“Regarding the application for a Conditional Use Permit and Preliminary Site Plan for a 97-unit multifamily residential project at 380 East Fort Union Boulevard, I move that we adopt

the findings and conditions of approval presented in the Staff Report with the following amendments:

1. ...
2. ...”

Motion #2 – Table

“I move that we table a decision on the requested rezone and conditional use permit/preliminary site plan and direct the applicant to address the following questions/concerns:

1. ...
2. ...”

ADJACENT LAND USES:

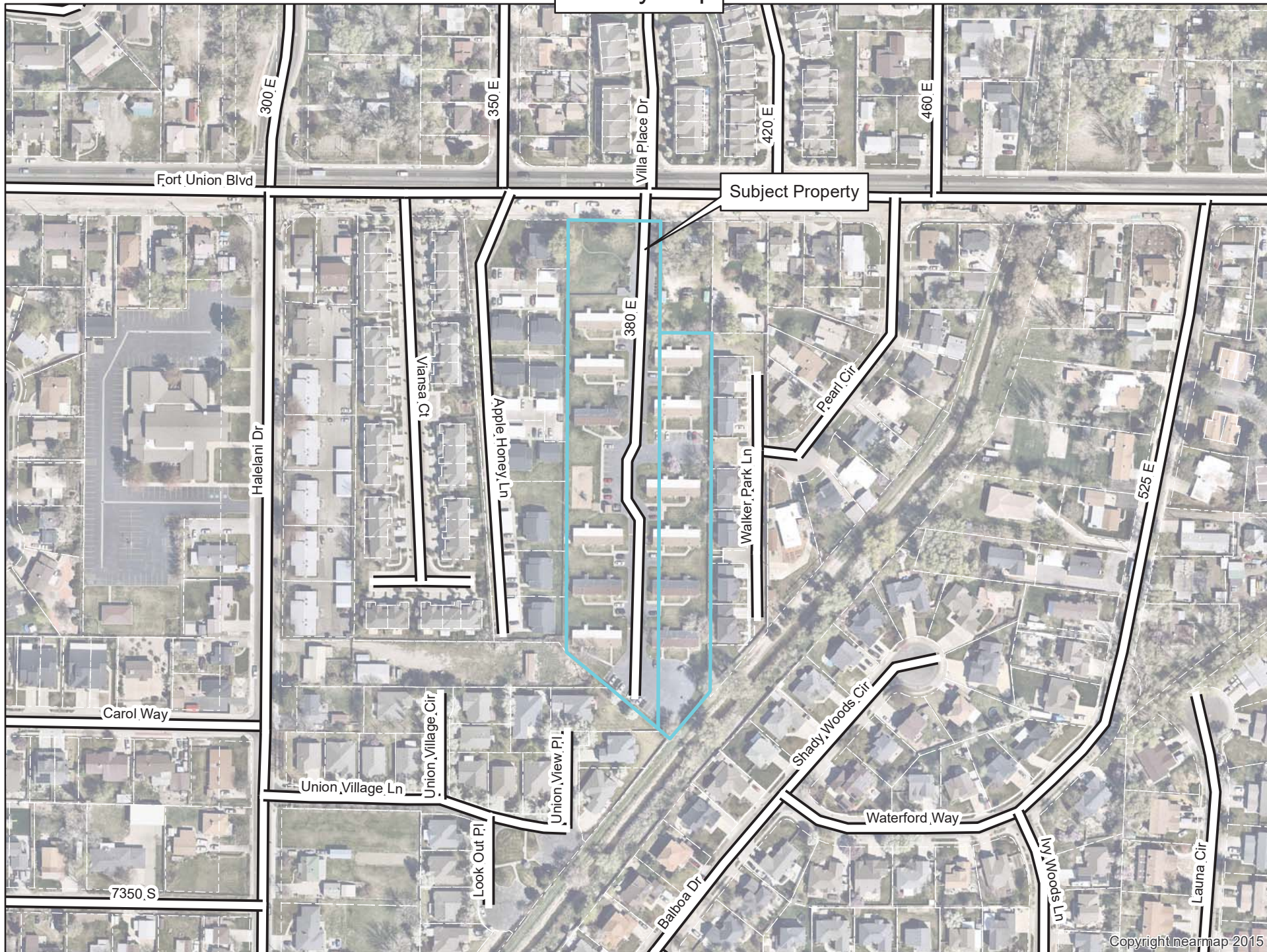
| | |
|--------------------------------------|---|
| North: SF-2; SF-1/DO&7200 S | Single-Family Detached; Master Planned Development (72 nd Street Villas) |
| South: SF-1/DO | Single-Family Detached |
| East: SF-1/DO; SF-1/DO&7200 S | Single-Family Detached; Master Planned Development (Walker Park Lane) |
| West: RM-25/7200 S | Multi-Family Residential |

ATTACHMENTS:

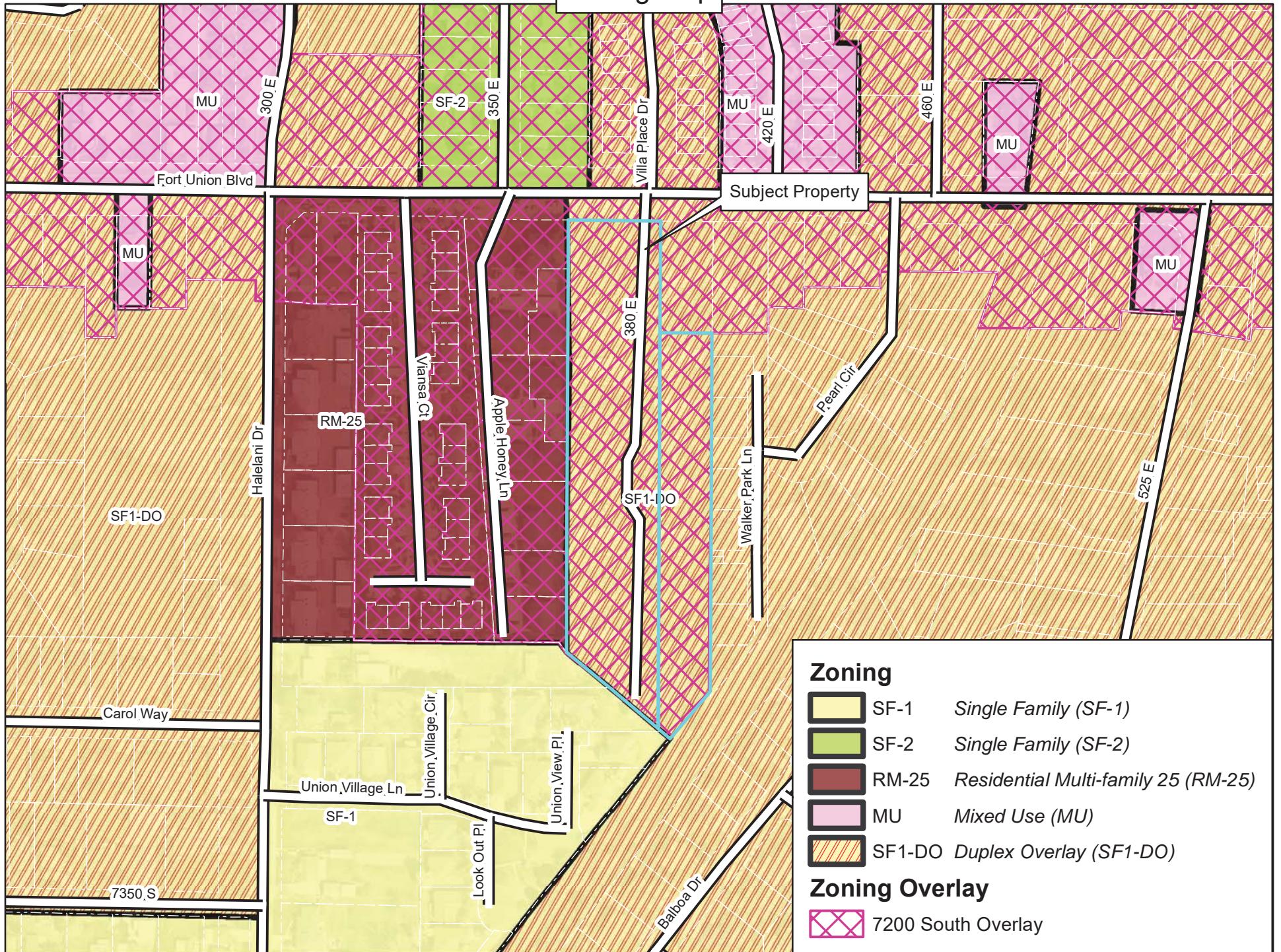
- Vicinity Map
- Zoning Map
- Site Plan
- Landscape Plan
- Elevations
- First Floor Plan
- Traffic Impact Study Executive Summary

PUBLIC NOTICE: ☐ No ☒ Yes


Vicinity Map




Zoning Map



Zoning

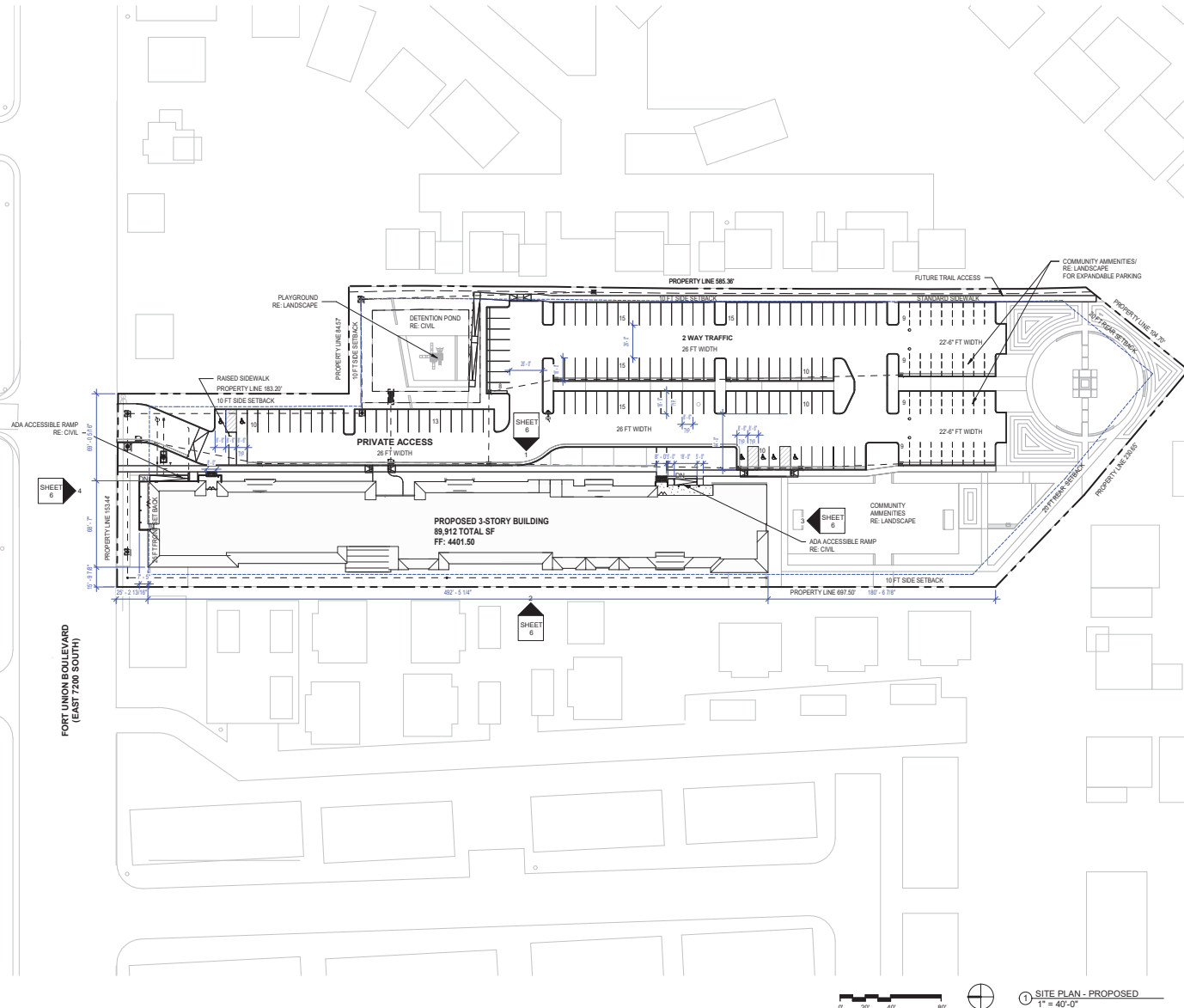
| | | |
|---|--------|-------------------------------------|
|  | SF-1 | Single Family (SF-1) |
|  | SF-2 | Single Family (SF-2) |
|  | RM-25 | Residential Multi-family 25 (RM-25) |
|  | MU | Mixed Use (MU) |
|  | SF1-DO | Duplex Overlay (SF1-DO) |

Zoning Overlay

| | |
|---|--------------------|
|  | 7200 South Overlay |
|---|--------------------|

SUNSET GARDENS

PRELIMINARY SITE PLAN PROCEDURE





ej architecture, pllc

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|-----------------|---------|---------|---------------|
| PROJECT NUMBER: | 3-20-01 | DATE: | MAY 7TH, 2020 |
| SHEET CONTENTS: | | SHEET 2 | |

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

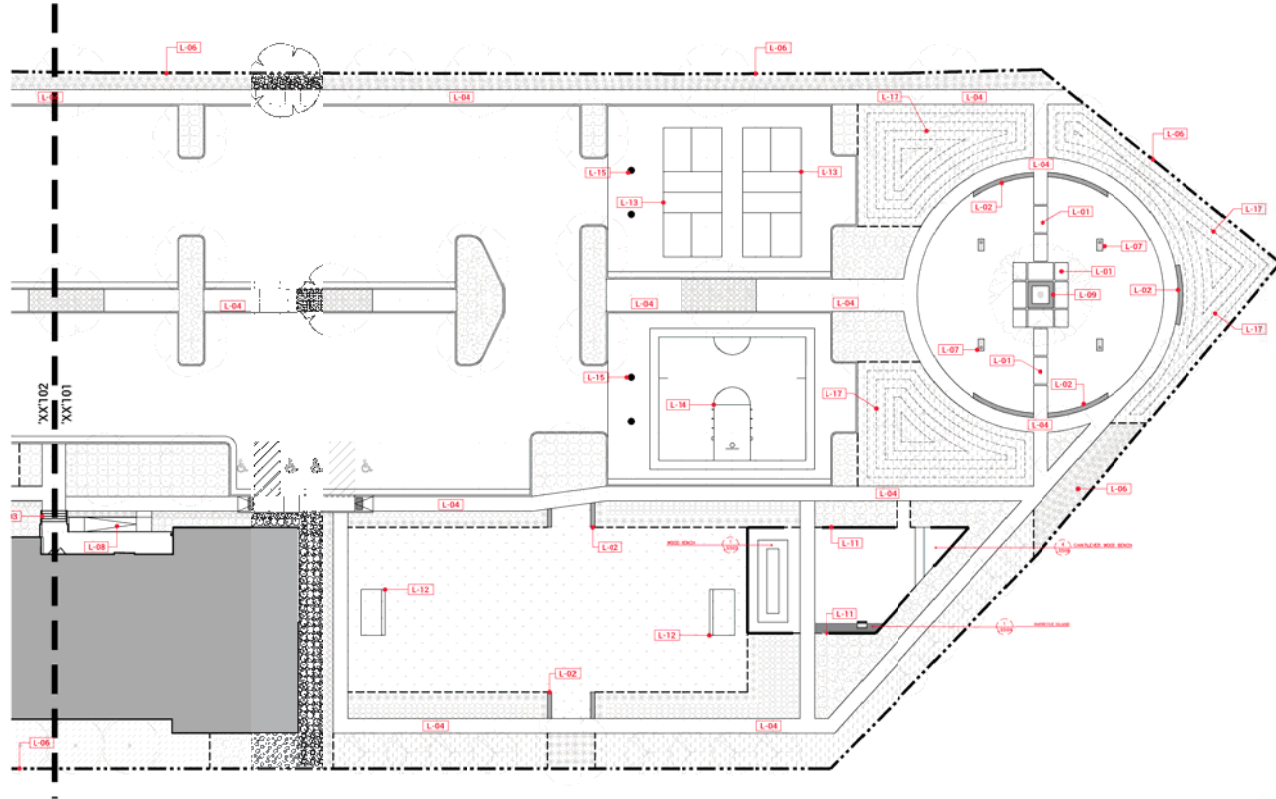
DATE: [Signature]

SUNSET GARDENS

PRELIMINARY SITE PLAN PROCEDURE

REFERENCE NOTES SCHEDULE

| SYMBOL | SITE LAYOUT DESCRIPTION | QTY | DETAIL |
|--------|--|---------|--------|
| L-01 | CONCRETE STEPPERS - FORMED IN PLACE - PLAIN GRAY FINISH | | |
| L-02 | 18" HIGH CONCRETE SEAT WALLS - ARCHITECTURAL FINISH | 2/LS501 | |
| L-03 | CONCRETE STAIRS - PER CIVIL PLANS | | |
| L-04 | CONCRETE WALKWAY - PLAIN GRAY - SCORING PER PLAN (TYP.) | 1/LS501 | |
| L-05 | RETENTION AREA - PER CIVIL PLANS | | |
| L-06 | PROPERTY LINE (TYP.) | | |
| L-07 | CORN HOLE BOARDS - PER QCP OR APPROVED EQUAL | 4/LS501 | |
| L-08 | NEW CONCRETE ADA RAMP - PER CIVIL PLANS | | |
| L-09 | 3" HIGH RAISED CONCRETE PLANTER - ARCHITECTURAL FINISH | 3/LS501 | |
| L-10 | NEW CURB AND GUTTER - PER CIVIL PLANS | | |
| L-11 | OVERHEAD STRUCTURE - SEE DETAIL | | |
| L-12 | SOCCER GOAL POSTS - PER KWIK GOAL OR APPROVED EQUAL | | |
| L-13 | PICKLEBALL COURT - NET PER RENEGADE SPORTS OR APPROVED EQUAL | | |
| L-14 | BASKETBALL COURT - HALF COURT - HOOP PER RENEGADE SPORTS OR APPROVED EQUAL | | |
| L-15 | STOP BOLLARD - PER LANDSCAPE FORMS OR APPROVED EQUAL | | |
| L-16 | PLAY STRUCTURE - PER ELEPHANT PLAY OR APPROVED EQUAL | | |
| L-17 | EARTH MOUNDS - 3:1 CONTOURS - PER LANDSCAPE PLANS | | |



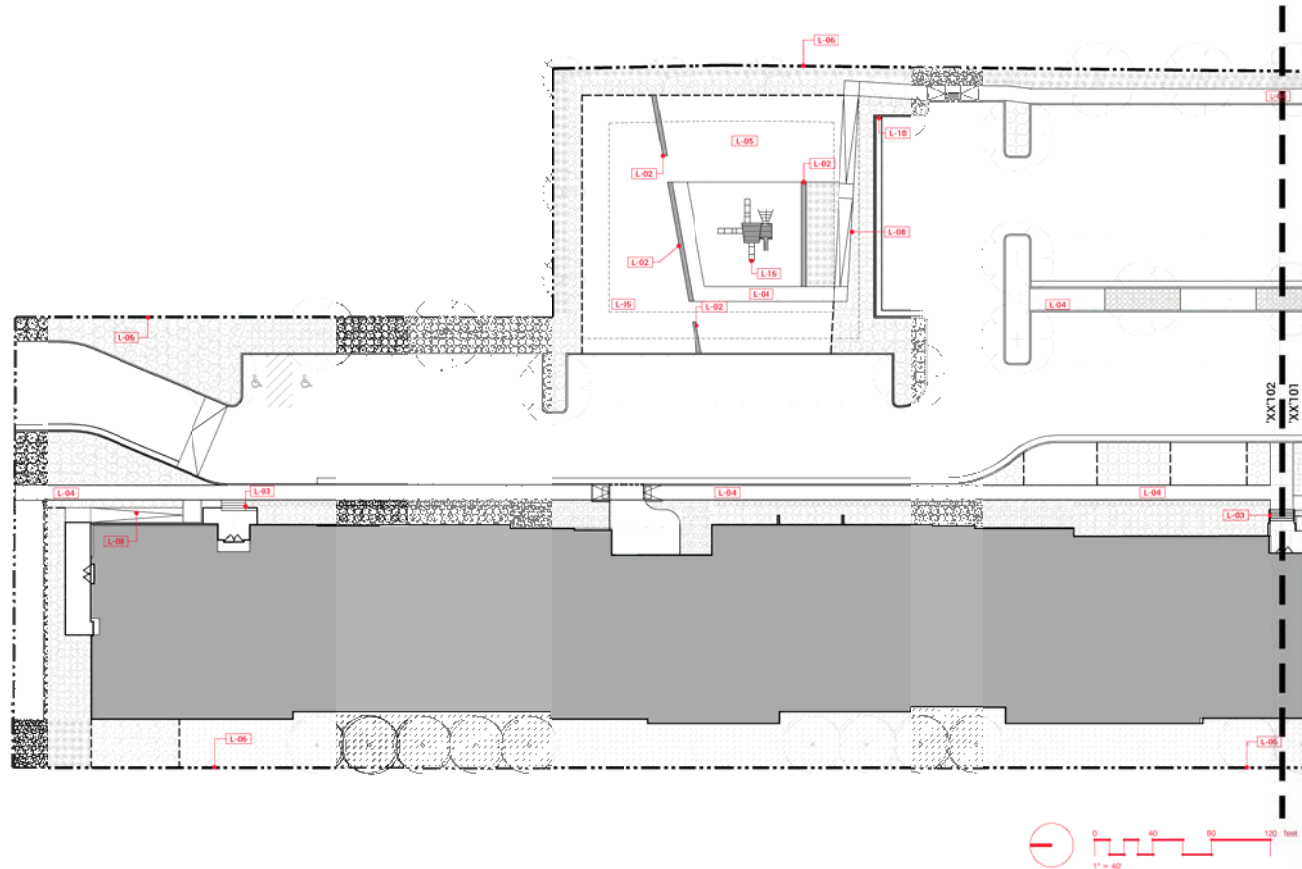
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| PROJECT NUMBER: | 3-20-01 |
| DATE: | JUNE 11th, 2020 |
| SHEET CONTENTS: | SITE LAYOUT PLAN |
| DESIGNED BY: | LS101 |

SUNSET GARDENS

PRELIMINARY SITE PLAN PROCEDURE

REFERENCE NOTES SCHEDULE

| SYMBOL | SITE LAYOUT DESCRIPTION | QTY | DETAIL |
|--------|--|---------|--------|
| L-01 | CONCRETE STEPPERS - FORMED IN PLACE - PLAIN GRAY FINISH | | |
| L-02 | 18" HIGH CONCRETE SEAT WALLS - ARCHITECTURAL FINISH | 2/LS501 | |
| L-03 | CONCRETE STAIRS - PER CIVIL PLANS | | |
| L-04 | CONCRETE WALKWAY - PLAIN GRAY - SCORING PER PLAN (TYP.) | 1/LS501 | |
| L-05 | RETENTION AREA - PER CIVIL PLANS | | |
| L-06 | PROPERTY LINE (TYP.) | | |
| L-07 | CORN HOLE BOARDS - PER QCP OR APPROVED EQUAL | 4/LS501 | |
| L-08 | NEW CONCRETE ADA RAMP - PER CIVIL PLANS | | |
| L-09 | 3' HIGH RAISED CONCRETE PLANTER - ARCHITECTURAL FINISH | 3/LS501 | |
| L-10 | NEW CURB AND GUTTER - PER CIVIL PLANS | | |
| L-11 | OVERHEAD STRUCTURE - SEE DETAIL | | |
| L-12 | SOCCER GOAL POSTS - PER KWKI GOAL OR APPROVED EQUAL | | |
| L-13 | PICKLEBALL COURT - NET PER RENEGADE SPORTS OR APPROVED EQUAL | | |
| L-14 | BASKETBALL COURT - HALF COURT - HOOP PER RENEGADE SPORTS OR APPROVED EQUAL | | |
| L-15 | STOP BOLLARD - PER LANDSCAPE FORMS OR APPROVED EQUAL | | |
| L-16 | PLAY STRUCTURE - PER ELEPHANT PLAY OR APPROVED EQUAL | | |
| L-17 | EARTH MOUNDS - 3:1 CONTOURS - PER LANDSCAPE PLANS | | |



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| PROJECT NUMBER: 3-20-01 DATE: JUNE 11th, 2020 | Author: [Signature] Checker: [Signature] |
| SHEET CONTENTS: SITE LAYOUT PLAN | |
| SHEET NUMBER: LS102 | |

SUNSET GARDENS

PRELIMINARY SITE PLAN PROCEDURE

| FINISH MATERIALS LEGEND | | | |
|-------------------------|---|---|---|
| A | BRICK COLOR 1: COLOR: GREY/BEIGE TEXTURE: SMOOTH MANUFACTURER: TBD | E | LAP SIDING: COLOR: CHARCOAL GREY WIDTH: 6" |
| B | BRICK COLOR 2: COLOR: DARK RED TEXTURE: SMOOTH MANUFACTURER: TBD | F | BOARD AND BATTEN: COLOR: DUSTY BLUE WIDTH: 12" MANUFACTURER: TBD |
| C | SHINGLE ROOFING: DIMENSIONAL ASPHALT COLOR: EARTH TONE | G | CEMENT SIDING: COLOR: NATURAL STAIN WIDTH: 6" MANUFACTURER: JAMES HARDY OR EQUAL |
| D | LAP SIDING 2: COLOR: WHITE WIDTH: 6" 12" STAGGERED SIDING MANUFACTURER: JAMES HARDY OR EQUAL | H | STANDING SEAM METAL ROOF: COLOR: VENE TIAN BROWN WIDTH: 12" STANDING SEAM MANUFACTURER: BERTRIDGE OR EQUAL |

NOTE: GUTTERS AND DOWNSPOUTS TO MATCH METAL ROOFING

THE BUILDING SHALL CONSIST OF AN EARTH TONE PALETTE. THIS COLOR SCHEME DRAWS FROM A PALETTE OF BROWNS, TANS, GRAYS, GREENS, ORANGES WHITES BLUES AND SOME REDS. THE COLORS IN AN EARTH TONE PALETTE ARE SUBTLE, MUTED TONES IN AN EMULATION OF NATURAL COLORS FOUND IN SOIL, MOSS, TREES AND ROCKS.



① EAST ELEVATION
1/16" = 1'-0"



② WEST ELEVATION
1/16" = 1'-0"



③ NORTH ELEVATION - FORT UNION BOULEVARD
1/16" = 1'-0"



④ SOUTH ELEVATION
1/16" = 1'-0"

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|-----------------|------------|-------------|---------------|
| PROJECT NUMBER: | 3-20-01 | DATE: | MAY 7TH, 2020 |
| SHEET CONTENTS: | ELEVATIONS | CHECKED BY: | Author |
| | | CHECKED BY: | Checker |

DRAWING NUMBER:

SHEET 6



380 EAST 7200 SOUTH
MIDVALE, UTAH 84047

[illegible]

EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Sunset Gardens development located in Midvale, Utah. The Sunset Gardens project is located on the south side of 7200 South at 380 East.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and plus project conditions (conditions after development of the proposed project) at key intersections and roadways near the site. The evening peak hour level of service (LOS) was computed for each study intersection. The results of this analysis are shown in Table ES-1.

| TABLE ES-1 LOS Analysis - Evening Peak Hour Midvale Sunset Gardens TIS | | |
|---|---|----------------|
| Intersection | Level of Service (Sec/Veh) ¹ | |
| | Existing (2020) | |
| | Background | Plus Project |
| 300 East / 7200 South | A (9.3) | A (9.0) |
| 380 East & 390 East / 7200 South | c (15.1) / NBL | c (16.9) / NBL |
| 1. Intersection LOS and delay (seconds/vehicle) values represent the overall intersection average for roundabout, signalized, all-way stop-controlled intersections and the worst movement for all other unsignalized intersections. Uppercase LOS used for signalized, roundabout, and all-way stop-controlled intersections. Lowercase LOS used for one-way & two-way stop-controlled intersections. Source: Hales Engineering, May 2020 | | |

SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

- Traffic counts were adjusted due to COVID-19 pandemic traffic conditions. The traffic counts at the project site and the comparable Bud Bailey site were increased based on nearby UDOT automatic traffic data to represent pre-COVID-19 conditions.
- All study intersections are currently operating at an acceptable LOS during the evening peak hour in existing (2020) background conditions.
- The development will consist of 97 affordable multi-family units.
 - Based on data collected at Bud Bailey Apartments in Millcreek, a similar development, it is anticipated that the project will generate 26 morning peak hour trips and 68 evening peak hour trips.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour with project traffic added.
 - Note: The reduced delay in plus project conditions is due to increased eastbound and westbound through traffic, which have low average delays.



Midvale City

Department of Community Development
Planning and Zoning Department

Author: Jana Ward, Planner I

| | | |
|--|--|--|
| APPLICATION NUMBER CUP 22-30-106-019; 22-30-106-020; 22-30-106-021; 22-30-127-006 | APPLICABLE ORDINANCE(S) §17-7-1 & Title 16 | APPLICANT/PROPERTY OWNER Ridgeway Construction |
| MEETING DATE July 8, 2020 | ITEM TYPE Public Hearing | PROPERTY ADDRESS/LOCATION 127-149 E 7100 S |

SUMMARY OF REQUEST

The applicant is requesting approval of a Preliminary Subdivision for a 16-lot subdivision located at 127-149 E 7100 S. A Small Scale Master Plan for this project was approved by the Planning Commission on May 13, 2020. The Preliminary Subdivision was also approved, but is not valid because the Plat was not presented as part of the packet or the presentation.

| | | | |
|-----------------------------------|---|--|--------------------------------------|
| EXISTING ZONING SF-1/DO | EXISTING LAND USE Single Family | SURROUNDING LAND USE Single Family | SIZE OF PROPERTY 1.2 acres |
|-----------------------------------|---|--|--------------------------------------|

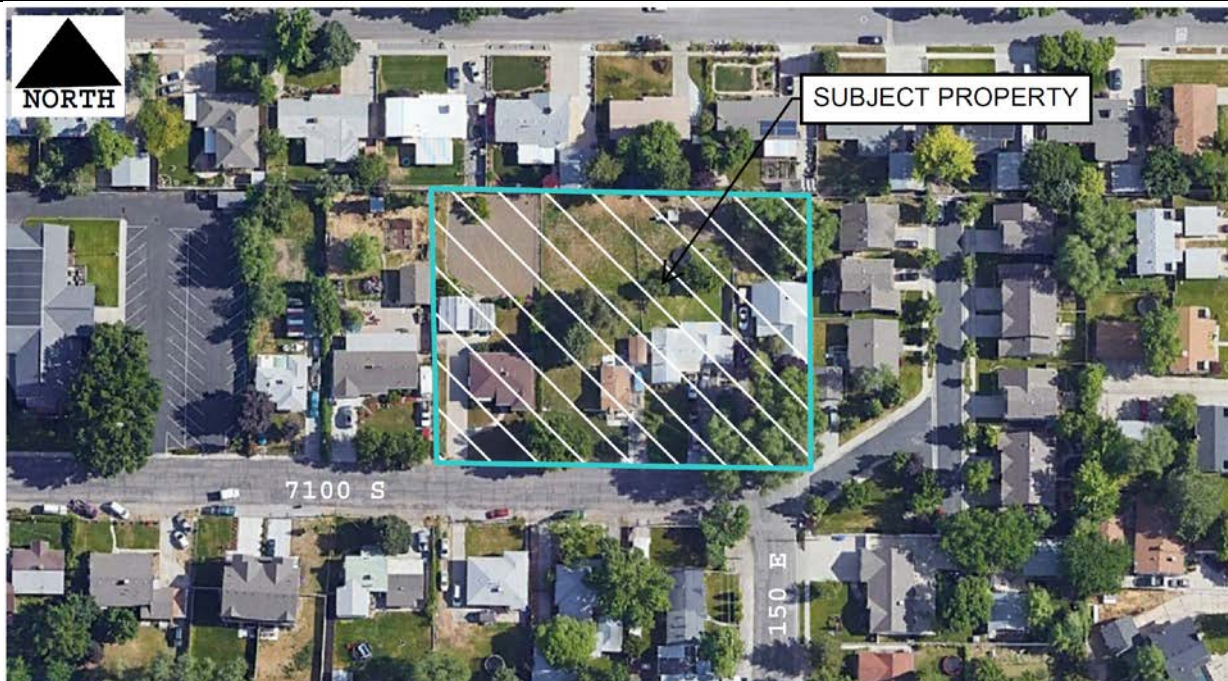
STAFF RECOMMENDATION

APPROVE

APPROVE WITH
CONDITIONS

TABLE

DENY



Midvale City
Department of Community Development
Planning and Zoning

| |
|--|
| Planning and Zoning Commission Staff Report |
|--|

| | |
|---------------------------------|---|
| APPLICATION: | 7100 S - PEAK VIEW FLATS |
| LOCATION: | 127-149 E 7100 S |
| APPLICANT: | Ridgeway Construction - Chris Knapp |
| FILE #: | SUB - 22-30-106-019; 22-30-106-020; 22-30-106-021; 22-30-127-006 |
| REQUEST: | PRELIMINARY SUBDIVISION |
| MEETING DATE: | July 8, 2020 |
| ZONING DESIGNATION: | Single Family Residential and Duplex Overlay (SF-1/DO) |
| AUTHOR: | Jana Ward, Planner I |
| APPLICABLE ORDINANCE(S): | Midvale Municipal Code Title 16 & Chapter 17-7-1 |
| AGENDA #: | 5 |

SUMMARY:

Chris Knapp, representing Ridgeway Construction, is requesting approval of a Preliminary Subdivision for 16 lots at 127-149 E 7100 S. A Small Scale Master Plan for this project was approved by the Planning Commission on May 13, 2020. The Preliminary Subdivision was also approved but is not valid because the Plat was not presented as part of the packet or the presentation and a new action by the Planning Commission on the request is needed.

The property is approximately 1.2 acres and is currently four separate parcels, each with an existing single-family home. It is the intent of the applicant to demolish the existing homes, along with all accessory structures.

The property is zoned Single Family Residential with Duplex Overlay (SF-1/DO) and is surrounded by other property in the SF-1/DO zone developed with single family residential dwellings, twin homes/duplexes, and another master planned development.

ORDINANCE CONSIDERATIONS:

Subdivision:

The proposed subdivision includes 16 residential lots plus common area and is subject to Midvale City Municipal Code Title 16 (Subdivisions) and Chapter 17-7-1 (Single Family Residential [SF-1] Zone). With the exceptions listed below, the proposed subdivision complies with the design standard requirements of Title 16 Subdivisions. The lots have been verified to conform with the SF-1 zone requirements under the Master Planned Development provisions.

The proposed street meets private street standards. The existing structures conflict with future lot lines and will need to be removed prior to the plat being recorded.

1. Section 16.04.040(A)(3) requires that 2”-caliper deciduous street trees be planted with any new subdivision at a rate of one tree for every 30 feet of frontage. This requirement will apply to the new private road also. Based on this requirement, nine (9) deciduous street trees are required along 7100 South, and two (2) trees on each side of the access road. Trees must be planted or guaranteed by a cash bond at the time new units receive the Certificates of Occupancy. Staff recommends including this requirement as condition of approval.
2. Section 16.04.040(F) requires that duty to serve letters from the water and sewer providers (Midvale City and Midvalley Improvement District, respectively) be provided and courtesy notices be sent regarding utility easements to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia, and CenturyLink prior to final plat approval. Staff recommends including this requirement as a condition of approval.

The applicant’s proposal was sent to the City Engineer and Unified Fire Authority for review and comment. Both approved the preliminary plat with conditions to be addressed on the final plat.

STAFF RECOMMENDATION:

Based on compliance with the requirements of Title 16 and Chapter 17-7-1 of the Midvale City Municipal Code demonstrated in the application or addressed by conditions of approval, Planning Staff recommends approving the Preliminary Subdivision for the 16-lot subdivision located at 127-149 E 7100 S with the following findings and conditions of approval:

Findings:

1. With the conditions included in this approval, the proposed Preliminary Subdivision complies with the development standards and requirements of the Single Family with Duplex Overlay Zone (SF-1/DO), and Title 16.

Conditions of approval:

1. The applicant shall prepare a final subdivision plat to be reviewed and approved by the City Engineer, Fire Marshal and City Council. Prior to final subdivision plat approval, the applicant shall obtain final site plan approval for the master planned development. The Final Subdivision shall include the following:
 - a. A minimum of nine (9) street trees are required along 7100 South, and two trees on either side of the new private road. These trees shall be planted or be guaranteed by a cash bond prior to the first certificate of occupancy being issued for a unit.
 - b. The applicant shall provide evidence that courtesy notices has been sent to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia, and Century Link regarding the utility easements on the subdivision plat with the Final Subdivision Plat application.

2. Prior to recording the Final Subdivision Plat, the applicant shall:
 - a. Obtain duty to serve letters for water and sewer service.
 - b. Remove of all the existing structures.

RECOMMENDED MOTIONS

Motion #1 – Approval

“I move that we forward a positive recommendation to the Midvale City Council for approval of the Preliminary Subdivision at 127-149 E 7100 S with the findings and conditions of approval presented in the Staff Report.”

Motion #2 – Approval with Changes

“I move that we forward a positive recommendation to the Midvale City Council for approval of the Preliminary Subdivision at 127-149 E 7100 S with the findings and conditions of approval presented in the Staff Report with the following amendments.”

1. ...
2. ... ”

Motion #3 – Table

“I move that we table a decision on this application to address the following questions/comments:

1. ...
2. ... ”

ADJACENT LAND USES:

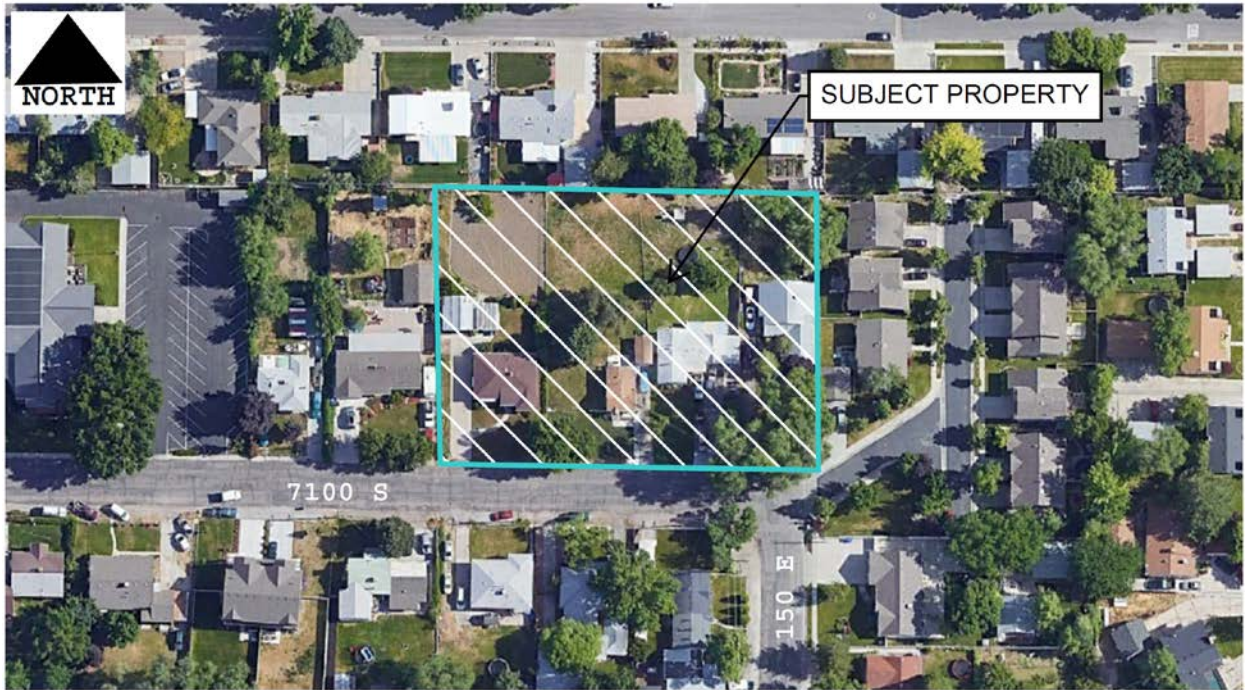
| | |
|-----------------------|---------------------------|
| North: SF-1/DO | Single-family residential |
| South: SF-1/DO | Single-family residential |
| East: SF-1/DO | Granstone 2 MPD |
| West: SF-1/DO | Single-family residential |

ATTACHMENTS:

- Vicinity Map
- Subdivision Plat

PUBLIC NOTICE: ☐ No ☒ Yes

VICINITY MAP



7100 SOUTH - PEAK VIEW FLATS

SALT LAKE COUNTY, UTAH
NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
MIDVALE CITY, UTAH

GOLDEN ACRESS
SUBDIVISION NO. 3

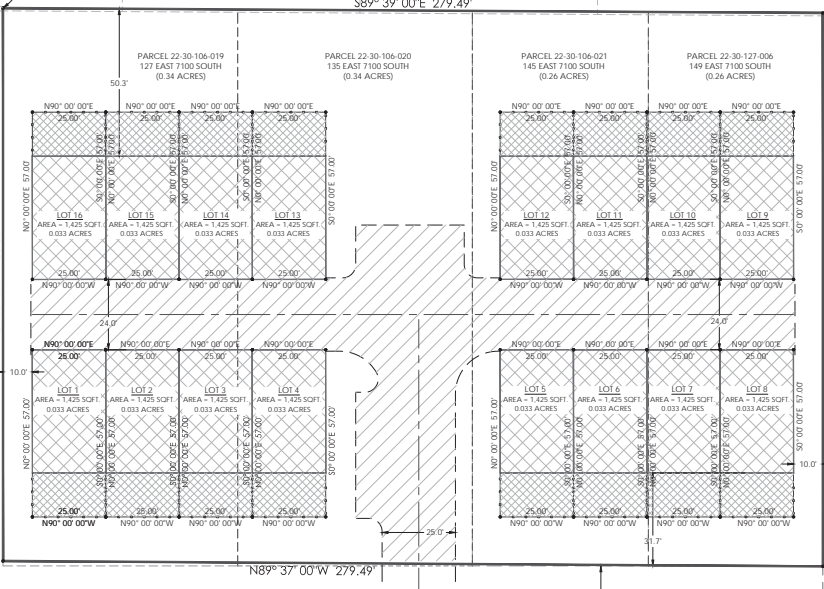
S89° 39' 00"E 279.49'

PARCEL 22-30-106-019
127 EAST 7100 SOUTH
(0.34 ACRES)

PARCEL 22-30-106-020
135 EAST 7100 SOUTH
(0.34 ACRES)

PARCEL 22-30-106-021
145 EAST 7100 SOUTH
(0.26 ACRES)

PARCEL 22-30-127-006
149 EAST 7100 SOUTH
(0.26 ACRES)

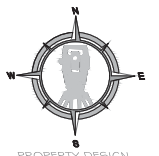
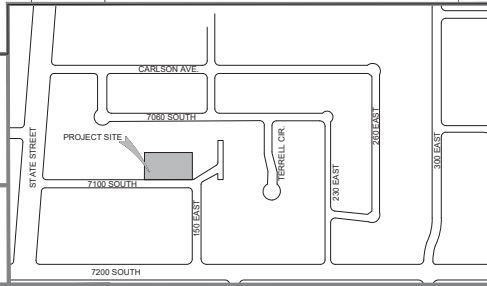


UTILITY NOTE

PUBLIC UTILITIES, INCLUDING ELECTRIC, NATURAL GAS, CABLE T.V., WATER METERS, AND TELEPHONE SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE UTILITY EASEMENTS AND LOT AREA IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REMOVE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENT AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE EASEMENT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE EASEMENTS.

CONTAINED WITHIN THE EASEMENTS AND LOT AREA ARE PRIVATE SANITARY SEWER AND WATER FACILITIES. THE INSTALLATION, OPERATION, MAINTENANCE, AND/OR REPLACEMENT OF PRIVATE SANITARY SEWER, STORM SEWER, AND WATER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS. SUCH FACILITIES ARE NOT OFFERED TO NGR ARE THEY ACCEPTED FOR DEDICATION BY MIDVALE CITY.

| | | |
|------------------------------|--|--|
| DOMINION | | DATE |
| CENTURY LINK | | DATE |
| COMCAST | | DATE |
| BY: | | |
| MIDVALE POWER | | APPROVED THIS _____ DAY OF _____ A.D. 20__ |
| MIDVALE CITY FIRE DEPARTMENT | | APPROVED THIS _____ DAY OF _____ A.D. 20__ |
| MIDVALE CITY FIRE DEPARTMENT | | |



PROPERTY DESIGN
"LAND CONSULTANTS"
Scale (per x 36") 1 in. = 20 FT.

SURVEYORS CERTIFICATE

I, Richard Johanson, do hereby certify that I am a Land Surveyor, and that I hold License No. 152956, 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, hereafter to be known as Dematha Subdivision and that same has been surveyed and shown on this plat. The survey was performed within the accordance of the minimum accuracy of an urban survey, Class "A", or a linear closure of 1:15,000.
The purpose of this survey is to locate the boundaries of the described parcel and create a plat for a subdivision as shown herein.

Prepared this 10th day of June, 2020

BOUNDARY DESCRIPTION

An entire tract conveyed to _____ per that Warranty Deed recorded _____ as Entry No. _____ in the Office of the Salt Lake County Recorder and located in the Northwest Quarter of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian; the boundary of said entire tract is described as follows:

Parcel 22-30-106-019
127 East 7100 South

Beginning 1223.00 feet South and 1087.62 feet East and 550.60 feet North from the Northwest corner of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence East 80.00 feet; thence North 188.50 feet; thence West 80.00 feet; thence South 188.50 feet to the point of Beginning.

Contains 0.34 Acres

Parcel 22-30-106-020
135 East 7100 South

Beginning 1223.00 feet South and 1167.62 feet East and 550.60 feet North from the Northwest corner of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence East 80.00 feet; thence North 188.50 feet; thence West 80.00 feet; thence South 188.50 feet to the point of Beginning.

Contains 0.34 Acres

Parcel 22-30-106-021
145 East 7100 South

Beginning 1223.00 feet South and 1247.62 feet East and 550.60 feet North from the Northwest corner of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence East 60.00 feet; thence North 188.50 feet; thence West 60.00 feet; thence South 188.50 feet to the point of Beginning.

Contains 0.26 Acres

Parcel 22-30-127-006
149 East 7100 South

Beginning 1223.00 feet South and 1307.62 feet East and 550.60 feet North from the Northwest corner of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence East 59.48 feet; thence North 188.50 feet; thence West 59.48 feet; thence South 188.50 feet to the point of Beginning.

Contains 0.26 Acres

(Basis of Bearing is Centerline of State Street, N 04°00'25" E 1201.73 feet, between the Street Monuments located on 7200 S Street and Street Monument located on 7100 S Street.

OWNER'S DEDICATION

Know all men by these presents that _____ the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as

7100 SOUTH PEAK VIEW FLATS

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 _____ day of _____ 20__

NOTARY ACKNOWLEDGMENT

State of Utah)
County of Salt Lake) ss
The foregoing Owner's Dedication of the _____ was signed before me this _____ day of _____ by _____ as Manager of _____ a Utah limited liability company, and by _____ a Utah limited liability company, each of whom personally appeared before me and duly acknowledged that the foregoing was Owner's Dedication was executed by authority.

Commission Number _____
My Commission Expires _____

Printed name _____ A Notary Public Commissioned in Utah

7100 S - PEAK VIEW FLATS
7100 SOUTH 127, 139, 145, 149 EAST

SALT LAKE COUNTY, UTAH
NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 2 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
MIDVALE CITY, UTAH

PREPARED BY
PROPERTY DESIGN LLC.
CIVIL • PLANNING • SURVEYING
PHONE (385) 229-9603

SALT LAKE COUNTY RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE _____ SALT LAKE COUNTY RECORDER

NUMBER _____
ACCOUNT _____
SHEET 1
OF 1 SHEETS

- LEGEND**
- PROPERTY BOUNDARY
 - LOT BOUNDARY
 - STREET CENTERLINE EXISTING
 - SHARED ACCESS EASEMENT
 - ADJACENT PROPERTY BOUNDARY
 - BUILDING AREA
 - PRIVATE COURTYARD AREA
 - RIGHT-OF-WAY
 - FIRE HYDRANT EXISTING
 - FOUND STAKE EXISTING
 - ROAD MONUMENT
 - SECTION CORNER

NUMBER _____
ACCOUNT _____
SHEET 1
OF 1 SHEETS

MIDVALE CITY WATER AND SEWER
APPROVED THIS _____ DAY OF _____ A.D. 20__
BY MIDVALE CITY SEWER AND WATER
MIDVALE CITY WATER AND SEWER MANAGER

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS _____ DAY OF _____ A.D. 20__
S. L. COUNTY HEALTH DEPARTMENT

MIDVALE CITY ENGINEER
I HEREBY CERTIFY THAT THE OFFICE HAS EXAMINED THE PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.
CITY ENGINEER _____ DATE _____

CITY PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____ A.D. 20__ BY THE MIDVALE CITY PLANNING COMMISSION.
MIDVALE PLANNING COMMISSION

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS DAY OF _____ A.D. 20__
MIDVALE CITY ATTORNEY _____

MIDVALE CITY MAYOR
PRESENTED TO THE MAYOR OF MIDVALE CITY COUNCIL THIS DAY OF _____ A.D. 20__ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR _____ ATTEST: CLERK _____



Midvale City

Department of Community Development
Planning and Zoning Department

Author: Jason Binks, Senior Planner

| | | |
|--|---|---|
| APPLICATION NUMBER MPD/SUB – 22-19-477-016 | APPLICABLE ORDINANCE(S) Title 16 and Chapter 17-7-2 | APPLICANT/PROPERTY OWNER Brad Reynolds Construction |
| MEETING DATE July 8, 2020 | ITEM TYPE Public Hearing | PROPERTY ADDRESS/LOCATION 6790 South 700 East |

SUMMARY OF REQUEST

The applicant, Brad Reynolds Construction, is requesting approval for a Conditional Use Permit, a Small Scale Master Plan, a Preliminary Site Plan, and a recommendation for an approval of a Preliminary Subdivision Plat at 6790 South 700. The development is on 1.2 acres and is proposing 17 residential units.

| | | | |
|--|---|--|--------------------------------------|
| EXISTING ZONING Single Family Residential with Duplex Overlay | EXISTING LAND USE Residential | SURROUNDING LAND USE Single Family Detached Dwellings | SIZE OF PROPERTY 1.2 acres |
|--|---|--|--------------------------------------|

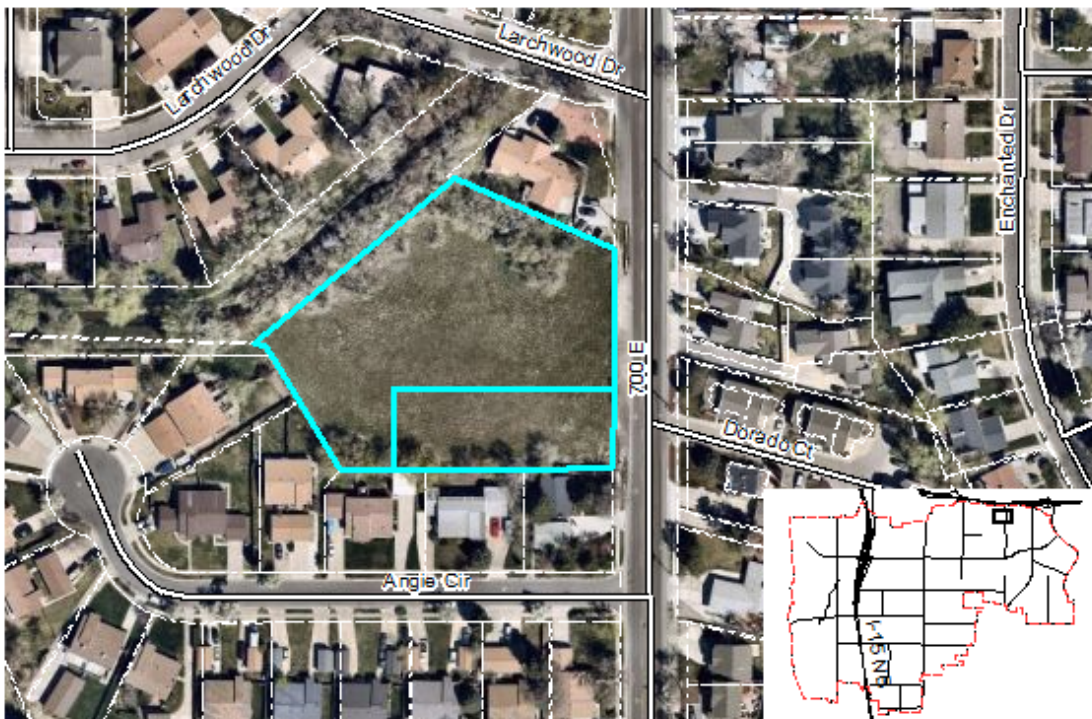
STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

TABLE

DENY



Midvale City
Department of Community Development
Planning and Zoning Department

| |
|--|
| Planning and Zoning Commission Staff Report |
|--|

| | |
|---------------------------------|---|
| APPLICATION: | MEADOWS ON 7TH MASTER PLANNED DEVELOPMENT / PRELIMINARY SUBDIVISION |
| LOCATION: | 6790 South 700 East |
| APPLICANT: | Brad Reynolds Construction |
| FILE #: | MPD/SUB – 22-19-477-016 and -005 |
| REQUEST: | Conditional Use Permit / Small Scale Master Plan / Preliminary Site Plan / Preliminary Subdivision Plat recommendation for a 17-unit Master Planned Development |
| MEETING DATE: | July 8, 2020 |
| ZONING DESIGNATION: | Single Family Residential Zone with Duplex Overlay (SF-1/DO) |
| AUTHOR: | Jason Binks, Senior Planner |
| APPLICABLE ORDINANCE(S): | Midvale City Municipal Code Title 16; Chapter 17-7-1. |
| AGENDA #: | 6 |

SUMMARY:

The applicant, Ryan Reynolds representing Brad Reynolds Construction, requests approval of a conditional use permit, small scale master plan, preliminary site plan, and preliminary subdivision plat for a Master Planned Development containing 5 buildings with a total of 17 residential units at 6790 South 700 East. The proposed development includes 2 existing parcels of 1.2 total acres with 213 feet of street frontage along 700 East. The proposed plat will consolidate the existing parcels into one lot before subdividing into 17 residential lots for individual sale. The Jordan & Salt Lake Canal runs along the western portion of the northern parcel. The proposed subdivision is surrounded by single family detached dwellings.

The existing parcels are zoned Single Family Residential with Duplex Overlay (SF-1/DO), which allows a Master Planned Development as a Conditional Use on properties at least 1 acre in size. The subject site is currently undeveloped. The applicant is proposing three separate buildings of 3 units each and two separate buildings of 4 units; a private stub street; and several common areas.

GENERAL PLAN CONSIDERATIONS:

The 2016 Midvale City General Plan locates the subject property in a Stability Area. In Stability Areas, the General Plan states that “the current overall land use mix is desirable and preservation of these areas’ character and function is the desired future condition. These areas are nearly fully developed and have little foreseeable change in the types or intensity of land uses in the future.”

The General Plan identifies these land use goals for Stability Areas:

1. Support property maintenance and neighborhood stability
2. Buffer uses in Stability Areas from more intensive land uses nearby, including adjacent Opportunity Areas
3. Provide for better pedestrian/bicycle connections through and between neighborhoods
4. Provide for access to parks, trails and recreation facilities
5. Provide for appropriate transit opportunities
6. Provide mechanisms for appropriate home remodeling to occur to accommodate today's lifestyles and needs

The proposed development meets the goals of the General Plan in several ways. By offering homes on currently undeveloped land, the residential subdivision will support surrounding property maintenance and neighborhood stability. The subdivision will extend the pedestrian/bicycle connection along 700 East. And, it will offer open space and common area recreation facilities with a gazebo, playground and perimeter sidewalk.

ORDINANCE CONSIDERATIONS:

Conditional Use Permit for Master Planned Development

The SF-1/DO zone allows Master Planned Development (MPDs) as a conditional use, provided the Planning Commission concludes that the application fully mitigates all identified adverse impacts and complies with the following general and specific standards:

General Standards

1. The application complies with all applicable provisions of this title, state and federal law;
2. The structures associated with the use are compatible with surrounding structures in terms of use, scale, mass and circulation;
3. The use is not detrimental to the public health, safety and welfare;
4. The use is consistent with the general plan, as amended;
5. Traffic conditions are not adversely affected by the proposed use including the existence of or need for dedicated turn lanes, pedestrian access, and capacity of the existing streets;
6. Sufficient utility capacity;
7. Sufficient emergency vehicle access;
8. Location and design of off-street parking as well as compliance with off-street parking standards provided for in Section 17-7-1.8;
9. Fencing, screening, and landscaping to separate the use from adjoining uses and mitigate the potential for conflict in uses;
10. Compatibility of the proposed mass, bulk, design, orientation, and location of the structures on the site, including compatibility with buildings on adjoining lots and to the street;
11. Exterior lighting that complies with the lighting standards of the zone and is designed to minimize conflict and light trespass with surrounding uses; and
12. Within and adjoining the site, impacts on the aquifer, slope retention, and flood potential have been fully mitigated and the proposed structure is appropriate to the topography of the site.

The proposed structures consist of 5 buildings with 2 stories each. The design features and materials are consistent with adjacent residential development patterns. At least 50% of the front

elevation of the structures along 700 East are built within 3 feet of the required build to line. The structures are far enough from rear and side setbacks to allow for fenced yards, various common areas and a perimeter sidewalk on the north side of the property and along the canal. The private road, guest parking, recreational amenities, and sidewalks and driveways allow adequate circulation. Consequently, the mass, scale, and design of the proposed subdivision is compatible with the nature and character of the surrounding single family neighborhoods.

Based on the documents as submitted and comments from the Fire Marshall and City Engineer, the use is not detrimental to the public health, safety and welfare of the community.

The project's consistency with the Midvale City General Plan is explained earlier in the report.

There are no adverse, unmitigated impacts to traffic or street design. The General Plan's future vehicle network identifies that 700 East will be at 25-50% of capacity by 2040. No traffic study was required for this project.

Sufficient utility capacity will be verified and guaranteed through provision of the water and sewer duty to serve letters required by the subdivision process.

The Fire Marshall did not comment on the sufficiency of emergency vehicle access.

The Site plan provides a total of 40 parking spaces. There are 2 spaces per unit and 6 guest spaces. For a master planned development, parking standards are determined by the Planning Commission based on the proposed uses and the potential for shared parking. The Planning Commission typically allows parking at the ratio of 2.25 spaces per unit. The proposed subdivision meets these standards.

The submitted documents do not provide any details about the proposed precast concrete fences. There is a note that, because of the slope toward the canal, fencing will be 8 feet high viewed from the canal side and 6 feet high from the proposed subdivision. The difference comes from backfill against the fence on the subdivision side. There is a marked transition point whereby the wall will drop to the required 4 feet in the front yard setback along 700 East. Staff recommends a requirement that show fence details as part of the Final Site Plan application.

Private roads require street lights, and 4 street lights are indicated on the submitted utility plan. However, no information is provided regarding building lights or the overall, outdoor lighting plan, and whether the lights are adequately screened to mitigate impact on surrounding uses. Staff recommends a requirement for a Lighting Plan in the Final Site Plan application.

Staff has not identified any aquifer, slope, or topographical issues.

Specific Standards

1. Improved, nonmotorized vehicle trail linkages and access for general pedestrian use;
2. A minimum of fifteen percent of the land as improved, common open space to include such uses as mini-parks, picnic areas, playgrounds, recreation areas and structures such as club houses, pavilions, swimming pools, etc.;
3. A minimum of fifty percent of the site shall be open space (excluding streets, parking, driveways, and steep slopes);

4. A minimum of sixty percent of the structural facade and forty percent of the side facade shall be brick or equivalent material. The planning commission may grant a reduction to the forty percent side facade requirement based on design merit, or if it is demonstrated that all or portions of the facade cannot be seen from public or common areas; and
5. Adopted articles of association and by-laws of such association that are satisfactory to the city.

The proposed site plan indicates a private street that has pedestrian access from each unit to the amenity spaces and to 700 East.

The applicant proposes 12,086 square feet (15%) of improved, common space within a total of 42,299 square feet (53%) of general open space, both of which meet development requirements for master planned projects in the SF-1/DO zone. The active space is identified in 3 areas with a gazebo/picnic area, a playground, and a perimeter trail. The perimeter trail includes a sidewalk, but this hardscape is allowed as part of general open space. Staff recommends a requirement for details of the open space amenities (gazebo, playground, etc.) in the Final Site Plan application.

The elevations for each of the 5 structures show front facades with 60.5% brick/siding material, which meets the 60% front façade requirement in Section 17-7-1 (10)(C). Side elevations that face streets must also meet front façade requirements. There are four units (units 3, 4, 8 and 17) that have side facades that face streets. The submitted elevations for these four units only have 42.4% brick/siding material. All other side elevations meet the façade percentage requirement. Staff recommends a requirement that elevations for units 3, 4, 8, and 17 meet brick/siding façade percentages in the Final Site Plan application.

The applicant has not provided articles of association and by-laws for the proposed association. Staff recommends that these documents be submitted for review by the City prior to approval of a Final Subdivision and recorded with the subdivision plat.

Subdivision

The proposed subdivision is subject to Midvale City Municipal Code Title 16 (Subdivisions) and Chapter 17-7-1 (Single Family Residential Zone with Duplex Overlay [SF-1/DO]). The subdivision is 1 lot on 1.2 acres, so it is subject to the large subdivision process in Title 16.04.050. With the exceptions identified in the numbered list below, Staff finds the proposed subdivision generally complies with the requirements of Title 16 and Chapter 17-7-2.

Except as indicated below, the proposed subdivision complies with the lot standards of the SF-1/DO zone and the proposed private street meets the right-of-way width and layout requirements. Future development on the properties will be required to comply with the SF-1/DO zone requirements.

1. Section 16.04.040(A)(5) contains streetlight requirements for new private streets. No lighting information (lumens, intensity, color) or lighting fixture information has been provided with the preliminary plat. Staff recommends requiring this information as part of the final plat submittal, to include a lighting plan that meets the requirements of this Section.
2. Section 16.04.040(F) requires that duty to serve letters from the water and sewer provider (Midvale City) be provided and courtesy notices be sent regarding utility easements to

Dominion Energy, Rocky Mountain Power, Xfinity, Utopia, and CenturyLink prior to final plat approval. Staff recommends including this requirement as a condition of approval.

The preliminary plat and site plan were sent to the City Engineer and Unified Fire Authority for comment. The Fire Marshal reviewed and approved the proposed subdivision plat on July 1, 2020. The City Engineer approved the preliminary subdivision with some minor text modifications to be addressed as part of the final plat.

Notice of the proposed subdivision was mailed to property owners within 300 feet of the project, posted on the property, posted to the city and state websites, and advertised in the Salt Lake Tribune and Deseret News.

Utah Code Annotated 10-9a-603 requires the City to provide notice to canal owners or operators when a canal centerline is located within 100 feet of a proposed subdivision and to allow the canal owner/operator 20 days to respond. Notice was provided to the East Jordan Irrigation Company on June 23, 2020. As of July 01, 2020 there was no response. If the Planning Commission is comfortable with the proposal without a response from the canal owner/operator, any requirements from Salt Lake City Public Utilities could be added as a condition of approval that will be addressed during the Final Subdivision Plat approval.

STAFF RECOMMENDATIONS:

With specific conditions of approval, the application complies with Midvale City Municipal Code. Staff recommends the Planning Commission approve the conditional use permit, the small scale master plan, and the preliminary site plan for a master planned development for the Meadows on 7th Subdivision, with the following conditions of approval. Staff also recommends the Planning Commission recommend the City Council approve the preliminary subdivision plat for the Meadows on 7th subdivision, with the following conditions of approval.

Conditional Use Permit / Preliminary Site Plan:

1. The applicant shall prepare a final site plan application to be reviewed and approved by the City Engineer, Fire Marshal, and Planning Staff.
2. All requirements of the Building Official, Fire Marshal, City Engineer, and Planning Staff shall be satisfied.
3. The final site plan application shall include the following:
 - a. Fence details including materials and façade of both sides.
 - b. A lighting plan with descriptions of all illuminating devices with manufacturer catalog cuts and drawings. A photometric analysis that shows lumens along the perimeter of the property.
 - c. Elevations that meet façade requirements for units 3, 4, 8, and 17.
 - d. Install, or guarantee installation through a bond, that 2'-inch caliper deciduous trees will be installed according to the approved landscape plan.
 - e. Those items required by the Salt Lake Public Utilities regarding the adjacent canal.

Preliminary Subdivision Plat:

1. The applicant shall prepare a final subdivision plat to be reviewed and approved by the City Engineer, Fire Marshal, and City Council. Prior to final subdivision plat approval, the applicant shall obtain final site plan approval for the master planned development.
2. All requirements of the Building Official, Fire Marshal, City Engineer, and Planning Staff shall be satisfied.
3. The final subdivision plat application shall include the following:
 - a. A draft Declaration of Covenants, Conditions, and Restrictions, including the creation of a homeowner's association, for the development. Once approved, this document shall be recorded concurrently with the subdivision plat.
 - b. Obtain duty to serve letters for water and sewer prior to the subdivision plat being recorded
 - c. Evidence that courtesy notices have been sent to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia, and Century Link regarding utility easements on the subdivision plat.
 - d. Those items required by the Salt Lake Public Utilities regarding the adjacent canal.

RECOMMENDED MOTION:

Approve:

“Regarding the application for a Conditional Use Permit, a Small Scale Master Plan, a Preliminary Site Plan, and a Preliminary Subdivision Plat for a 17-unit Master Planned Development for Meadows on 7th at 6790 South 700 East, I move that we adopt the findings and conditions of approval presented in the Staff Report, approving the Master Planned Development and recommend the City Council approve the Preliminary Subdivision Plat.”

Approve with Changes:

“Regarding the application for Conditional Use Permit, a Small Scale Master Plan, a Preliminary Site Plan, and a Preliminary Subdivision Plat for a 17-unit Master Planned Development for Meadows on 7th at 6790 South 700 East, I move that we adopt the findings and conditions of approval presented in the Staff Report, approving the Master Planned Development and recommend the City Council approve the Preliminary Subdivision Plat, with the following amendments:

1. ...
2. ...”

ADJACENT LAND USES:

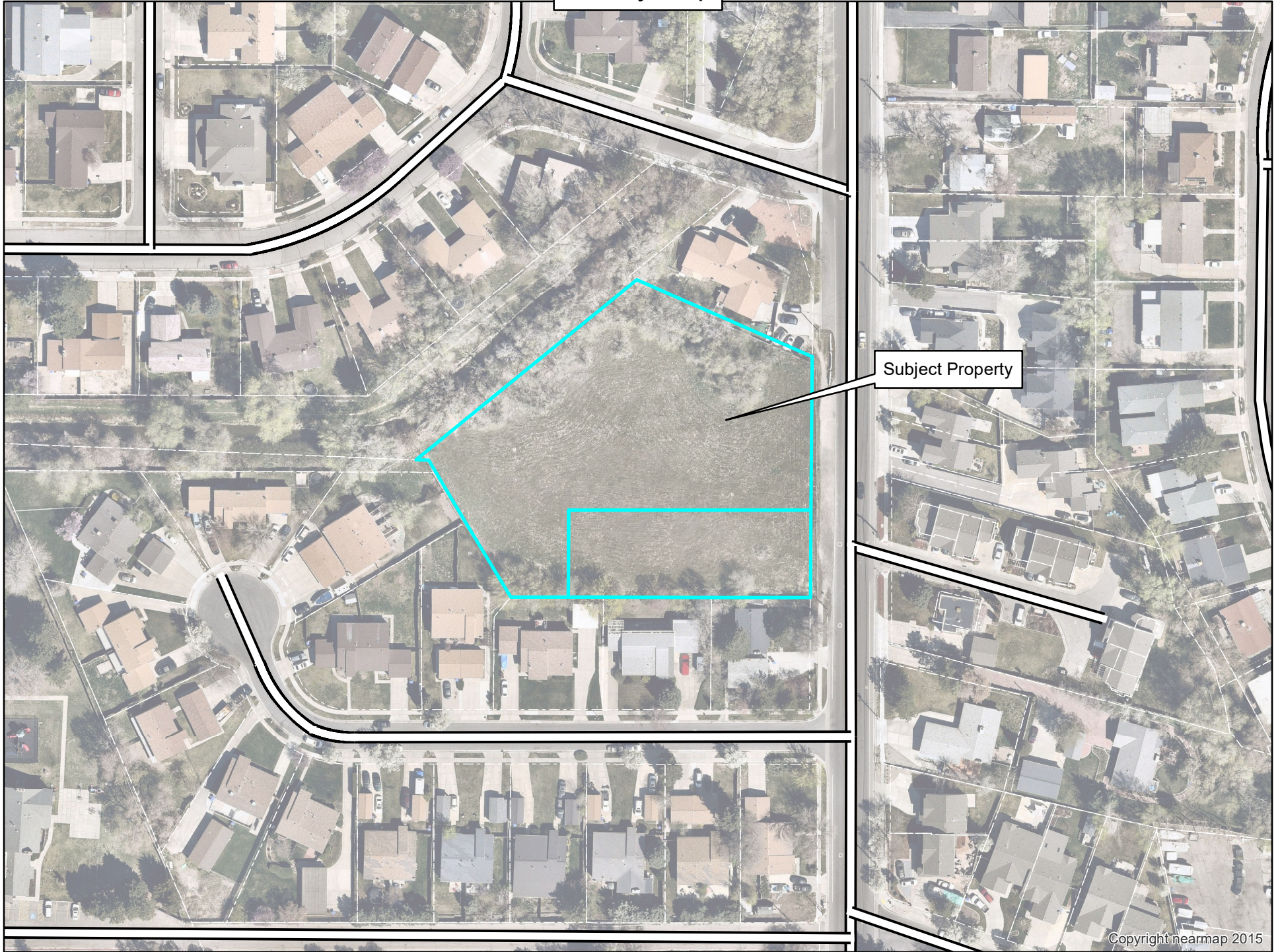
| | |
|-----------------------|-------------------------------|
| North: SF-1/DO | Single Family Residential |
| South: SF-1/DO | Single Family Residential |
| East: SF-1/DO | Single Family Residential |
| West: SF-1/DO | Jordan & Salt Lake City Canal |

ATTACHMENTS:

- Vicinity Map
- Preliminary Subdivision Plat
- Site Plan
- Landscape Plan
- Building Elevations

PUBLIC NOTICE: ☐ No ☒ Yes

Vicinity Map

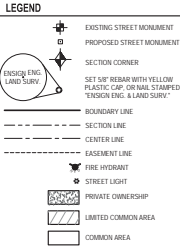


Subject Property



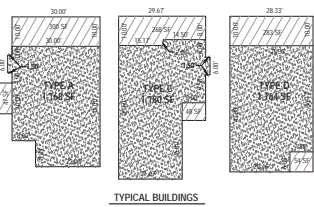
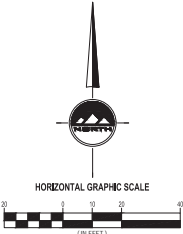
MEADOWS ON 7TH PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH



NOTICE TO PURCHASERS
INFRASTRUCTURE IS PRIVATELY OWNED AND THE MAINTENANCE,
REPAIR, REPLACEMENT AND OPERATION OF THE INFRASTRUCTURE
IS THE RESPONSIBILITY OF THE PROPERTY OWNERS AND WILL NOT
BE ACCURSED BY THE CITY. HOME OWNER COSTS SHALL BE
INCLUDED IN THE PRIVATE INFRASTRUCTURE REQUIREMENTS AS
DESCRIBED ON THE RECORDED COST ESTIMATE.

NOTES:
1. ALL FRONT LOT CORNERS TO HAVE A NINET SET ON TOP OF CURB
ON THE PROLONGATION OF EACH LOT LINE.
2. A MINIMUM 4 FOOT HIGH SCREENING FENCE SHALL BE
CONSTRUCTED ALONG THE PERMITS OF THE LOTS WHERE A
SCREENING FENCE DOES NOT CURRENTLY EXIST. THIS FENCE
SHALL BE COMPLETED PRIOR TO CERTIFICATES OF OCCUPANCY
BEING ISSUED FOR THESE LOTS.



| CURVE TABLE | | | | |
|-------------|--------|--------|-----------|-------------|
| CURVE | RADIUS | LENGTH | DELTA | BEARING |
| C1 | 62.50' | 33.99' | 31°09'28" | S74°24'44"W |
| C2 | 23.00' | 20.19' | 50°17'48" | N4°57'38"W |
| C3 | 23.00' | 20.61' | 51°21'00" | N4°18'50"E |
| C4 | 23.00' | 36.09' | 89°54'13" | S45°03'26"E |
| C5 | 23.00' | 23.62' | 58°50'32" | N29°24'44"E |
| C6 | 45.00' | 24.47' | 31°09'28" | S74°24'44"W |
| C7 | 10.00' | 10.30' | 59°02'22" | S60°41'12"E |
| C8 | 26.00' | 26.79' | 59°02'22" | S60°41'12"E |

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNERS OR
OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE
RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A ADDITION ROCKY MOUNTAIN POWER
ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT
SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY
EASEMENTS AND APPROPRIATES TO THE LOCATION OF THE PUBLIC UTILITY EASEMENTS,
BUT DOES NOT WARRANT THAT THE LOCATION, ROCKY MOUNTAIN POWER MAY
REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL
DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
2.1. A RECORDED EASEMENT OR RIGHT OF WAY
2.2. THE LAW APPLICABLE TO THIS EASEMENT
2.3. TITLE 54, CHAPTER 10A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.

COMMON ENERGY NOTE:
COMMON ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF
CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS.
COMMON ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO
SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE
ABANDONMENT OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS
OR LIABILITIES PROVIDED BY LAW OR COURT. THIS APPROVAL DOES NOT
CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY
CLAIMS CONTAINED IN THE PLAT INCLUDING THOSE SET IN THE OWNERS
DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE
OF PARTICULAR TYPES OF MATERIAL GAS SERVICE. FOR FURTHER
INFORMATION PLEASE CONTACT COMMON ENERGY'S RIGHT OF WAY
DEPARTMENT AT 1-800-375-8022.

DEVELOPER
BRAD REYNOLDS CONSTRUCTION
P.O. BOX 17958
SALT LAKE CITY, UTAH 84117
PHONE: 801.281.2200

SHEET 1 OF 1
PROJECT NUMBER: 1627
MANAGER: ROE
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 6/16/20



SALT LAKE CITY
45 W. 1000 S., Suite 500
SANDY, UT 84070
Phone: 801.255.6229
Fax: 801.255.6449
WWW.ENSIGNCORG.COM

LAYTON
1000 S. 1100 W.
TOWLE
Phone: 801.454.1000
CEASAR CITY
Phone: 801.454.1000
RICHFIELD
Phone: 801.454.1000

| EASEMENT APPROVAL | |
|----------------------|------|
| CENTURYLINK | DATE |
| ROCKY MOUNTAIN POWER | DATE |
| COMMON ENERGY | DATE |
| CONCAST | DATE |

| CITY ENGINEERING DEPARTMENT | |
|-----------------------------|------------------------------|
| APPROVED THIS DAY OF 20 | BY THE MIDVALE CITY ENGINEER |
| MIDVALE CITY ENGINEER | |

| CITY PLANNING | |
|---------------------------|------------------------------|
| APPROVED THIS DAY OF 20 | BY THE MIDVALE CITY PLANNING |
| CIVIL PLANNING COMMISSION | |

| BOARD OF HEALTH APPROVAL | |
|-------------------------------|------------------------|
| APPROVED THIS DAY OF 20 | BY THE BOARD OF HEALTH |
| SALT LAKE COUNTY HEALTH DEPT. | |

| APPROVAL AS TO FORM | |
|-------------------------|------------------------------|
| APPROVED THIS DAY OF 20 | BY THE MIDVALE CITY ATTORNEY |
| MIDVALE CITY ATTORNEY | |

| CITY COUNCIL APPROVAL | |
|--|---|
| PRESENTED TO THE MIDVALE CITY COUNCIL THIS DAY OF 20 | AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED |
| ATTEND: MIDVALE CITY RECORDER | MAYOR |

| RECORDED # | |
|---|----------------------------------|
| STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE | REQUEST OF: _____ |
| DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ | |
| FEE: _____ | DEPUTY SALT LAKE COUNTY RECORDER |

SURVEYOR'S CERTIFICATE

I, SURVEYOR NAME, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. SURVEYOR NO., as provided under 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 blocks, hereinafter to be known as, MEADOWS ON 7TH PLAT, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots must be brought within and area requirements of the applicable zoning ordinance.

BOUNDARY DESCRIPTION

A general of land situated in the Southeast Quarter of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:
Beginning at a point on the Westerly Right of Way of 700 East Street, said point being North 00° 12' 34" West 1,270.66 feet and North 89° 47' 23" West 0.34 feet from the Southeast Corner of Section 19, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running:
thence South 89° 47' 13" West 282.51 feet to and along the Northern line of WARRANTY SUBDIVISION #5;
thence North 31° 10' 00" West 146.27 feet along and beyond said WARRANTY SUBDIVISION #5;
thence North 89° 47' 00" West 1,635.63 feet to a point on the Southerly Right of Way of the Jordan & Salt Lake Canal;
thence North 50° 12' 00" East 299.55 feet along the Southerly Right of Way of said Jordan & Salt Lake Canal;
thence South 64° 00' 00" East 191.23 feet to a point on the Westerly Right of Way of said 700 East Street;
thence South 00° 01' 56" East 212.91 feet along the Westerly Right of Way of said 700 East Street to the point of beginning.
Contains 78,748 Square Feet or 1.808 Acres and 17 Units.



DATE _____ SURVEYOR NAME _____
P.L.S. SURVEYOR NO. _____

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below do hereby grant and convey to the Midvale City and other public utility companies, a permanent easement and right of way to install and use the lines reflected on the map and defined as "PRIVATE STREET", "LIMITED COMMON" and "COMMON AREA" for construction and maintenance of approved public water, storm drain and public utilities and appurtenances together with right of access thereto.

RESERVATION OF COMMON AREAS

By execution of this plat, the Owner(s) shown below do hereby reserve all areas shown on this plat "COMMON AREA" for the common enjoyment of all owners and such owners guests and invitees to the project.

OWNER'S DEDICATION

Known all men by these presents that I, we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

MEADOWS ON 7TH PLAT

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as indicated for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrances on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

Pursuant to Code 10-10-404 the owners hereby convey the Common Areas and Private Streets as indicated hereon to _____

In witness whereof I, we have hereunto set our hand(s) this _____ day of _____ A.D. 20 _____

By _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH, County of Salt Lake, I, S.S.,
On this _____ day of _____ A.D. 20 _____, personally appeared before me _____, the signer of the foregoing instrument, who is acknowledged to me that he/she is the _____ of _____, a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ RESIDING IN _____ COUNTY _____

MEADOWS ON 7TH PLAT

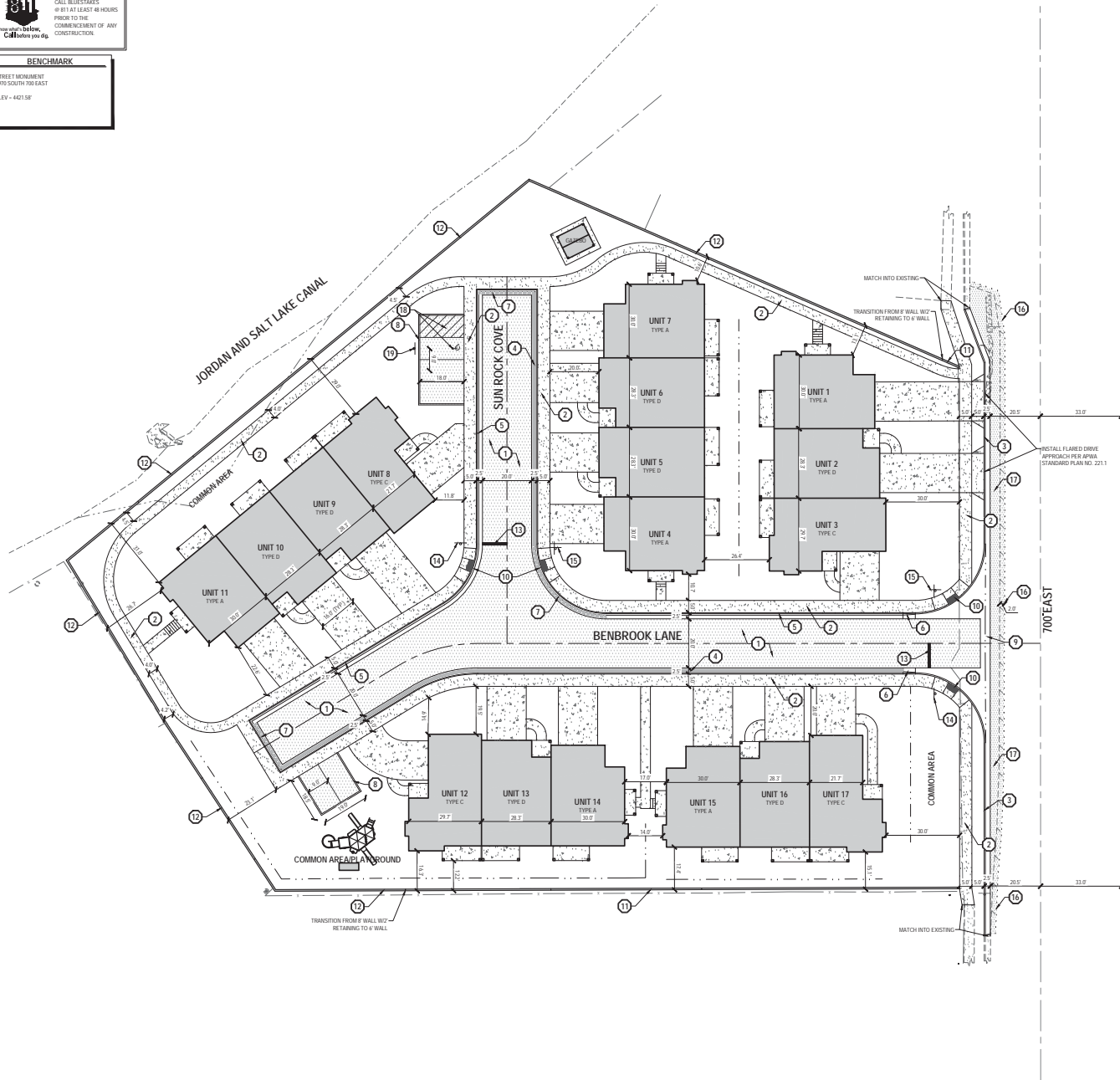
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH



CALL BLUESTAKE'S
911 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

STREET INCREMENT
4870 SOUTH 700 EAST
ELEV = 4421.58'



- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH THE MIDVALE CITY'S STANDARDS AND SPECIFICATIONS.
 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- SCOPE OF WORK:**
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
1. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 9C-300.
 2. 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231, THICKEN SIDEWALK TO 6" IF ADJACENT TO CURB AND AT DRIVE APPROACHES.
 3. 30" TYPE "A" CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.
 4. 30" REVERSE PAN MOUNTABLE CURB AND GUTTER PER DETAIL 7C-300.
 5. 30" TYPE "B" MOUNTABLE CURB AND GUTTER PER APWA STANDARD PLAN NO. 205.2.
 6. TRANSITION BETWEEN TYPE "B" CURB AND GUTTER AND TYPE "A" CURB AND GUTTER.
 7. TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
 8. 4" TYPE "C" CURB WALL PER APWA STANDARD PLAN NO. 209.
 9. 4" WATERWAY PER APWA STANDARD PLAN NO. 211.
 10. HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 225 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
 11. 8" PRECAST FENCE PER DETAIL 9C-300.
 12. 8" PRECAST FENCE NOT RETAINING ON PROPERTY SIDE PER DETAIL 10C-300.
 13. 12" WIDE SOLID WHITE STOP BAR PER MUTCD STANDARD PLANS.
 14. "STOP" SIGN PER MUTCD STANDARD PLANS.
 15. STREET SIGN PER MUTCD STANDARD PLANS.
 16. SAWCUT EXIST ASPHALT 2" BACK FOR SMOOTH TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT.
 17. INSTALL ASPHALT PAVEMENT PER GEOTECHNICAL REPORT, PAVEMENT SECTION TO MATCH EXISTING.
 18. PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER MUTCD STANDARD PLANS.
 19. "HANDICAP PARKING" SIGN PER MUTCD STANDARD PLANS.

NOTE: WHERE THERE IS A PROPOSED 8" PRECAST FENCE, THE FENCE WILL APPEAR AS 8" ON THE ADJACENT PROPERTY OWNERS' SIDE AND 6" ON THE SUBJECT PROPERTY'S SIDE.

| SITE SUMMARY TABLE | | |
|--------------------|----------------|------------|
| DESCRIPTION | AREA (SQ. FT.) | PERCENTAGE |
| HARDSCAPE | 27,722 | 30% |
| WOOD | 19,979 | 25% |
| LANDSCAPING | 31,903 | 40% |
| TOTAL SITE | 79,745 | 100% |

| PARKING DATA TABLE | |
|--------------------------|----|
| STANDARD STALLS | 5 |
| ADA - ACCESSIBLE STALLS | 1 |
| GARAGE STALLS | 34 |
| STANDARD DRIVEWAY STALLS | 31 |
| TOTAL STALLS | 71 |

| OPEN SPACE | | |
|--------------------|----------------|------------|
| DESCRIPTION | AREA (SQ. FT.) | PERCENTAGE |
| ACTIVE OPEN SPACE | | |
| PLAYGROUND | 3,296 | 4% |
| GAZEBO/POPCON AREA | 2,583 | 3% |
| TRAIL | 6,267 | 8% |
| TOTAL ACTIVE | 12,086 | 15% |
| TOTAL PASSIVE | 30,213 | 38% |
| TOTAL OPENSPACE | 42,299 | 53% |
| TOTAL SITE | 79,745 | 100% |



ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.5259

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
BRAD RENOLDS CONSTRUCTION
P.O. BOX 17008
SALT LAKE CITY, UT 84117
CONTACT:
COREY NELSEN
PHONE: 801.281.2200

MEADOWS ON 7TH
6790 SOUTH 700 EAST
MIDVALE, UTAH

SITE PLAN

PROJECT NUMBER: 907
DRAWN BY: JGG
PROJECT MANAGER: BOE

DATE: 8/15/20
CHECKED BY: QEE

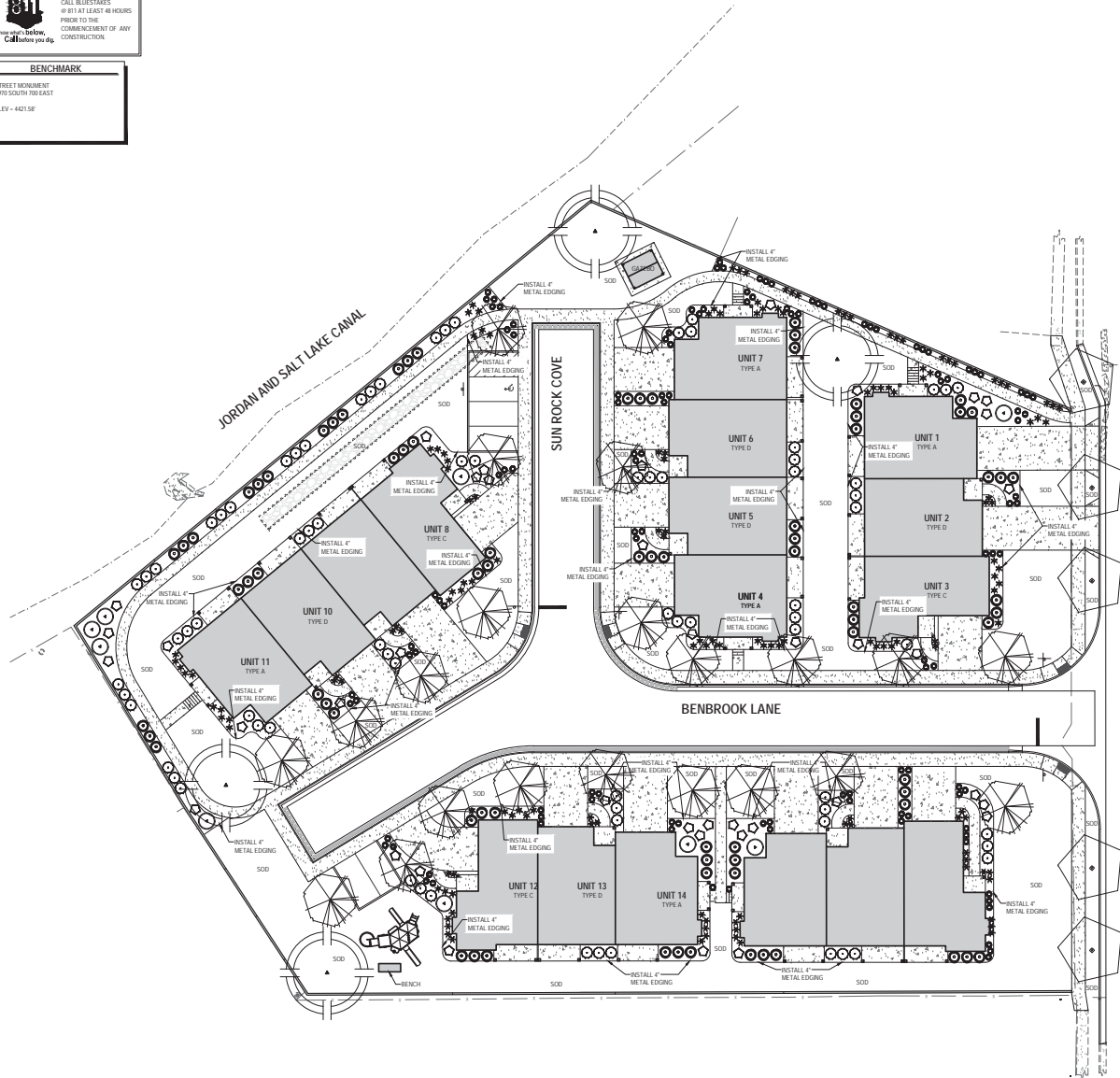
C-100






CALL BLUESTAKES
@ 801.447.4600
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Keep them below,
Call them you dig.

BENCHMARK







STREET BENCHMARK
4870 SOUTH 700 EAST
ELEV = 4421.58'



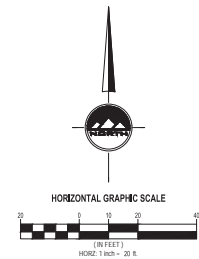
Landscape

| Trees | | | | |
|-------|---|--------------------------|---------------------------------|------------|
| Qty | Symbol | Common Name | Botanical Name | Plant Size |
| 4 |  | Zelkova, 'Village Green' | Zelkova serrata 'Village Green' | 2' CAL |
| 5 |  | Redbud, Eastern | Cercis canadensis | 2' CAL |
| 22 |  | Amur Maple | Acer ginnala 'Flame' | 2' CAL |

Shrubs

| Qty | Symbol | Common Name | Botanical Name | Plant Size |
|-----|---|-----------------------------|--|------------|
| 75 |  | Barberry, 'Crimson Pygmy' | Berberis thunbergii atropurpurea nana | 5 Gallon |
| 40 |  | Cinquefoil | Potentilla fruticosa 'Abbotswood' | 5 Gallon |
| 9 |  | Butterfly Bush, Purple Buzz | Buddleia davidii 'Buzz Purple' | 5 Gallon |
| 119 |  | Blue Cat Grass | Helictotrichon sempervirens | 1 Gallon |
| 191 |  | Daylily | Hemerocallis | 1 Gallon |
| 78 |  | Japanese Boxwood | Buxus microphylla var. japonica 'Green Beauty' | 5 Gallon |

Landscape Notes: Install 4\"/>





THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.845.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
BRAD REYNOLDS CONSTRUCTION
P.O. BOX 17008
SALT LAKE CITY, UTAH
CONTACT:
COREY NELSEN
PHONE: 801.281.2200

MEADOWS ON 7TH

6790 SOUTH 700 EAST
MIDVALE, UTAH

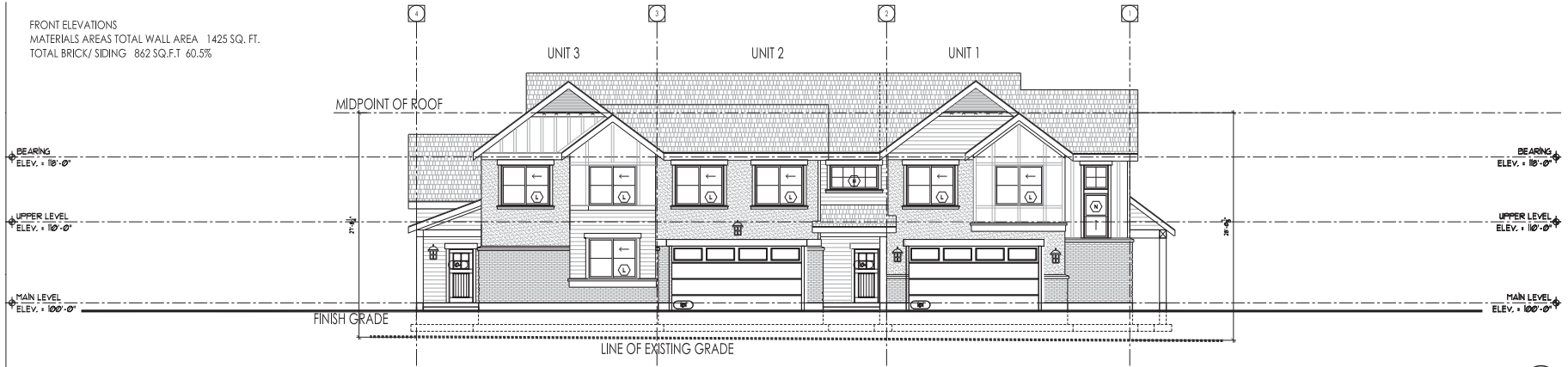
LANDSCAPE PLAN

PROJECT NUMBER: 407
DRAWN BY: JBG
PROJECT MANAGER: BOE

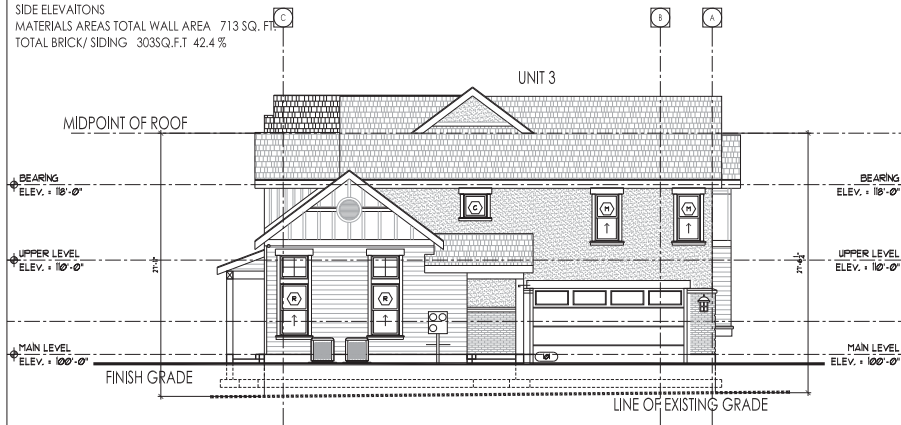
DATE: 8/15/20
CHECKED BY: QEE

L-100

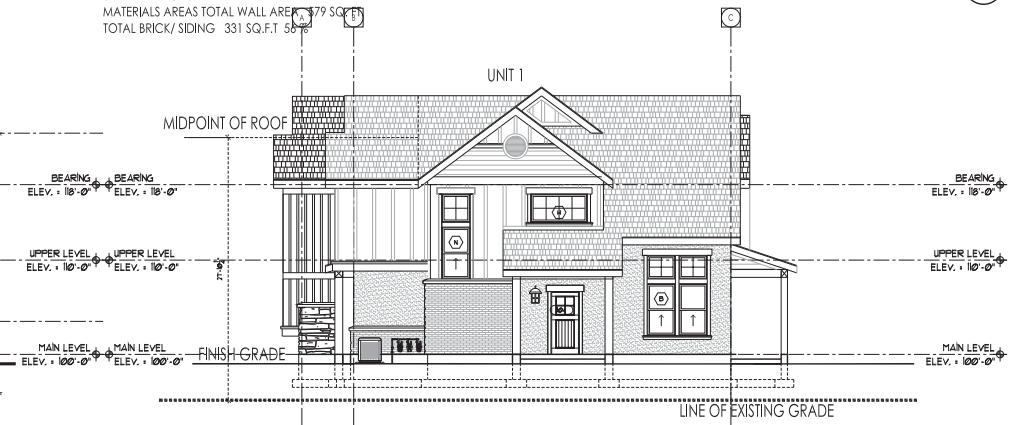
FRONT ELEVATIONS
MATERIALS AREAS TOTAL WALL AREA 1425 SQ. FT.
TOTAL BRICK/ SIDING 862 SQ.F.T 60.5%



SIDE ELEVATIONS
MATERIALS AREAS TOTAL WALL AREA 713 SQ. FT.
TOTAL BRICK/ SIDING 303 SQ.F.T 42.4 %



SIDE ELEVATIONS
MATERIALS AREAS TOTAL WALL AREA 779 SQ.F.T
TOTAL BRICK/ SIDING 331 SQ.F.T 55.2%



BUILDING TYPE #1 - LEFT ELEVATION
SCALE: 3/16" = 1'-0"
100% (REV. 01)

BUILDING TYPE #1 - FRONT ELEVATION
SCALE: 3/16" = 1'-0"
100% (REV. 01)

BUILDING TYPE #1 - RIGHT ELEVATION
SCALE: 3/16" = 1'-0"
100% (REV. 01)



BUILDING TYPE #1 - REAR ELEVATION
SCALE: 3/16" = 1'-0"
100% (REV. 01)

MEADOWS AT 7TH
6790 SOUTH 700 EAST
SANDY, UTAH

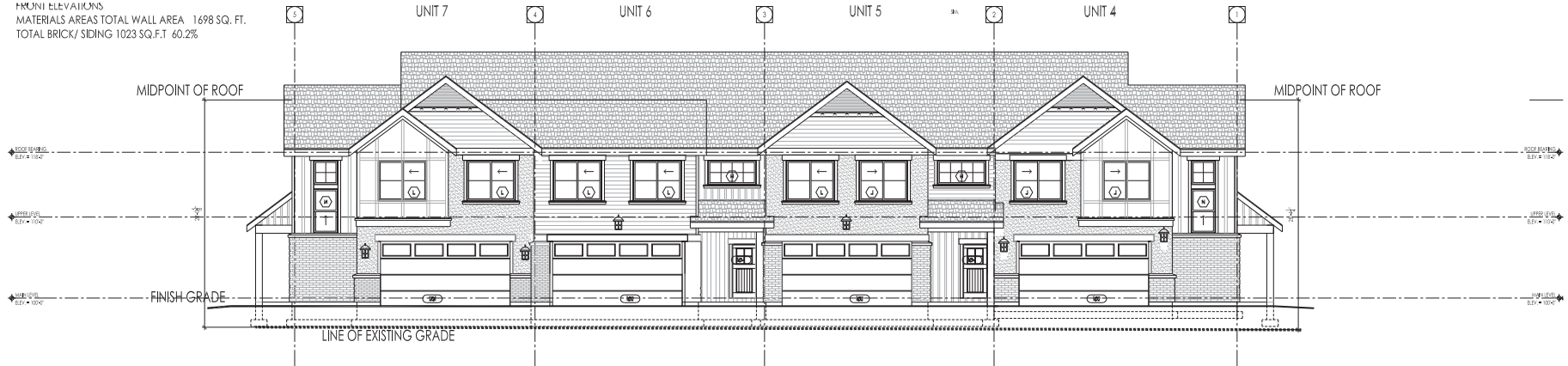
PROJECT NO. MEADOWS 7TH
DATE: JUNE 2020
REVISIONS:

SHEET TITLE:
BUILDING TYPE
ONE ELEV.

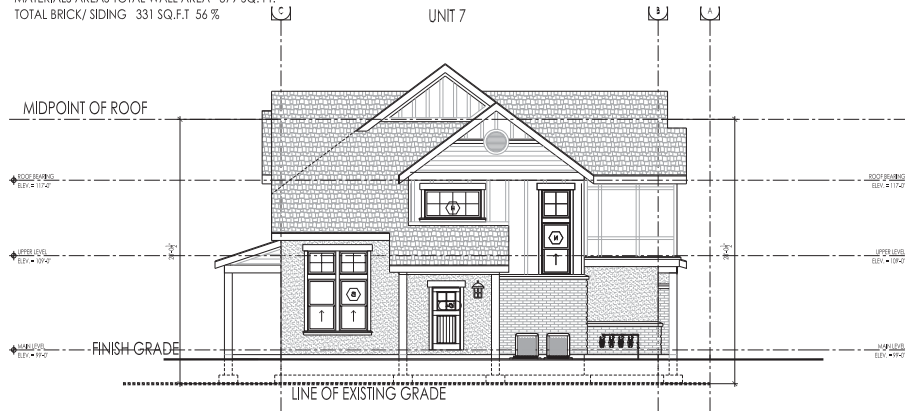
SHEET NUMBER:
A201A

ENTITLEMENT SUBMITTAL- JUNE, 2020

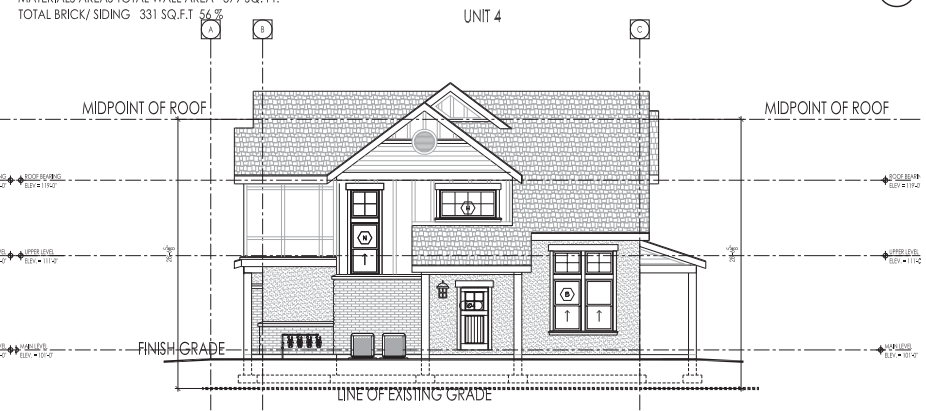
FRONT ELEVATIONS
MATERIALS AREAS TOTAL WALL AREA 1698 SQ. FT.
TOTAL BRICK/ SIDING 1023 SQ.F.T 60.2%



SIDE ELEVATIONS
MATERIALS AREAS TOTAL WALL AREA 579 SQ. FT.
TOTAL BRICK/ SIDING 331 SQ.F.T 56 %



SIDE ELEVATIONS
MATERIALS AREAS TOTAL WALL AREA 579 SQ. FT.
TOTAL BRICK/ SIDING 331 SQ.F.T 56 %



BUILDING TYPE 10 - REAR ELEVATION
SCALE: 3/16\"/>



Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

2117 South Hill East, Suite 200
Salt Lake City, UT 84117
Ph: 801.268.0533
Fax: 801.268.1422
www.thinkark.com

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MEADOWS AT 7TH
6790 SOUTH 700 EAST
SANDY, UT 84070

PROJECT NO. MEADOWS 7TH
DATE: JUNE 2020
REVISIONS:

SHEET TITLE:
BUILDING TYPE
TWO ELEV.

SHEET NUMBER:
A201

ENTITLEMENT SUBMITTAL- JUNE, 2020

FRONT ELEVATIONS
MATERIALS AREAS TOTAL WALL AREA 1787 SQ. FT.
TOTAL BRICK/ SIDING 1151 SQ.F.T 64.5%

UNIT 8

UNIT 9

UNIT 10

UNIT 11

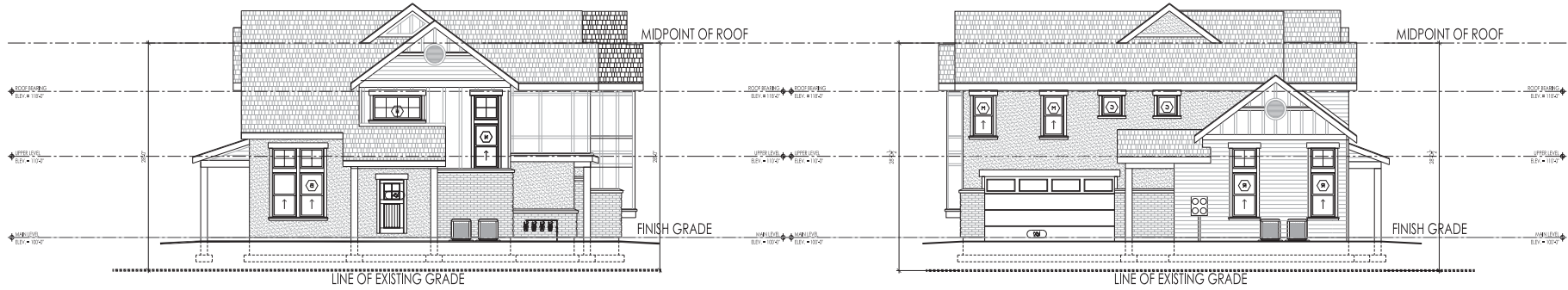


SIDE ELEVATIONS
MATERIALS AREAS TOTAL WALL AREA 579 SQ. FT.
TOTAL BRICK/ SIDING 331 SQ.F.T 56 %

UNIT 8

SIDE ELEVATIONS
MATERIALS AREAS TOTAL WALL AREA 713 SQ. FT.
TOTAL BRICK/ SIDING 303SQ.F.T 42.4 %

UNIT 11



BUILDING TYPE TWO - LEFT ELEVATION
SCALE: 3/16" = 1'-0"

2
A301

BUILDING TYPE TWO - RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

3
A301



BUILDING TYPE TWO - REAR ELEVATION
SCALE: 3/16" = 1'-0"

4
A301



Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

2137 South 98th East, Suite 200
Salt Lake City, UT 84117
Ph: 801.268.0533
Fax: 801.268.1422
www.thinkark.com

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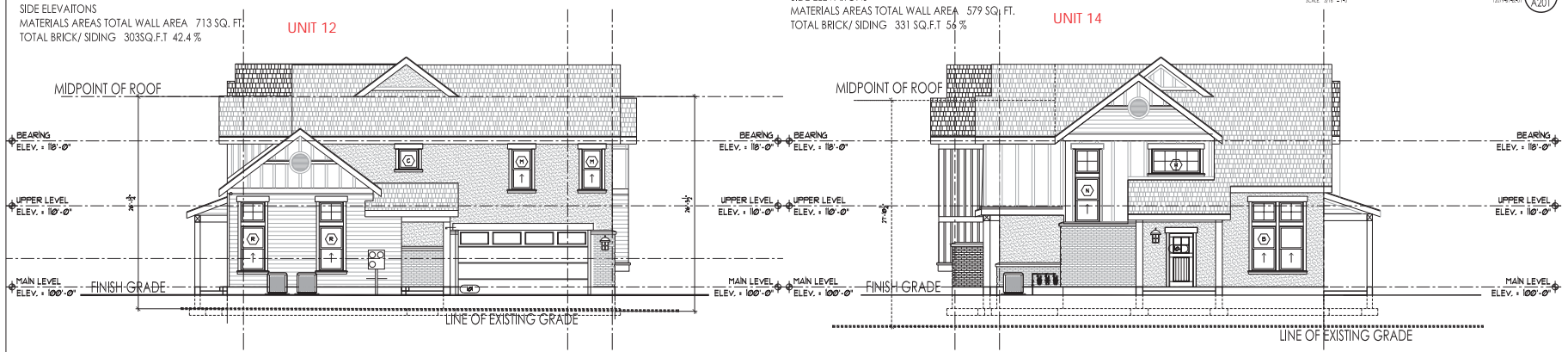
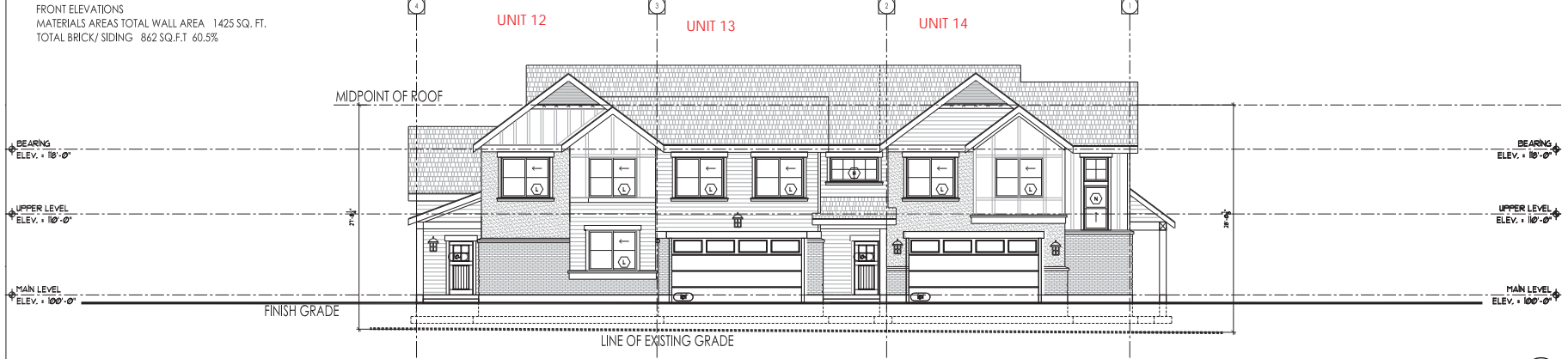
MEADOWS AT 7TH
6790 SOUTH 700 EAST
SANDY, UTAH

PROJECT NO. MEADOWS 7TH
DATE: JUNE 2020
REVISIONS:

SHEET TITLE:
BUILDING TYPE
TWO ELEV.

SHEET NUMBER:
A201

ENTITLEMENT SUBMITTAL- JUNE, 2020



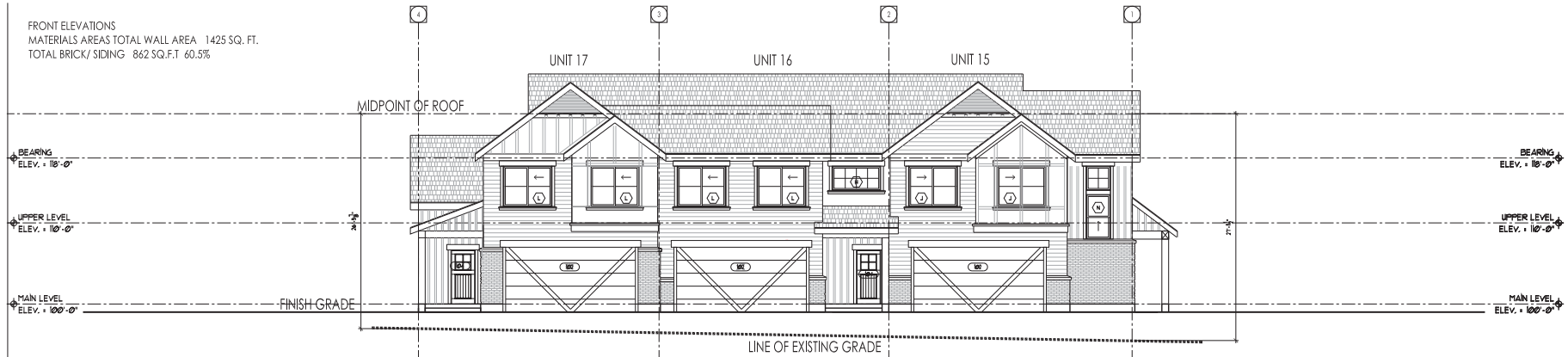
BUILDING TYPE #1 - LEFT ELEVATION
SCALE: 3/16" = 1'-0"

BUILDING TYPE #1 - RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

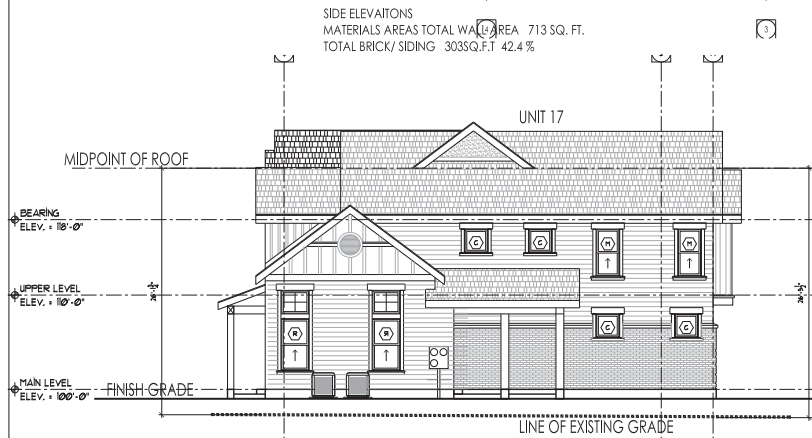


BUILDING TYPE #1 - REAR ELEVATION
SCALE: 3/16" = 1'-0"

FRONT ELEVATIONS
MATERIALS AREAS TOTAL WALL AREA 1425 SQ. FT.
TOTAL BRICK/ SIDING 862 SQ.F.T 60.5%



SIDE ELEVATIONS
MATERIALS AREAS TOTAL WALL AREA 713 SQ. FT.
TOTAL BRICK/ SIDING 303SQ.F.T 42.4 %



SIDE ELEVATIONS
MATERIALS AREAS TOTAL WALL AREA 579 SQ. FT.
TOTAL BRICK/ SIDING 331 SQ.F.T 56 %

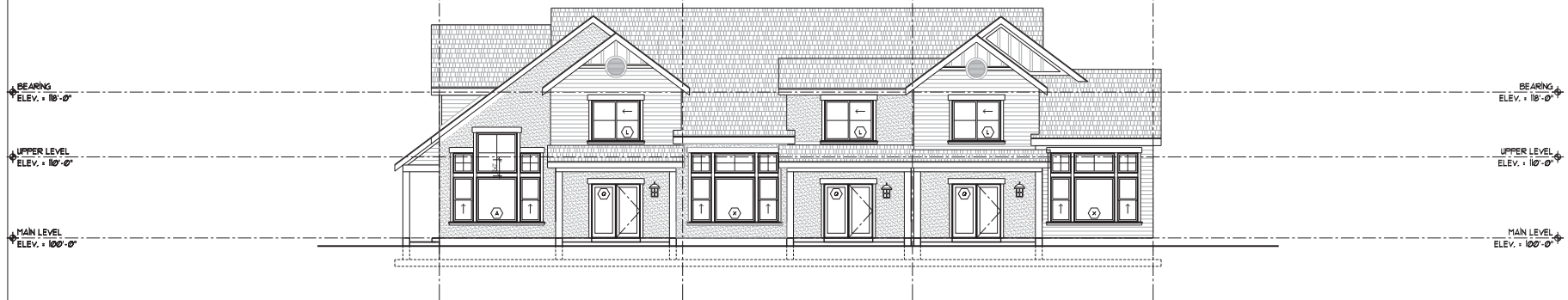


BUILDING TYPE #1 - LEFT ELEVATION
SCALE: 3/16" = 1'-0"

2
A201

BUILDING TYPE #1 - RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

3
A201



BUILDING TYPE #1 - REAR ELEVATION
SCALE: 3/16" = 1'-0"

4
A201



Midvale City

Department of Community Development
Planning and Zoning Department

Author: Jason Binks, Senior Planner

| | | |
|--|---|--|
| APPLICATION NUMBER SUB – 22-29-129-009 | APPLICABLE ORDINANCE(S) Title 16, Ch 17-7-12, Ch 8.11 | APPLICANT/PROPERTY OWNER Anderson Wahlen & Associates |
| MEETING DATE July 8, 2020 | ITEM TYPE Public Hearing | PROPERTY ADDRESS/LOCATION Approx. 1000 East Fort Union |

SUMMARY OF REQUEST

The applicant, Anderson Wahlen & Associates, requests a recommendation of approval for a 22-lot Preliminary Subdivision Plat for The Shops at Fort Union at approximately 1000 East Fort Union Blvd.

| | | | |
|---|--|---|---------------------------------------|
| EXISTING ZONING Regional Commercial | EXISTING LAND USE Commercial | SURROUNDING LAND USE Various commercial and residential | SIZE OF PROPERTY 55.6 acres |
|---|--|---|---------------------------------------|

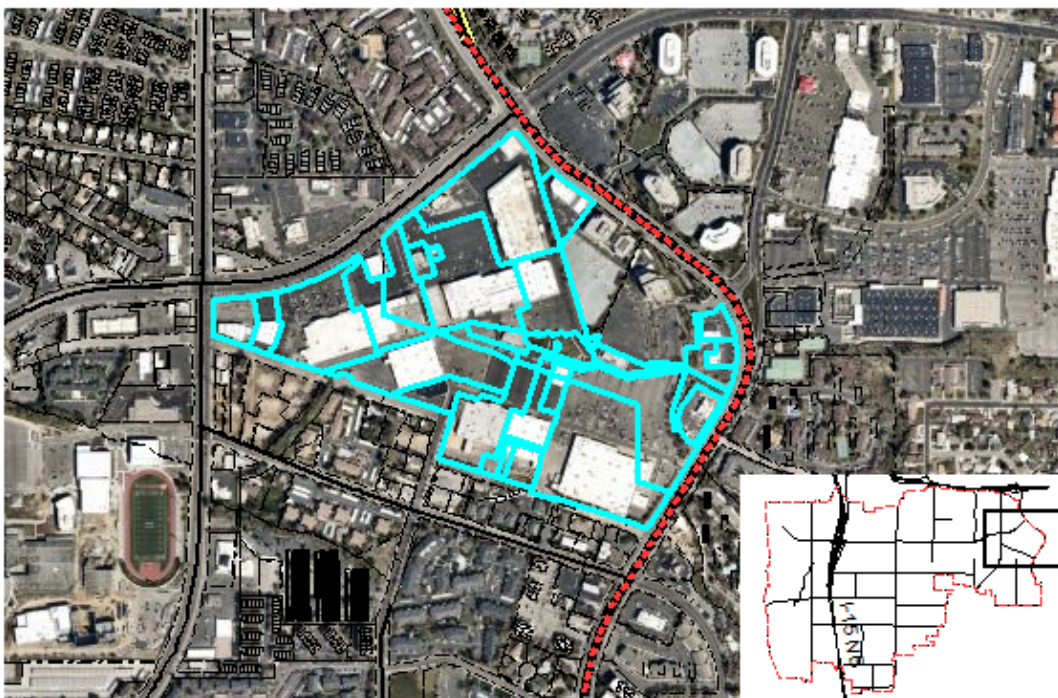
STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

TABLE

DENY



Midvale City
Department of Community Development
Planning and Zoning Department

| |
|--|
| Planning and Zoning Commission Staff Report |
|--|

| | |
|---------------------------------|--|
| APPLICATION: | FORT UNION COMMERCIAL PRELIMINARY SUBDIVISION |
| LOCATION: | Approximately 1000 E Fort Union |
| APPLICANT: | Anderson Wahlen & Associates |
| FILE #: | SUB - 22-29-129-009 |
| REQUEST: | Preliminary Subdivision Plat recommendation for a 22-Lot Subdivision |
| MEETING DATE: | July 8, 2020 |
| ZONING DESIGNATION: | Regional Commercial (RC) |
| AUTHOR: | Jason Binks, Senior Planner |
| APPLICABLE ORDINANCE(S): | Midvale City Municipal Code Title 16; Chapter 17-7-12 and Chapter 8.11. |
| AGENDA #: | 7 |

SUMMARY:

Anderson Wahlen & Associates is requesting a Planning Commission recommendation for a 22-lot commercial subdivision for The Shops at Fort Union, located at approximately 1000 E. Fort Union Blvd. The subdivision is proposed in order to prepare the commercial lots for sale. The current subdivision of 13 parcels is based on a 2018 survey that has alignment errors. The proposed 22-lot subdivision will resolve existing boundary discrepancies and will form a more cohesive network that aligns with existing conditions on site.

The subdivision is 55.6 acres and bounded by Fort Union Boulevard, Union Park Avenue, South Union Avenue, and North Union Avenue. Cottonwood Heights is east of the development and the East Jordan Canal Extension runs through the subdivision. There is a 0.84 parcel owned by Salt Lake County surrounding lot 17 that is not a part of the proposed subdivision.

The subdivision does not propose any changes to existing access, parking easements, or building construction. The title insurance report incorporates several existing parking easements that allow public access throughout the commercial subdivision.

ORDINANCE CONSIDERATIONS:

The proposed subdivision is subject to Midvale City Municipal Code Title 16 (Subdivisions) and Chapter 17-7-12 (Regional Commercial [RC] Zone). The eastern portion of the subdivision is in a special flood hazard area identified by FEMA, so Chapter 8.11 (Flood Damage Prevention) also applies.

Since the proposed subdivision is only establishing new lot lines for commercial resale, the existing developments comply with the design standard requirements of Title 16 Subdivisions.

The lots conform to Chapter 17-7-12 RC zone requirements. No new streets, landscaping, infrastructure, or lighting is being proposed.

The 22-lot subdivision is considered a large subdivision and must meet the requirements of Section 16.04.040. Subsection (A)(3) requires new subdivisions provide 1 street tree per 30 feet of street frontage. Existing trees may count towards this requirement if they meet the City's species and location requirements. Upon staff inspection, there are several missing trees along Fort Union Blvd and Union Park. There are no trees along S 1035 East. Aerial pictures from previous years show that some of the missing trees died and were not replaced. Staff recommends requiring the applicant install the missing trees prior to recording the subdivision plat.

Chapter 8.11, Flood Damage Prevention, establishes requirements for development within identified special flood hazard areas, also known as floodplains. The applicant included Base Flood Elevations and the boundary of the 100-year special flood hazard area on the plat. Staff added a Condition of Approval that a note be added to the plan indicating that future development within the special flood hazard area will comply with development standards of Chapter 8.11.

The preliminary plat was sent to the City Engineer and Unified Fire Authority for review and comment. Some of the proposed lot lines overlay existing buildings. The building code often has construction requirements where lot lines run through commercial buildings. The building reviewers do not have any concerns about the proposed lot lines in this proposed commercial subdivision. The City Engineer approved the preliminary subdivision with some minor text modifications for the final plat. The Fire Marshal reviewed and approved the proposed subdivision plat on June 29, 2020.

Utah Code Annotated 10-9a-603 requires the City to provide notice to canal owners or operators when a canal centerline is located within 100 feet of a proposed subdivision and to allow the canal owner/operator 20 days to respond. Notice was provided to the East Jordan Irrigation Company on June 23, 2020. As of July 1, 2020 there was no response. If the Planning Commission is comfortable with the proposal without a response from the canal owner/operator, any requirements from East Jordan Irrigation Company could be added as a condition of approval that will be addressed during the Final Subdivision Plat approval.

STAFF RECOMMENDATIONS:

The application and submitted documents comply with Midvale City Municipal Code requirements. Therefore, staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the preliminary subdivision plat for the Fort Union Commercial Subdivision with the following conditions of approval:

Conditions of Approval:

1. The applicant shall prepare a final subdivision plat to be reviewed and approved by the City Engineer, Fire Marshal, and City Council.
2. Prior to recording the final subdivision plat, the applicant shall:
 - a. The plat shall include the Base Flood Elevation and boundary of the special flood hazard area identified on the applicable Flood Insurance Rate Map. Future

development within the special flood hazard area shall be required to comply with the development standards of Chapter 8.11 including, but not limited to, elevating residential structures at least 1' above BFE, elevating or floodproofing nonresidential structures at least 1' above BFE, and designing utility systems to minimize or eliminate the potential for flood damage. A note to this effect shall remain on the plat.

- b. Install at least one 2'-inch caliber deciduous tree for every 30 feet of street frontage along all rights-of-way within or adjacent to the subdivision.
- c. Provide evidence that courtesy notices has been sent to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia, and Century Link regarding the utility easements on the subdivision plat prior to final approval.
- d.

RECOMMENDED MOTION:

Approve:

“Regarding the application for a preliminary commercial subdivision plat for the 22-Lot Fort Union Commercial Subdivision at approximately 1000 E Fort Union Blvd, I move that we adopt the findings and conditions of approval presented in the Staff Report, recommending the City Council approve the preliminary plat.”

Approve with Changes:

“Regarding the application for a preliminary commercial subdivision plat for the 22-Lot Fort Union Commercial Subdivision at approximately 1000 E Fort Union Blvd, I move that we adopt the findings and conditions of approval presented in the Staff Report, recommending the City Council approve the preliminary plat, with the following amendments:

- 1. ...
- 2. ... ”

ADJACENT LAND USES:

| | |
|-----------------|--|
| North: | Cottonwood Heights |
| RC | Regional Commercial |
| RM-25 | Multifamily Residential – Medium to High Density |
| South: | Cottonwood Heights |
| RC | Regional Commercial |
| RM-25 | Multifamily Residential – Medium to High Density |
| SF-1 | Single Family Residential |
| East: | Cottonwood Heights |
| West: RC | Regional Commercial |

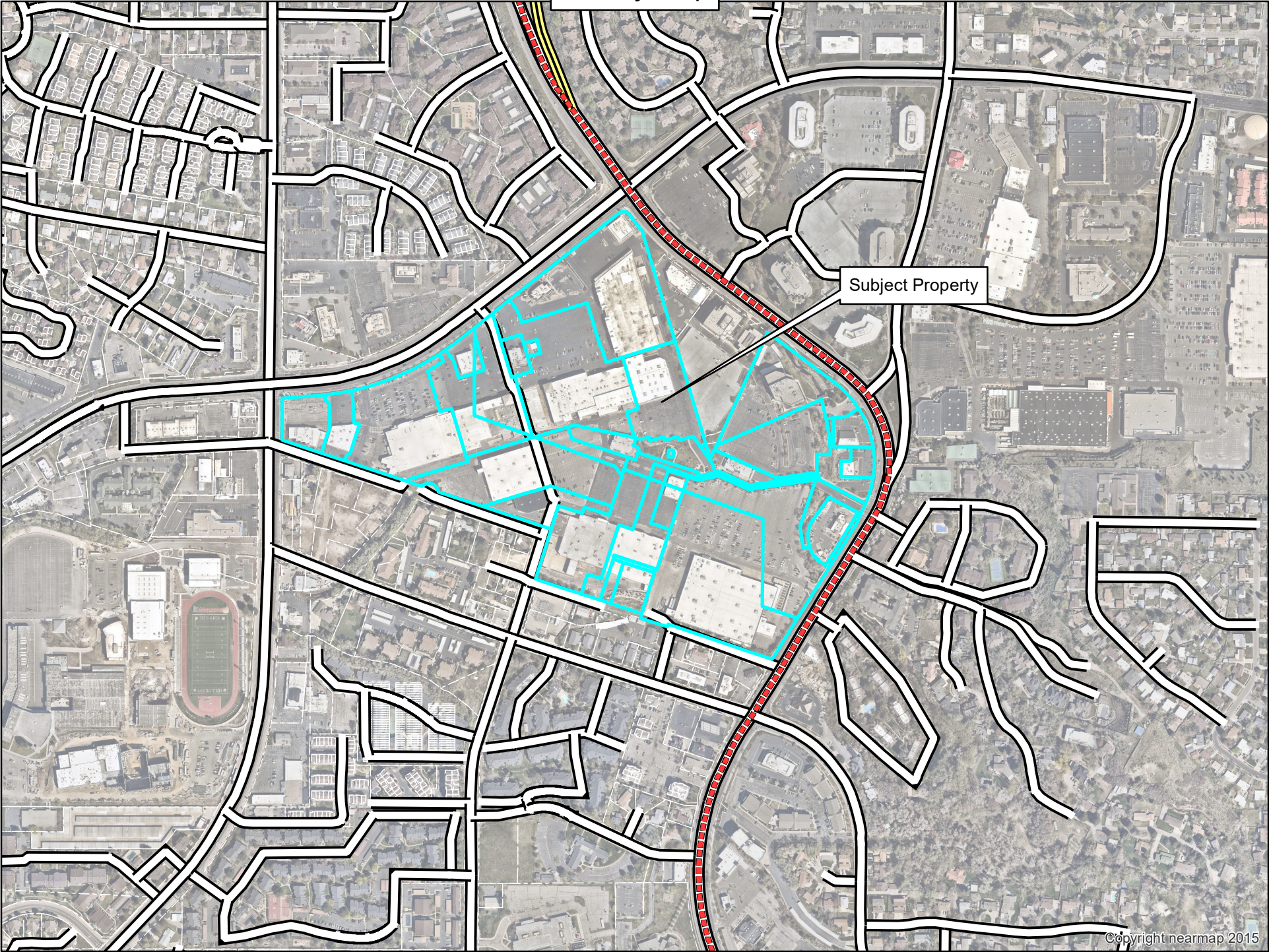
ATTACHMENTS:

- Vicinity Map
- Preliminary Subdivision Plat

- Flood Insurance Rate Map

PUBLIC NOTICE: ☐ No ☒ Yes

Vicinity Map



Subject Property

Fort Union Commercial Subdivision

A part of the Southeast Quarter of Section 20, and North Half of Section 29,
Township 2 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey
Midvale City, Salt Lake County, Utah
2020

$\Delta = 91^{\circ}23'42''$
 $R = 35.00'$
 $L = 55.83'$
 $LC = 50.10'$
 $S 62^{\circ}41'22'' E$

Scale: 1" = 50'



Legend

- Property Line
- Easement Line
- Adjacent Line
- Section Line
- Sanitary Sewer Line
- Culinary Water Line
- Storm Drain Line
- Fiber Optic Line
- Gas Line
- Overhead Power
- Underground Power
- Buried Cable
- Telephone Line
- Centrifuge
- Fence Line
- Monotile
- Catch Basin
- Fire Hydrant
- Water Valve
- Gas Meter
- Power Pole
- Day Wire
- Sign
- Light Pole
- Telephone Box
- Electrical Box
- Centrifuge Manometer
- Section Corner

North Quarter Corner Section 29,
T2S, R1E, S18N, U.S. Survey
(monument not found)

PCPP JSP
Springs LLC
22-20-376-534

Ambert LLC
22-20-128-057

Union Park
Associates
22-20-454-008

James Campbell
1999 Survey

Curve Table

| Curve | Delta | Radius | Length | Chord Data |
|-------|-----------|----------|--------|----------------------|
| C1 | 37°14' | 1214.92' | 73.08' | N 53°20'08" E 73.08' |
| C2 | 11°58'31" | 15.00' | 26.91' | N 62°22'54" E 26.91' |
| C3 | 20°26'48" | 47.27' | 16.90' | N 62°20'56" W 16.91' |
| C4 | 90°00'00" | 3.00' | 4.71' | N 61°43'19" W 4.34' |
| C5 | 90°00'00" | 3.00' | 4.71' | N 61°43'19" W 4.34' |
| C6 | 90°00'00" | 3.00' | 4.71' | N 61°43'19" W 4.34' |
| C7 | 1°12'24" | 810.48' | 10.78' | S 2°42'18" W 10.78' |
| C8 | 1°13'28" | 810.48' | 10.80' | S 2°41'44" W 10.80' |
| C9 | 0°35'48" | 455.87' | 4.78' | S 2°40'32" W 4.78' |

Line Table

| Line # | Bearing | Length | Line # | Bearing | Length |
|--------|---------------|--------|--------|---------------|--------|
| L1 | S 7°10'44" E | 16.99' | L17 | N 1°16'16" E | 33.44' |
| L2 | N 62°52'58" E | 5.85' | L18 | N 71°43'44" W | 40.31' |
| L3 | N 62°16'54" E | 18.64' | L19 | S 7°01'46" W | 37.78' |
| L4 | N 72°16'41" E | 18.33' | L20 | S 2°15'54" W | 19.31' |
| L5 | S 1°43'19" E | 15.00' | L21 | S 33°29'18" E | 18.28' |
| L6 | S 1°43'19" E | 15.00' | L22 | N 7°35'43" E | 33.04' |
| L7 | S 1°43'19" E | 15.00' | L23 | N 5°58'50" W | 54.01' |
| L8 | S 35°24'58" E | 55.49' | L24 | N 27°05'20" W | 55.31' |
| L9 | S 80°29'16" W | 26.87' | L25 | N 39°12'16" W | 37.59' |
| L10 | S 35°24'58" E | 55.51' | L26 | N 57°56'04" W | 61.01' |
| L11 | N 1°16'16" E | 17.24' | L27 | N 71°39'58" W | 7.56' |
| L12 | N 71°43'44" W | 40.85' | L28 | N 89°44'44" W | 22.80' |
| L13 | N 1°16'16" E | 14.44' | L29 | N 0°16'16" E | 30.00' |
| L14 | N 5°11'29" W | 15.64' | L30 | S 89°44'44" E | 22.80' |
| L15 | N 71°43'44" W | 17.38' | L31 | S 0°15'16" W | 30.00' |
| L16 | N 1°16'16" E | 37.82' | | | |

Sheet 2 of 8

Fort Union Commercial Subdivision

A part of the Southeast Quarter of Section 20, and the North half of Section 29, Township 2 South, Range 1 East Salt Lake Base and Meridian, U.S. Survey, Midvale City, Salt Lake County, Utah.

Recorded

State of Utah, County of Salt Lake, Recorded and Filed at the Request of

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Fort Union Commercial Subdivision

A part of the Southeast Quarter of Section 20, and North Half of Section 29,
Township 2 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey
Midvale City, Salt Lake County, Utah
2020

Ambroz LLC
22-29-128-007

FMIS Investments LLC
22-29-128-009

PRELIMINARY

Union Boulevard
(paved public street)
Right-of-way varies in width

$\Delta = 34^{\circ}00'00''$
 $R = 1,214.92'$
 $L = 720.95'$
 $LC = 710.42'$
 $N 68^{\circ}38'43'' E$

$\Delta = 20^{\circ}18'04''$
 $R = 1,214.92'$
 $L = 430.01'$
 $LC = 433.77'$
 $N 63^{\circ}11'58'' E$

Lot 3
302,482 sq. ft.
or 6.944 acres

Lot 1
47,625 sq. ft.
or 1.093 acres

Lot 2
50,220 sq. ft.
or 1.153 acres

Lot 7
1,550 sq. ft.
or 0.036 acres

Lot 5
70,819 sq. ft.
or 1.626 acres

Lot 4
56,431 sq. ft.
or 1.293 acres

Lot 6
12,694 sq. ft.
or 0.291 acres

Lot 14
215,559 sq. ft.
or 4.949 acres

John C
Papamichael
22-29-130-001

AJJ & BCJ
LIV TR
22-29-130-003

Midvale
Creekview
Holdings, LLC
22-29-130-013

$\Delta = 0^{\circ}01'03''$
 $R = 510.48'$
 $L = 0.16'$
 $LC = 0.16'$
 $N 23^{\circ}05'52'' E$

Midvale
Creekview
Holdings, LLC
22-29-130-017

$\Delta = 126^{\circ}10'51''$
 $R = 43.00'$
 $L = 99.10'$
 $LC = 80.25'$
 $N 71^{\circ}44'04'' W$

KW Midvale
LLC

Scale: 1" = 50'

Point of Beginning



Curve Table

| Curve | Delta | Radius | Length | Chord Data |
|-------|-----------|----------|---------|-----------------------|
| C1 | 33°45'40" | 1814.92' | 715.00' | N 53°30'50" E 715.00' |
| C2 | 11°03'50" | 15.00' | 28.87' | N 16°22'54" E 24.63' |
| C3 | 20°28'43" | 47.37' | 16.80' | N 62°30'58" W 16.81' |
| C4 | 30°00'00" | 3.00' | 4.71' | N 61°45'19" W 4.34' |
| C5 | 30°00'00" | 3.00' | 4.71' | N 61°45'19" W 4.34' |
| C6 | 30°00'00" | 3.00' | 4.71' | N 61°45'19" W 4.34' |
| C7 | 1°12'24" | 510.48' | 10.79' | S 25°42'19" W 10.79' |
| C8 | 1°13'28" | 510.48' | 10.80' | S 25°41'44" W 10.80' |
| C9 | 0°38'48" | 488.87' | 4.78' | S 26°10'33" W 4.78' |

Line Table

| Line # | Bearing | Length | Line # | Bearing | Length |
|--------|---------------|--------|--------|---------------|--------|
| L1 | S 78°10'44" E | 16.58' | L17 | N 18°16'16" E | 33.44' |
| L2 | N 82°32'58" E | 3.85' | L18 | N 71°43'54" W | 48.51' |
| L3 | N 88°18'54" E | 18.64' | L19 | S 78°01'45" W | 87.78' |
| L4 | N 73°16'41" E | 18.33' | L20 | S 53°15'44" W | 18.51' |
| L5 | S 18°43'18" E | 15.00' | L21 | S 33°29'18" E | 18.28' |
| L6 | S 18°43'18" E | 15.00' | L22 | N 7°35'43" E | 33.04' |
| L7 | S 18°43'18" E | 15.00' | L23 | N 5°38'53" W | 54.01' |
| L8 | S 35°24'58" E | 55.49' | L24 | N 27°00'20" W | 35.21' |
| L9 | S 80°25'18" W | 26.87' | L25 | N 39°12'16" W | 27.28' |
| L10 | S 35°24'58" E | 88.51' | L26 | N 57°50'50" W | 61.01' |
| L11 | N 18°16'16" E | 17.24' | L27 | N 71°29'58" W | 7.56' |
| L12 | N 71°43'54" W | 46.85' | L28 | N 89°44'54" W | 22.80' |
| L13 | N 18°16'16" E | 14.44' | L29 | N 0°15'16" E | 30.00' |
| L14 | N 38°11'28" W | 15.54' | L30 | S 89°44'54" W | 22.80' |
| L15 | N 71°43'54" W | 17.38' | L31 | S 0°15'16" E | 30.00' |
| L16 | N 18°16'16" E | 37.82' | | | |

- Legend**
- MANHOLE
 - CURB
 - FLY
 - WATER VALVE
 - GAS METER
 - POWER POLE
 - OUT WIRE
 - SIGN
 - LIGHT POLE
 - TELEPHONE BOX
 - ELECTRICAL BOX
 - CENTERLINE MONUMENT
 - SECTION CORNER
 - PROPERTY LINE
 - EASEMENT LINE
 - ADJUTANT LINE
 - SECTION LINE
 - SEWAGE LINE
 - CULINARY WATER LINE
 - STORM DRAIN LINE
 - FIBER OPTIC LINE
 - GAS LINE
 - OVERHEAD POWER
 - UNDERGROUND POWER
 - BURIED CABLE
 - TELEPHONE LINE
 - CENTERLINE
 - FENCE LINE

ANNA

ANDERSON WAHLER & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801.521-8529 - ahl@ahwgroup.com

Fort Union Commercial Subdivision

A part of the Southeast Quarter of Section 20, and the North half
of Section 29, Township 2 South, Range 1 East Salt Lake Base
and Meridian, U.S. Survey, Midvale City, Salt Lake County, Utah.

Recorded #

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Fee \$ _____ Salt Lake County Recorder

Sheet 3 of 9

Fort Union Commercial Subdivision

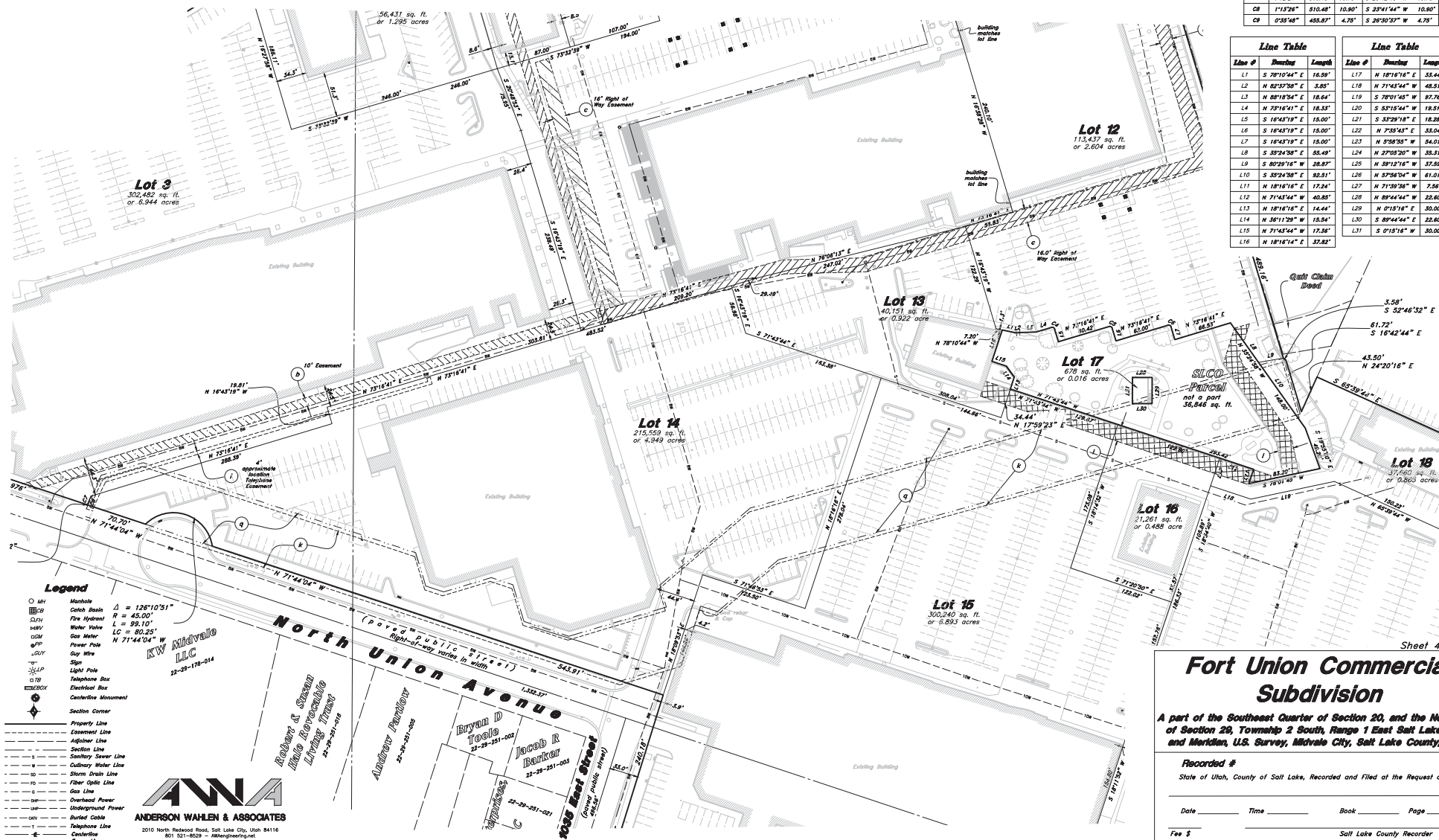
***A part of the Southeast Quarter of Section 20, and North Half of Section 29,
Township 2 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey
Midvale City, Salt Lake County, Utah
2020***

Scale: 1" = 50'



| Curve | Delta | Radius | Length | Chord Data |
|--------------|--------------|---------------|---------------|----------------------|
| C1 | 5°26'48" | 1214.32' | 75.05' | N 53°20'09" E 75.08' |
| C2 | 11°03'58" | 15.00" | 38.97' | N 18°22'54" E 24.67' |
| C3 | 20°28'45" | 47.37' | 16.90' | N 52°20'56" W 16.21' |
| C4 | 90°00'00" | 3.00' | 4.71' | N 61°45'19" W 4.24' |
| C5 | 90°00'00" | 3.00' | 4.71' | N 61°45'19" W 4.24' |
| C6 | 90°00'00" | 3.00' | 4.71' | N 61°45'19" W 4.24' |
| C7 | 1°12'24" | 510.48' | 10.75' | S 23°43'12" E 10.73' |
| C8 | 1°15'26" | 510.48' | 10.90' | S 25°41'54" W 10.79' |
| C9 | 0°35'48" | 458.87' | 4.76' | S 26°30'37" W 4.76' |

| Line Table | | | Line Table | | |
|------------|---------------|--------|------------|---------------|--------|
| Line # | Bearing | Length | Line # | Bearing | Length |
| L1 | N 70°34'44" E | 16.59' | L17 | N 10°16'14" E | 35.44' |
| L2 | N 83°33'50" S | 3.85' | L18 | N 71°54'44" W | 48.51' |
| L3 | N 80°15'14" S | 16.64' | L19 | S 70°01'45" W | 97.76' |
| L4 | N 73°14'41" E | 16.55' | L20 | S 83°54'44" W | 19.21' |
| L5 | N 14°54'19" E | 15.30' | L21 | S 32°59'18" E | 12.85' |
| L6 | N 18°45'19" E | 15.00' | L22 | N 73°45'43" E | 35.04' |
| L7 | N 18°45'19" E | 15.00' | L23 | N 93°45'05" W | 54.01' |
| L8 | S 83°34'58" E | 56.49' | L24 | S 27°03'20" W | 35.51' |
| L9 | S 83°29'16" W | 28.87' | L25 | N 82°12'16" W | 37.83' |
| L10 | S 83°29'58" E | 92.51' | L26 | S 70°50'44" W | 61.01' |
| L11 | N 10°16'14" E | 35.44' | L27 | N 10°16'14" E | 35.44' |
| L12 | N 71°54'44" W | 48.51' | L28 | N 83°54'44" W | 19.21' |
| L13 | N 18°45'19" E | 15.30' | L29 | N 01°16'14" E | 22.86' |
| L14 | N 18°45'19" E | 15.30' | L30 | S 83°45'44" E | 22.86' |
| L15 | N 71°54'44" W | 48.51' | L31 | N 01°16'14" E | 30.00' |
| L16 | N 18°45'19" E | 15.30' | | | |



Sheet 4 of 8

***Fort Union Commercial
Subdivision***

A part of the Southeast Quarter of Section 20, and the North half of Section 29, Township 2 South, Range 1 East Salt Lake Base and Meridian, U.S. Survey, Midvale City, Salt Lake County, Utah.

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PRELIMINARY Fort Union Commercial Subdivision

A part of the Southeast Quarter of Section 20, and North Half of Section 29,
Township 2 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey
Midvale City, Salt Lake County, Utah
2020



Scale: 1" = 50'

Union Woods
Subdivision
No. 3
2017

| Curve Table | | | | |
|-------------|-----------|----------|--------|----------------------|
| Curve | Delta | Radius | Length | Chord Data |
| C1 | 3°24'48" | 1214.95' | 73.09' | N 53°20'09" E 73.09' |
| C2 | 11°07'59" | 18.00' | 28.97' | N 18°20'54" E 28.97' |
| C3 | 20°28'45" | 47.37' | 16.90' | N 62°20'56" W 16.89' |
| C4 | 90°00'00" | 3.00' | 4.71' | N 61°43'18" W 4.24' |
| C5 | 90°00'00" | 3.00' | 4.71' | N 61°43'18" W 4.24' |
| C6 | 90°00'00" | 3.00' | 4.71' | N 61°43'18" W 4.24' |
| C7 | 1°12'34" | 310.48' | 10.79' | S 23°42'19" W 10.79' |
| C8 | 1°13'26" | 310.48' | 10.80' | S 23°41'44" W 10.80' |
| C9 | 0°35'48" | 455.83' | 4.75' | S 28°30'37" W 4.75' |

| Line Table | | | Line Table | | |
|------------|---------------|--------|------------|---------------|--------|
| Line # | Bearing | Length | Line # | Bearing | Length |
| L1 | S 78°10'44" E | 16.59' | L17 | N 18°16'18" E | 35.44' |
| L2 | N 82°57'38" E | 5.89' | L18 | N 71°43'44" W | 48.51' |
| L3 | N 88°18'34" E | 18.64' | L19 | S 78°01'45" W | 57.78' |
| L4 | N 72°16'41" E | 18.33' | L20 | S 53°10'44" W | 19.51' |
| L5 | S 16°43'18" E | 15.00' | L21 | S 33°29'18" E | 18.38' |
| L6 | S 16°43'18" E | 15.00' | L22 | N 73°43'43" E | 55.04' |
| L7 | S 16°43'18" E | 15.00' | L23 | N 53°58'35" W | 54.01' |
| L8 | S 33°24'38" E | 55.49' | L24 | N 27°08'20" W | 35.31' |
| L9 | S 60°29'16" W | 28.87' | L25 | N 39°12'18" W | 37.89' |
| L10 | S 33°24'38" E | 55.51' | L26 | N 57°58'04" W | 61.01' |
| L11 | N 18°16'18" E | 17.24' | L27 | N 71°08'58" W | 7.38' |
| L12 | N 71°43'44" W | 40.88' | L28 | N 89°44'44" W | 23.60' |
| L13 | N 18°16'18" E | 14.44' | L29 | N 01°18'18" E | 35.00' |
| L14 | N 38°11'29" W | 15.54' | L30 | S 89°44'44" W | 22.60' |
| L15 | N 71°43'44" W | 17.58' | L31 | S 01°18'18" E | 35.00' |
| L16 | N 18°16'18" E | 37.82' | | | |

Legend

| | | |
|------------------------|-----------|---------------------|
| Property Line | ○ MH | Manhole |
| Easement Line | □ CB | Catch Basin |
| Adjoining Line | 1/2" 1/2" | Fire Hydrant |
| Section Line | 1/2" 1/2" | Water Valve |
| Sanitary Sewer Line | COM | Gas Meter |
| Calligraphy Meter Line | g/p | Power Pole |
| Storm Drain Line | 1/2" 1/2" | Guy Wire |
| Fiber Optic Line | 1/2" 1/2" | Sign |
| Gas Line | 1/2" 1/2" | Light Pole |
| Overhead Power | 1/2" 1/2" | Telephone Bar |
| Underground Power | 1/2" 1/2" | Excavated Bar |
| Buried Cable | 1/2" 1/2" | Conductive Monument |
| Telephone Line | 1/2" 1/2" | Section Corner |
| Conductive | 1/2" 1/2" | |
| Fence Line | 1/2" 1/2" | |

Sheet 5 of 8

Fort Union Commercial Subdivision

A part of the Southeast Quarter of Section 20, and the North Half of Section 29, Township 2 South, Range 1 East Salt Lake Base and Meridian, U.S. Survey, Midvale City, Salt Lake County, Utah.

Recorded

State of Utah, County of Salt Lake, Recorded and Filed at the Request of

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Fee \$ _____ Salt Lake County Recorder

PRELIMINARY Fort Union Commercial Subdivision

A part of the Southeast Quarter of Section 20, and North Half of Section 29,
Township 2 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey
Midvale City, Salt Lake County, Utah
2020

Scale: 1" = 50'

50' 0' 50' 100'



$\Delta = 59^{\circ}31'45''$
 $R = 455.07'$
 $L = 473.64'$
 $LC = 455.62'$
 $N 2^{\circ}57'22'' W$

Curve Table

| Curve | Delta | Radius | Length | Chord Data |
|-------|------------|----------|--------|----------------------|
| C1 | 328°46' | 1214.82' | 73.08' | N 53°20'59" E 73.08' |
| C2 | 110°58'31" | 15.00' | 26.97' | N 10°22'54" E 24.67' |
| C3 | 202°48'45" | 47.21' | 16.90' | N 62°20'36" W 16.81' |
| C4 | 90°00'00" | 3.00' | 4.71' | N 61°43'19" W 4.24' |
| C5 | 90°00'00" | 3.00' | 4.71' | N 61°43'19" W 4.24' |
| C6 | 90°00'00" | 3.00' | 4.71' | N 61°43'19" W 4.24' |
| C7 | 71°22'24" | 210.46' | 10.79' | S 25°42'11" W 10.79' |
| C8 | 71°22'24" | 210.46' | 10.80' | S 25°41'54" W 10.80' |
| C9 | 0°33'48" | 455.87' | 4.78' | S 26°30'37" W 4.79' |

Line Table

| Line # | Bearing | Length |
|--------|---------------|--------|
| L1 | S 78°10'44" E | 18.59' |
| L2 | N 82°37'58" E | 3.85' |
| L3 | N 88°18'54" E | 18.64' |
| L4 | N 72°16'41" E | 18.33' |
| L5 | S 16°43'18" E | 15.00' |
| L6 | S 16°43'18" E | 15.00' |
| L7 | S 16°43'18" E | 15.00' |
| L8 | S 30°24'50" E | 35.48' |
| L9 | S 88°09'16" W | 38.87' |
| L10 | S 35°24'58" E | 22.51' |
| L11 | N 18°16'16" E | 17.34' |
| L12 | N 71°45'54" W | 40.85' |
| L13 | N 18°16'16" E | 14.44' |
| L14 | N 38°11'29" W | 15.54' |
| L15 | N 71°45'54" W | 17.35' |
| L16 | N 18°16'16" E | 37.83' |

Line Table

| Line # | Bearing | Length |
|--------|---------------|--------|
| L17 | N 18°16'16" E | 33.44' |
| L18 | N 71°43'44" W | 48.51' |
| L19 | S 78°01'43" W | 97.78' |
| L20 | S 53°18'44" W | 19.51' |
| L21 | S 33°29'18" E | 18.28' |
| L22 | N 73°53'43" E | 33.04' |
| L23 | N 87°58'51" W | 84.01' |
| L24 | N 37°08'30" W | 38.51' |
| L25 | N 39°12'16" W | 37.29' |
| L26 | N 67°56'04" W | 61.01' |
| L27 | N 71°58'58" W | 7.56' |
| L28 | N 88°44'44" W | 22.60' |
| L29 | N 01°15'16" E | 30.00' |
| L30 | S 88°44'44" W | 22.60' |
| L31 | S 01°15'16" W | 30.00' |

Legend

| | | |
|---------------------|-------|---------------------|
| Property Line | ○ MH | Manhole |
| Easement Line | □ CB | Catch Basin |
| Adjoining Line | □ DN | Fire Hydrant |
| Section Line | ○ WV | Water Valve |
| Sanitary Sewer Line | □ DM | Gas Meter |
| Utility Meter Line | □ GP | Power Pole |
| Storm Drain Line | ○ JVP | City Wire |
| Fiber Optic Line | □ LP | Sign |
| Gas Line | □ LP | Light Pole |
| Overhead Power | □ TB | Telephone Box |
| Underground Power | □ TB | Enclosed Box |
| Buried Cable | □ TB | Conductive Monument |
| Telephone Line | □ TB | Section Corner |
| Centerline | □ TB | |
| Fence Line | □ TB | |

Sheet 6 of 8

Fort Union Commercial Subdivision

A part of the Southeast Quarter of Section 20, and the North half of Section 29, Township 2 South, Range 1 East Salt Lake Base and Meridian, U.S. Survey, Midvale City, Salt Lake County, Utah.

Recorded #

State of Utah, County of Salt Lake, Recorded and Filed at the Request of

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Township 2 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey
Midvale City, Salt Lake County, Utah
2020

| Curve Table | | | | |
|-------------|-------------|----------|--------|----------------------|
| Curve | Delta | Radius | Length | Chord Data |
| C1 | 3°24'48" | 1214.82' | 73.09' | N 8°20'08" E 73.08' |
| C2 | 11°07'51" | 15.00' | 28.87' | N 18°16'18" E 24.87' |
| C3 | 2°29'28"48" | 47.37' | 16.80' | N 62°30'36" W 16.81' |
| C4 | 90°00'00" | 5.00' | 4.71' | N 61°43'19" W 4.24' |
| C5 | 90°00'00" | 5.00' | 4.71' | N 61°43'19" W 4.24' |
| C6 | 90°00'00" | 5.00' | 4.71' | N 61°43'19" W 4.24' |
| C7 | 1°12'24" | 310.48' | 10.79' | S 23°42'19" W 10.79' |
| C8 | 1°13'26" | 310.48' | 10.80' | S 23°41'44" W 10.80' |
| C9 | 0°33'48" | 455.87' | 4.75' | S 26°30'37" W 4.75' |

| Line Table | | | | Line Table | | | |
|------------|---------------|--------|---------------|------------|---------------|--------|---------------|
| Line # | Starting | Length | Ending | Line # | Starting | Length | Ending |
| L1 | S 78°10'44" E | 16.89' | N 18°16'18" E | L17 | N 18°16'18" E | 33.44' | N 18°16'18" E |
| L2 | N 62°30'36" E | 5.83' | N 71°43'24" W | L18 | N 71°43'24" W | 48.81' | N 71°43'24" W |
| L3 | N 61°43'19" E | 18.64' | N 57°58'54" W | L19 | N 57°58'54" W | 87.78' | N 57°58'54" W |
| L4 | N 57°58'54" W | 18.64' | N 57°58'54" W | L20 | N 57°58'54" W | 18.61' | N 57°58'54" W |
| L5 | S 16°43'19" E | 15.00' | N 18°16'18" E | L21 | N 18°16'18" E | 18.28' | N 18°16'18" E |
| L6 | S 16°43'19" E | 15.00' | N 18°16'18" E | L22 | N 18°16'18" E | 33.04' | N 18°16'18" E |
| L7 | S 16°43'19" E | 15.00' | N 18°16'18" E | L23 | N 18°16'18" E | 54.01' | N 18°16'18" E |
| L8 | S 35°24'58" E | 55.49' | N 27°03'20" W | L24 | N 27°03'20" W | 35.31' | N 27°03'20" W |
| L9 | S 80°29'16" W | 28.87' | N 30°12'16" W | L25 | N 30°12'16" W | 37.59' | N 30°12'16" W |
| L10 | S 35°24'58" E | 92.51' | N 57°58'54" W | L26 | N 57°58'54" W | 61.01' | N 57°58'54" W |
| L11 | N 18°16'18" E | 17.24' | N 71°38'36" W | L27 | N 71°38'36" W | 7.58' | N 71°38'36" W |
| L12 | N 71°43'24" W | 40.85' | N 89°44'44" W | L28 | N 89°44'44" W | 22.60' | N 89°44'44" W |
| L13 | N 18°16'18" E | 14.64' | N 0°15'16" E | L29 | N 0°15'16" E | 30.00' | N 0°15'16" E |
| L14 | N 36°11'29" W | 15.54' | S 89°44'44" W | L30 | S 89°44'44" W | 22.60' | S 89°44'44" W |
| L15 | N 71°43'24" W | 17.38' | S 0°15'16" W | L31 | S 0°15'16" W | 30.00' | S 0°15'16" W |
| L16 | N 18°16'18" E | 37.88' | N 18°16'18" E | | | | |



Scale: 1" = 50'

Legend

| | | |
|---------------------|------|---------------------|
| Property Line | ○ MH | Manhole |
| Easement Line | □ CO | Catch Basin |
| Adjoining Line | □ FH | Fire Hydrant |
| Setback Line | □ HW | Water Valve |
| Sanitary Sewer Line | □ GM | Gas Meter |
| Culinary Water Line | □ GP | Power Pole |
| Storm Drain Line | □ GW | Guy Wire |
| Fiber Optic Line | □ LP | Sign |
| Gas Line | □ LP | Light Pole |
| Overhead Power | □ TB | Telephone Box |
| Underground Power | □ TB | Electrical Box |
| Buried Cable | □ TB | Centerline Monument |
| Telephone Line | □ TB | Section Corner |
| Cellular Line | □ TB | |
| Fence Line | □ TB | |

Sheet 7 of 8

Fort Union Commercial Subdivision

A part of the Southeast Quarter of Section 20, and the North half of Section 29, Township 2 South, Range 1 East Salt Lake Base and Meridian, U.S. Survey, Midvale City, Salt Lake County, Utah.

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Fort Union Commercial Subdivision

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Midvale City, Salt Lake County, Utah
2020**

Easements

This survey was completed using Title Report File No. NCS-991508-SLC1 Revision 4 dated February 18, 2020 and File No. NCS-1000558-SLC1 dated January 22, 2020 from First American Title Insurance Company:

- a An irrigation ditch Easement recorded as Entry No. 792089 in Book 157 of Liens and Leases at Page 473 appears to describe a 5 foot strip of land along 900 East Street but does not disclose exact location.
 - b A 10 foot gas Easement recorded as Entry No. 2585593 in Book 3407 at Page 147.
 - c A 16 foot wide gas Easement recorded as Entry No. 2855372 in Book 4334 at Page 107 of Official Records.
 - d A 20 foot Wide Sewer Easement recorded as Entry No. 3570258 in Book 5254 at Page 677 of Official Records.
 - e An Irrigation Easement recorded as Entry No. 3991712 in Book 5589 at Page 1764 and an Amendment recorded as Entry No. 1344003 in Book 9996 at Page 5693 revised description plotted on this Survey.
 - f A 20 foot wide Storm Drain Easement recorded as Entry No. 4049791 in Book 5629 at Page 429.
 - g UDOT Final Order of Condemnation recorded as Entry No. 4086995 in Book 5640 at Page 2620 and also recorded May 1, 1995 as Entry No. 4080540 in Book 5650 at Page 1214.
 - h A 16 foot wide Gas recorded as Entry No. 4075235 in Book 5646 at Page 2349 of Official Records appears to be in road Right-of-Way.
 - i a 4 foot wide communication Easement recorded as Entry No. 4590011 in Book 6006 at Page 1501 has an Incomplete Description approximate location plotted.
 - j A 16 foot Wide gas Easement recorded as Entry No. 5916495 in Book 7014 at Page 2337.
 - k An underground Canal Easement recorded as Entry No. 5929618 in Book 7025 at Page 1302.
 - l A parking Easement recorded as Entry No. 5933444 in Book 7028 at Page 1835.
 - m A gas Easement recorded as Entry No. 5959491 in Book 7049 at Page 2443.
 - n Public Access Easement recorded as Entry No. 6000763 in Book 7084 at Page 1839.
 - o Maintenance Agreement recorded as Entry No. 6000767, in Book 7084, at Page 1850.
 - p Utility Permit for canal crossings recorded as Entry No. 6022945 in Book 7102 at Page 0592.
 - q An easement recorded June 6, 1995 as Entry No. 6095346 in Book 7164 at Page 0470 of Official Records.
 - r Pipeline Easement Agreement recorded as Entry No. 11039812 in Book 9862 at Page 2995.
 - s Storm Drainage Easement Agreement recorded as Entry No. 11312437 in Book 9882.
- The Following Easements are blanket in nature and affect portions of this Subdivision or describe portions of land that may affect this Subdivision but do not have adequate information to plot.
- An electrical power easement recorded as Entry No. 345678 in Book 8-V of Deeds at Page 537 of Official Records.
- A communication line Easement recorded as Entry No. 384826 in Book 3-C of Liens and Leases at Page 599 covers a described affected area, but no alignment or size is disclosed.
- A 5 foot wide Communication Easement recorded as Entry No. 2848997 in Book 4306 at Page 443 of Official Records references an Exhibit A which could not be interpreted.
- Department of the Army Permit a proposed stream improvement for Little Cottonwood Creek recorded December 13, 1984 as Entry No. 4027396 in Book 5814 at Page 1520.
- East Jordan Canal Easement recorded December 31, 1984 as Entry No. 4033356 in Book 5618 at Page 1806 of Official Records. AGREEMENT (To Pipe East Jordan Canal Extension and Park on Surface) recorded as Entry No. 4034087 in Book 5618 at Page 3733 and Assignment of Canal Agreement recorded as Entry No. 4334322 in Book 5829 at Page 1714 and Assignment of Canal Agreement recorded as Entry No. 11990995 in Book 10295 at Page 2387 and Assignment of Canal Agreement recorded as Entry No. 12024290 in Book 10312 at Page 123 and Assignment of Canal Agreement recorded February 23, 2018 as Entry No. 12721840 in Book 10649 at Page 5998.
- Easements and Parking Agreement recorded as Entry No. 4157300 in Book 5704 at Page 2653 and an Amendment recorded as Entry No. 4486901 in Book 5938 at Page 644, and a Second Amendment recorded as Entry No. 11158579 in Book 9914 at Page 8453.
- Declaration of Covenants, conditions, easements and restrictions of the Union Woods Office Park recorded as Entry No. 4334320 in Book 5829 at Page 1686.
- Pedestrian Easement Agreement recorded as Entry No. 4729086 in Book 6099 at Page 1390. Exhibit could not be interpreted.
- Acknowledgement, Disclosure and Agreement regarding development of property located within a Natural Hazards special study area recorded July 12, 1990 as Entry No. 4839811 in Book 6235 at Page 9079 of Official Records.
- Declaration of Easements recorded as Entry No. 5229270 in Book 6436 at Page 208 and a First Amendment recorded May 4, 1992 as Entry No. 5248156 in Book 6451 at Page 964 Amended and Restated recorded as Entry No. 5257711 in Book 6458 at Page 1683.
- Declaration of Easements recorded as Entry No. 5788324 in Book 6921 at Page 0377 and a First Amendment recorded as Entry No. 6688379 in Book 7708 at Page 2886 and an amendment recorded as Entry No. 10963674 in Book 9830 at Page 2306.
- Ordinance No. 1270 recorded as Entry No. 5874523 in Book 6981 at Page 671 also Corrected Ordinance No. 1275 recorded August 12, 1994 as Entry No. 5897659 in Book 6999 at Page 1432 and also any existing easements for utilities which may have been constructed over or across that portion of the land described as being a part of said vacated streets. Vacated areas have not been shown with this Survey.
- An easement over recorded as Entry No. 6095346 in Book 7164 at Page 0470.
- Declaration of Restriction recorded as Entry No. 7017890 in Book 8028 at Page 1572.
- A Right-of-way and Access Easement recorded as Entry No. 7287551 in Book 8258 at Page 1163.

PRELIMINARY

Sheet 8 of 8

Fort Union Commercial Subdivision

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