



STAFF REPORT

Executive Summary									
Hearing Body:	Millcreek Township Planning Commission								
Meeting Date and Time:	Wednesday, July 10, 2013	04:00 PM	File No:	2	8	0	3	8	
Applicant Name:	Nathan Anderson	Request:	Subdivision						
Description:	Preliminary Plat for previously approved 14-unit Townhome PUD								
Location:	1431 East 3900 South								
Zone:	R-M Residential Multi-Family	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>					
Community Council Rec:	Not Applicable								
Staff Recommendation:	Approval with Conditions								
Planner:	Spencer G. Sanders								

1.0 BACKGROUND

1.1 Summary

1.1.1 Proposal

The applicant is requesting Preliminary Plat approval for Millcreek Townhomes PUD, a 14-Lot PUD Townhome Subdivision. The project received Conditional Use/PUD approval in February 2013, but the Preliminary Plat was not part of that original approval.

The Preliminary Plat was not included at the Commission's February meeting due to a complete redesign of the project from a 24-unit, 4-story, condominium project, to the current 14-unit, townhome project. This redesign occurred between January and February of this year, in response to residents' concerns. The change occurred so quickly and the Commission's response to the revisions was unknown, so the applicant did not want to prepare a full Preliminary Plat in the event the Commission was going to deny or significantly modify the revised proposal. The Commission's approval of the current project was subject to review and approval of the Preliminary Plat by the Commission.

1.1.2 Revisions Forthcoming

The attached Preliminary Plat shows the property divided up into 14 lots with the front, side and rear landscape setbacks and all of the common areas, including the driveways, incorporated into the proposed lots as easements. Staff met with the applicant recently and explained that the commonly used and maintained areas needed to be separated from the lots into a common ownership parcel to meet PUD requirements. The applicant agreed to make the change; however, there was not enough time to make the necessary modifications and be included with this report. The applicant will be submitting the revised Preliminary Plat document to staff before the meeting. Staff will either forward it to the Commission prior to the meeting or provided it at the meeting. Staff is supportive of proceeding forward, since the other elements of Preliminary Plat review submittal have been provided and reviewed and should not be affected by this change. In addition, the site plan and use have already been approved and the needed changes affect only one sheet of the submitted documents.

1.2 Hearing Body Action

The Preliminary Plat is on the Commissions Agenda for final action.

1.3 Neighborhood Response

Preliminary Plats are not normally noticed to the public except by placement on an Agenda. In addition, the PUD was already reviewed and approved by the Commission at a fully noticed public meeting. It is not necessary for the Preliminary Plat for this project to be noticed. The use and layout of the project is not changing from what was presented and approved in February of this year.

1.4 Community Council Response

The proposal is for approval of the Preliminary Plat for a previously approved PUD. The PUD did go to the Community Council for review and comment. The Preliminary Plat is part of the formalization of the already approved project and subdivision plats are not subject to Community Council review. Further, the proposed PUD site plan, building height and use are not changing from what the Community Council has already seen and recommended approval of.

2.0 ANALYSIS

2.1 Applicable Ordinances

PUD Requirements.

The PUD Regulations indicate that common areas need to be provided for in one of three ways. Dedication of the land for public use; dedication of a permanent open space easement for preservation of sensitive lands; or incorporated into a common area parcel owned in common and maintained by the Homeowner's Association. The applicant is in the process of revising the preliminary plat sheet, that currently shows these areas as part of the lots with easements, to meet this requirement.

2.2 Subdivision Requirements

Preliminary Plat Requirements - the following Preliminary Plat requirements will need to be addressed on the final Preliminary Plat during the Technical Review Process.

- 1) The names and addresses of the owner and the subdivider (if different than the owner) need to be added.
- 2) The date of preparation needs to be added.
- 3) Nearest Installed Fire Hydrants need to be shown.
- 4) The lots need to be modified to create a Common Area parcel, or parcels for all commonly used and maintained areas on the site, e.g. front, side and rear yards of the project from the property lines to the buildings or private courtyards, the common driveway and parking, and the recreational facilities.
- 5) The emergency services turn around has been approved by Unified Fire Department, it needs to be reflected on the Preliminary and Final Plats and noted no parking.

These items can be corrected during the Technical Review process prior to final Preliminary Plat approval.

2.3 Other Agency Recommendations or Requirements

In regard to the Preliminary Plat, all final Technical Review requirements from internal staff and outside agencies will be incorporated into the final Preliminary Plat as part of the Technical Review process. At this point there appear to be no major concerns raised by the reviewers that can't be adequately addressed in the Technical Review. The site layout as currently provided should not change. Only

Technical requirements such as final grading and drainage will need to be fulfilled prior to issuance of the final Preliminary Plat approval documents.

2.4 Other Issues

Final approval of site improvements and landscaping for the project are still in process. These will be finalized as part of the Technical Review process.

For the Commission's information, the applicant has obtained approval from the County Sanitation Department to have individual trash and recycling cans provided for each unit and that these cans be brought out to 3900 South for pickup. This complies with one of the Conditions of Approval imposed by the Planning Commission on the PUD.

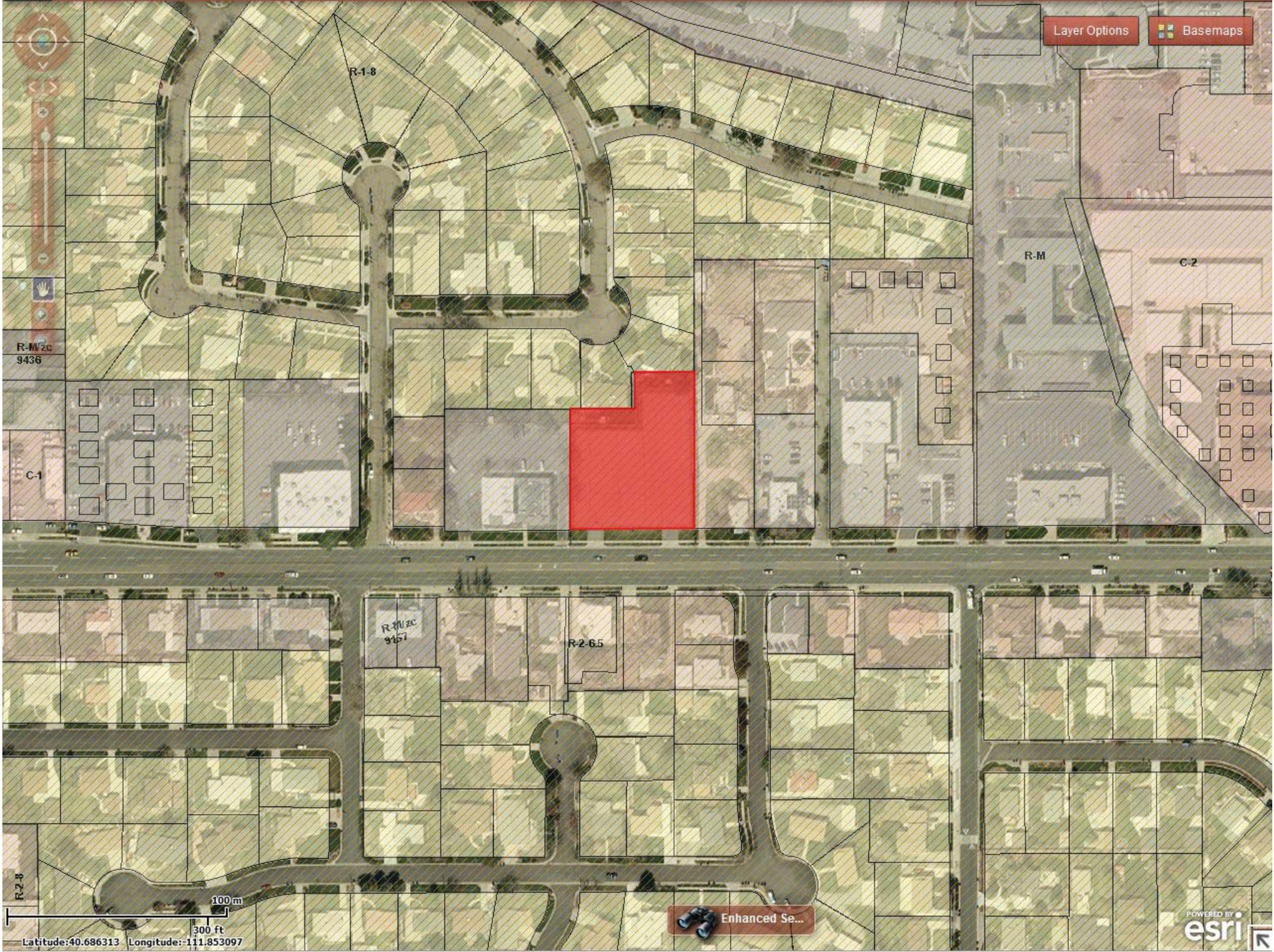
3.0 STAFF RECOMMENDATION

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

- 1) The applicant complete the Technical Review, Preliminary Plat and Final Plat review processes with staff, complying with all requirements deemed applicable and necessary by the staff and outside reviewers.
- 2) The lots be revised to place all commonly owned and maintained areas within a common ownership parcel or parcels.
- 3) The other corrections noted in this report be incorporated into a final Preliminary Plat.

3.2 Reasons for Recommendation

- 1) With staff's recommendations the proposed Preliminary Plat will comply with all applicable ordinance provisions.
- 2) With staff's recommendations the proposed Preliminary Plat will comply with the Commissions Conditional Use Permit approval for the PUD



Layer Options Basemaps

R-M 2C
9436

C-1

R-1-8

R-M

C-2

R-2 2C
9457

R-2-65

R-2-3

100m

300ft

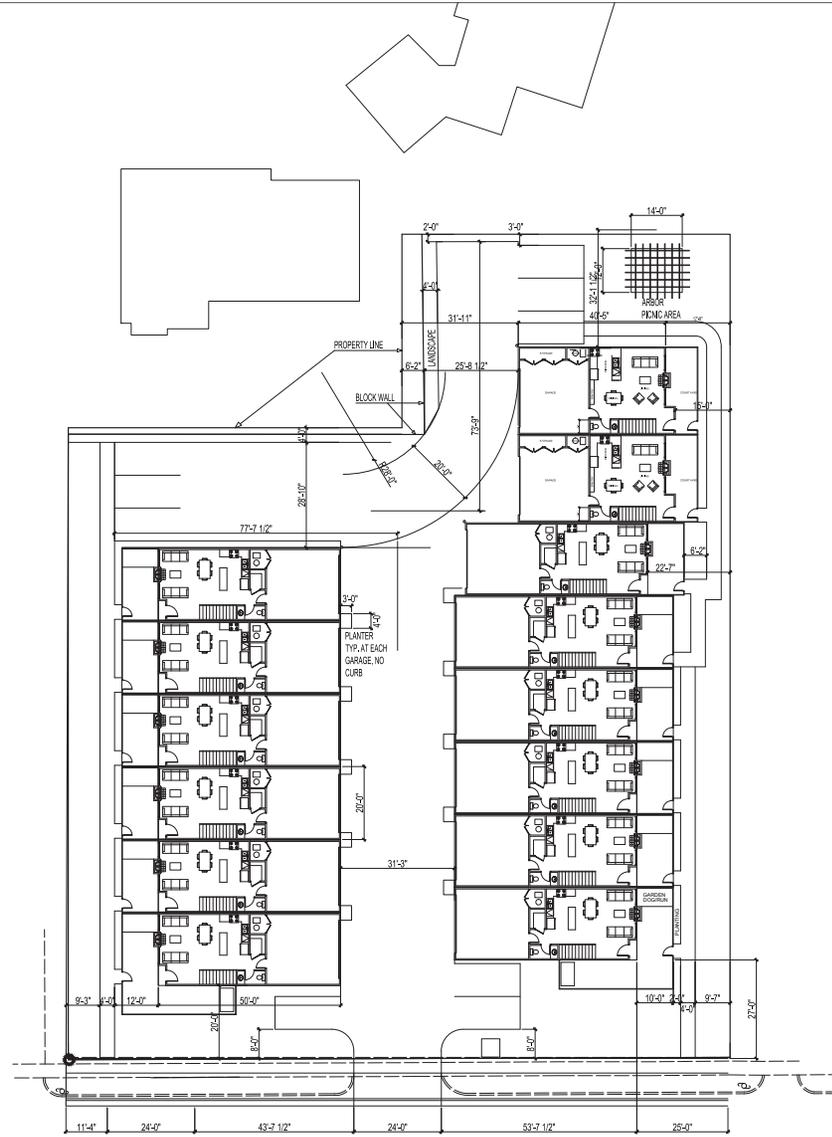
Latitude: 40.686313 Longitude: 111.853097

Enhanced Se...

POWERED BY

100%





3900 SOUTH

SITE PLAN
SCALE 1/16"=1'-0"

2 RENDERINGS
SCALE NTS



RPA
RUSSELL PLATT ARCHITECTURE
4141 HIGHLAND DRIVE SUITE 111
HOLLADAY, UTAH 84117

801-580-0181

MILLCREEK TOWN HOMES

DATE: 4-1-13

REVISIONS:

NO.	DATE	REVISIONS

SHEET TITLE
ARCHITECTURAL
SITE PLAN
RENDERING

SHEET NUMBER

AS-1



807-580-0181

4141 HIGHLAND DRIVE SUITE 111
HOLLADAY, UTAH 84117

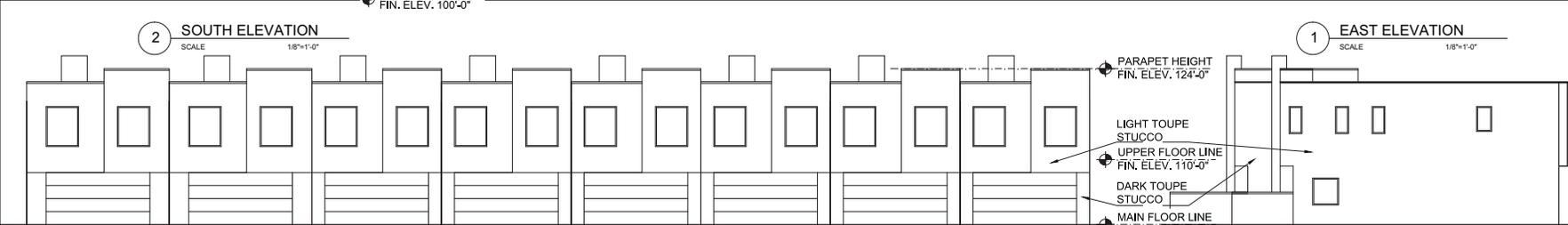
RPA
RUSSELL PLATT ARCHITECTURE

3900 SOUTH TOWN HOMES



2 SOUTH ELEVATION
SCALE 1/8"=1'-0"

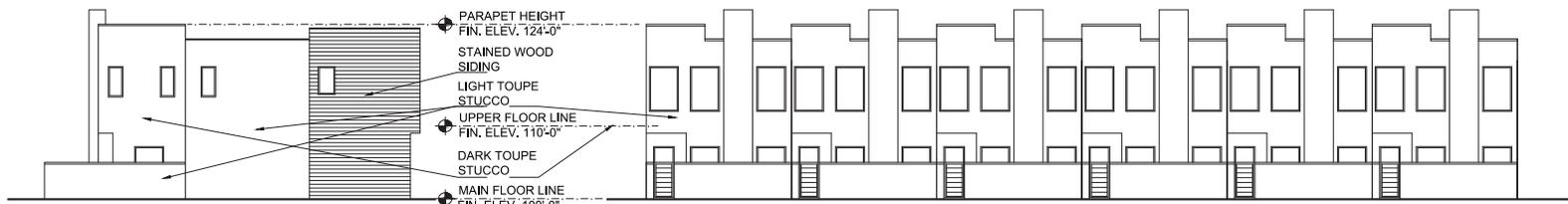
1 EAST ELEVATION
SCALE 1/8"=1'-0"



4 WEST ELEVATION
SCALE 1/8"=1'-0"

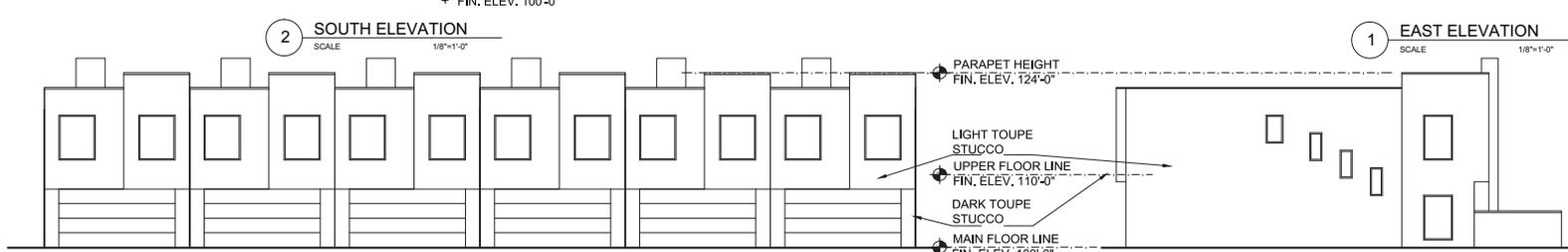
3 NORTH ELEVATION
SCALE 1/8"=1'-0"

EAST UNITS



2 SOUTH ELEVATION
SCALE 1/8"=1'-0"

1 EAST ELEVATION
SCALE 1/8"=1'-0"



4 WEST ELEVATION
SCALE 1/8"=1'-0"

3 NORTH ELEVATION
SCALE 1/8"=1'-0"

WEST UNITS

DATE: 1-9-13

REVISIONS:

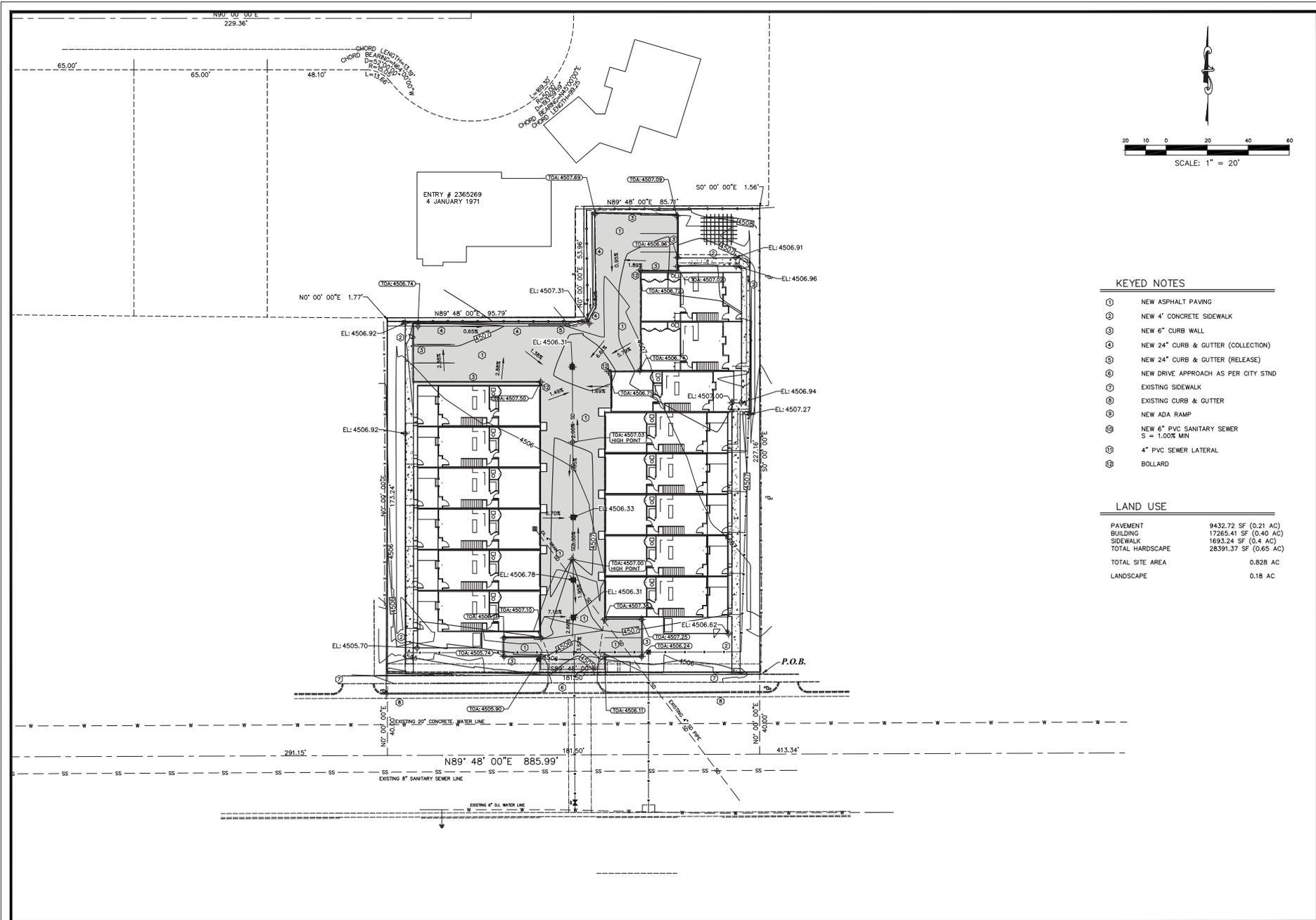
NO.	DATE	REVISIONS

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-2



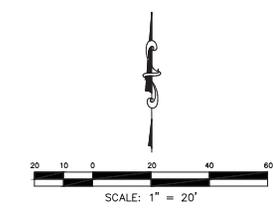
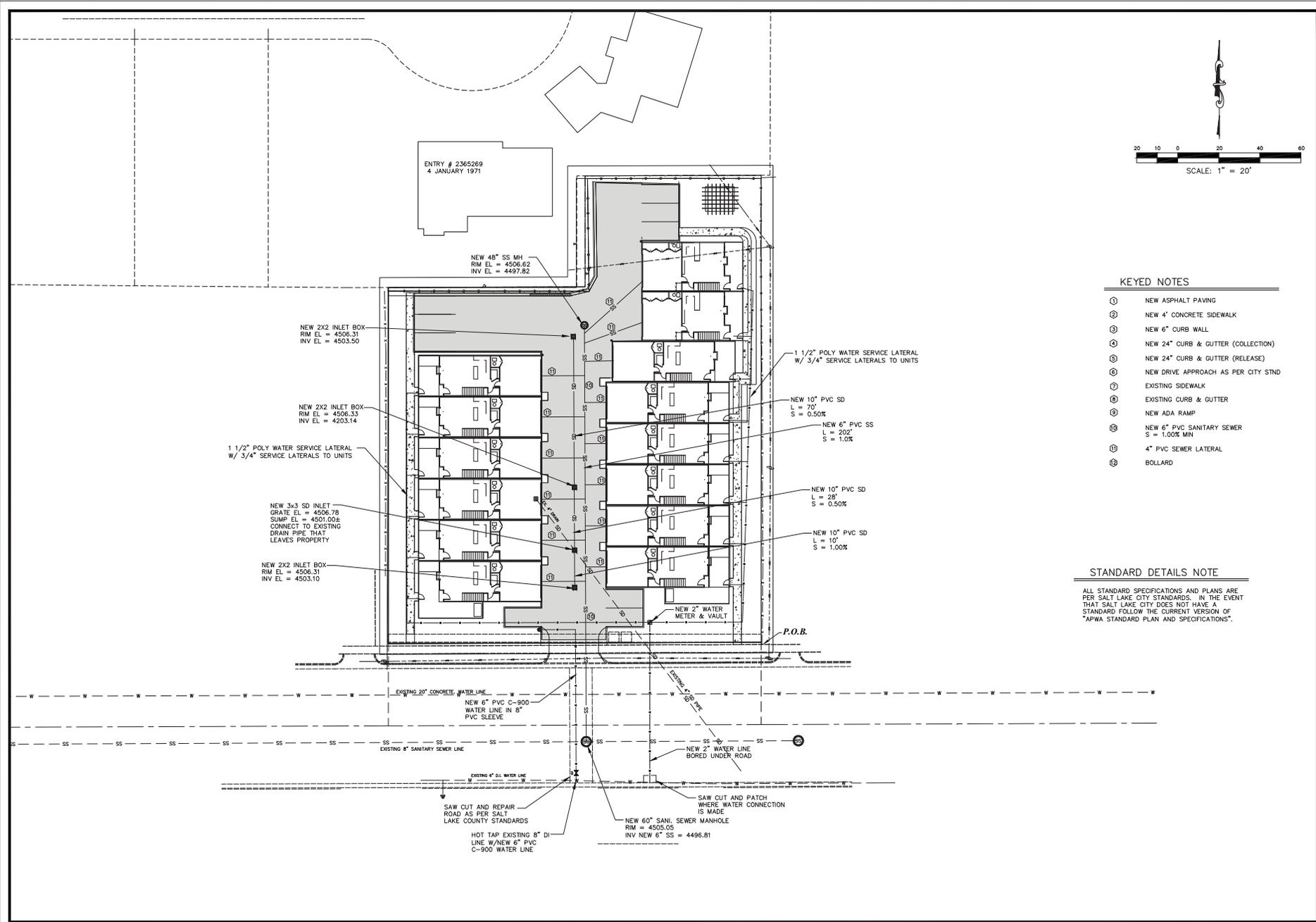
KEYED NOTES

- ① NEW ASPHALT PAVING
- ② NEW 4" CONCRETE SIDEWALK
- ③ NEW 6" CURB WALL
- ④ NEW 24" CURB & GUTTER (COLLECTION)
- ⑤ NEW 24" CURB & GUTTER (RELEASE)
- ⑥ NEW DRIVE APPROACH AS PER CITY STD
- ⑦ EXISTING SIDEWALK
- ⑧ EXISTING CURB & GUTTER
- ⑨ NEW ADA RAMP
- ⑩ NEW 6" PVC SANITARY SEWER
S = 1.00% MIN
- ⑪ 4" PVC SEWER LATERAL
- ⑫ BOLLARD

LAND USE

PAVEMENT	9432.72 SF (0.21 AC)
BUILDING	17283.41 SF (0.40 AC)
SIDEWALK	1693.24 SF (0.4 AC)
TOTAL HARDSCAPE	28399.37 SF (0.65 AC)
TOTAL SITE AREA	0.828 AC
LANDSCAPE	0.18 AC

DRAWN BY	DATE 1/17/13
APPROVED STA.	DATE 1/17/13
REVISION	DATE
SHEET C-4	
SHEET NAME GRADING	
DRAWING NAME MAIN JAN 10 2013	
PROJECT NO. 12-290	



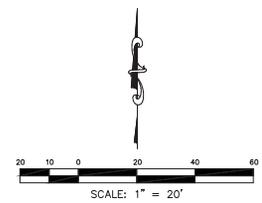
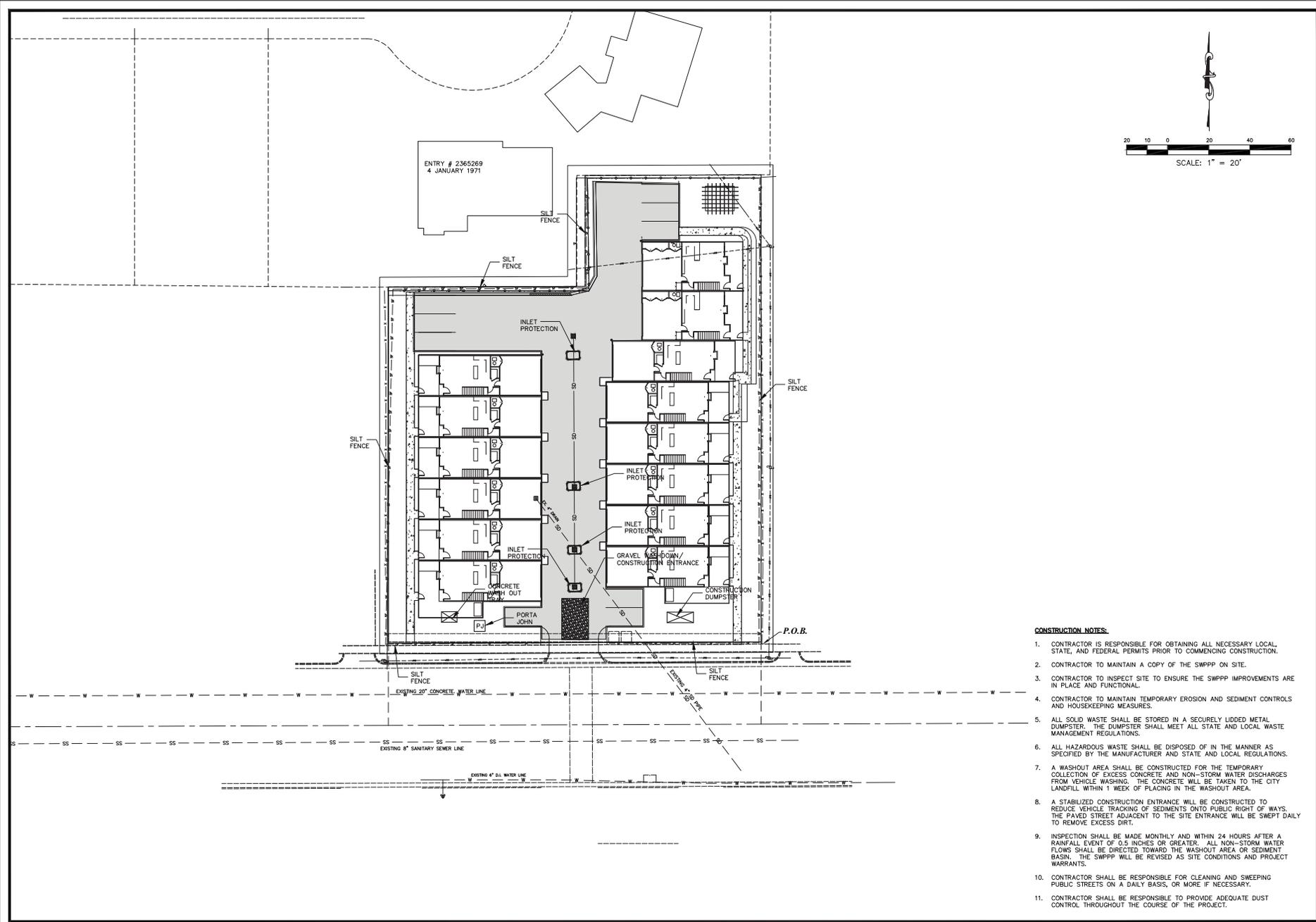
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S = 1.00% MIN
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STANDARD DETAILS NOTE

ALL STANDARD SPECIFICATIONS AND PLANS ARE PER SALT LAKE CITY STANDARDS. IN THE EVENT THAT SALT LAKE CITY DOES NOT HAVE A STANDARD FOLLOW THE CURRENT VERSION OF "APWA STANDARD PLAN AND SPECIFICATIONS".

DRAWN BY	DATE	1/7/13
APPROVED BY	DATE	1/7/13
REVISION	DATE	
SHEET C-5		
SHEET NAME UTILITIES		
DRAWING NAME MAIN JAN 10 2013		
PROJECT NO. 12-290		



CONSTRUCTION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.
3. CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.
4. CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.
5. ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.
6. ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.
7. A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1 WEEK OF PLACING IN THE WASHOUT AREA.
8. A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED DAILY TO REMOVE EXCESS DIRT.
9. INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.
11. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.

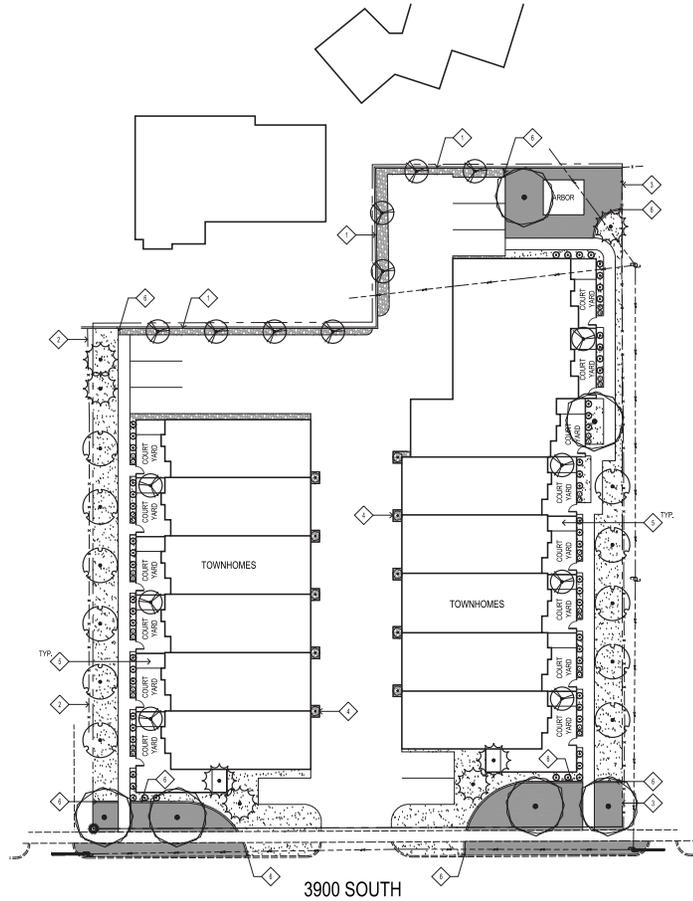
HILL & ARGYLE, Inc.
Engineering and Surveying
181 West 200 West, Suite 400, Northfield, Utah 84201
(801) 298-2236 Phone, (801) 298-2883 Fax

MILCREEK TOWNHOMES
FOR: **NATHAN ANDERSON**

1431 EAST 3900 SOUTH
LOCATED IN THE SW 1/4 OF SECTION 33, T.15S., R.1E., S. L. B. & M.
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

DRAWN BY: DATE: 1/7/13 APPROVED STA. DATE: 1/7/13 REVISIONS:	DATE: _____ DATE: _____ DATE: _____
SHEET C-6	
SHEET NAME: EROSION CONTROL	
DRAWING NAME: MAIN JAN 10 2013	
PROJECT NO.: 12-290	

LANDSCAPE SUMMARY DATA		
SALT LAKE COUNTY MUNICIPAL CODE CHAPTER 10.27 - WATER EFFICIENT LANDSCAPE DESIGN AND DEVELOPMENT STANDARDS		
GENERAL SITE INFORMATION:	REQUIRED	PROVIDED
ZONED AS	NA	R-4N RESIDENTIAL MULTI-FAMILY
TOTAL AREA ON-SITE	NA	83 AC ± 30,788 SF.
TOTAL LANDSCAPE AREA ON-SITE	NA	7,881 S.F. ± 22%
STREET FRONTAGE:		
TREES - 1 TREE PER 25' OF STREET FRONTAGE	181 L.F. / 25' = 7	8
SHRUBS - 1 SHRUB PER 4' OF BUILDING FOUNDATION	98 L.F. / 4' = 24	OVER 24
REAR & SIDE YARDS:		
TREES - 1 TREE PER 25'	635 L.F. / 25' = 25	25
SHRUBS - 1 SHRUB PER 4' OF BUILDING FOUNDATION	288 L.F. / 4' = 72	OVER 72
WATER CONSERVATION & TREE DIVERSITY:		
NATIVE & DROUGHT TOLERANT PLANTS - 80% MIN.		OVER 80%
TREE SPECIES DIVERSITY - NO MORE THAN 25% OF ONE SPECIES	38 x 25% = 10	15



PLANTING LEGEND

SYMBOL	QNTY	COMMON NAME	BOTANICAL NAME	SIZE
TREES				
(Symbol)	8	SUMMITASH	<i>Fraxinus pennsylvanica</i> 'Summit'	2" Caliper
(Symbol)	11	CORINTHIAN LITTLE LEAF LINCOLN	<i>Tilia cordata</i> 'Corinthian'	2" Caliper
(Symbol)	7	BLUE ATLAS CEDAR	<i>Cedrus atlantica</i> 'glauca'	6-7 Height
(Symbol)	15	COLUMNAR ENGLISH OAK	<i>Quercus robur</i> 'fastigiata'	2" Caliper
SHRUBS				
(Symbol)	10	EMERALD GREEN ARBORVITAE	<i>Thuja occidentalis</i> 'pyramidalis	3' Smart

PERENNIALS & GRASSES				
(Symbol)		KARL FOERSTER FEATHER GRASS	<i>Calamagrostis arundinacea</i>	1 Galton
(Symbol)		STELLA D'ORO DAYLILY	<i>Hemerocallis</i> 'Stella D'Or'	1 Galton

PLANTING BED
 4,360 s.f. WATER WASTE PLANT MATERIAL CONSISTING OF A MIXTURE OF EVERGREEN AND DECIDUOUS SHRUBS, ORNAMENTAL GRASSES & PERENNIALS. Install 2" deep layer of shredded bark mulch over Dornit Pro 5 weed barrier fabric. Bark mulch shall be free of dirt, rocks and other foreign debris.

DECORATIVE STONE
 756 s.f. COBBLE 3/4" DIAMETER "SOUTH TOWN" FROM NEPHE SANDSTONE (45) (E23-2032 OR APPROX. EQUAL. INSTALLED A MINIMUM 4" DEEP. Install over Dornit Pro 5 weed barrier fabric. Fabric shall be washed and free of dirt and other foreign debris.

LAWN
 2,375 s.f. LAWN SOO "IMPERIAL BLUE" FROM CHENNAISE FARMS (88) SOO-SOAK OR APPROVED EQUAL.

PLANTING NOTES

- ALL QUANTITIES ARE SHOWN AS AN AID ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR ALL QUANTITY CALCULATIONS BASED ON THE PLANTING PLAN.
- PLANT COMMON NAMES ARE SHOWN AS A REFERENCE ONLY. USE COMPLETE BOTANICAL NAMES WHEN PURCHASING ALL PLANT MATERIAL.

REFERENCE NOTES

- EXISTING # BLOCK WALL TO REMAIN
- EXISTING # WOOD FENCE TO BE REPAIRED AND EXTENDED TO THE SOUTHWEST PROPERTY CORNER
- INSTALL NEW # WOOD FENCE TO MATCH WEST PROPERTY LINE ALONG ENTIRE LENGTH OF EAST PROPERTY LINE
- ON GRADE PLANTER, 24"
- GARDENBOS RUN
- CONCRETE MONISTRIP - SEE DETAIL XLS.01



PRELIMINARY LANDSCAPE PLAN
 SCALE: 1" = 20'-0"

McNEIL GROUP
 Designing for the Future Since 1983™
 8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070
 TEL: (801) 255-7700 FAX: (801) 255-8071
 E-MAIL: info@mcneilgroup.com WEB SITE: www.mcneilgroup.com

MILLBROOK TOWNHOMES
 Nathan Anderson
 1431 EAST 3900 SOUTH
 SALT LAKE COUNTY, UTAH

REV	DATE	DESCRIPTION

PROJECT NO:	13109
CAD DWG. FILE:	13109.plt.dwg
DRAWN BY:	BE
PROPERTY NO:	
DESIGNED BY:	SS/BE
FIELD CREW:	
CHECKED BY:	SS
DATE:	APRIL 2013

SHEET TITLE
PRELIMINARY LANDSCAPE PLAN

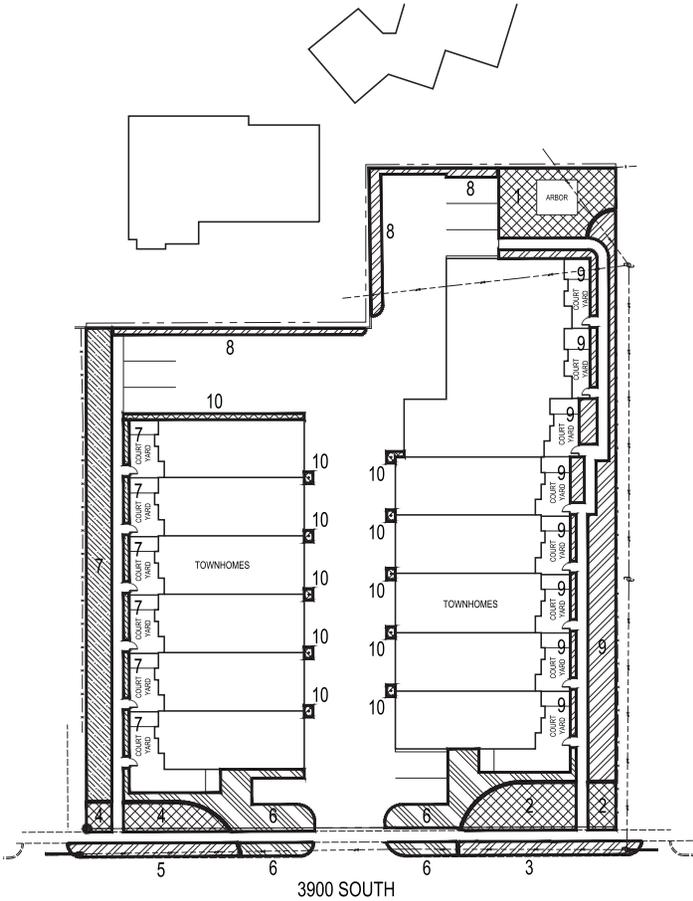
L1.01
 SHEET 1 OF 2

CITY REVIEW SET
 APRIL 2, 2013

S:\2013\13109\13109\13109.dwg, Apr 04, 2013 - 7:00pm

Call Before You Dig
 1-800-662-4111

NOTICE:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES SHOWN OR NOT SHOWN ON THE PLANS.



WATER ALLOWANCE CALCULATION

VALVE NUMBER	PLANT FACTOR CLASS	AREA (S.F.)	ANNUAL ETO	PLANT FACTOR VALUE	CONVERSION TO IRRIG.	TOTAL GALLONS ANNUALLY
1	HIGH	712	31.17	1.00	0.6200	13,760
2	HIGH	711	31.17	1.00	0.6200	13,740
3	HIGH	287	31.17	1.00	0.6200	5,546
4	HIGH	398	31.17	1.00	0.6200	7,692
5	HIGH	288	31.17	1.00	0.6200	5,179
6	LOW	1,384	31.17	.50	0.6200	13,373
7	LOW	1,697	31.17	.50	0.6200	15,431
8	LOW	486	31.17	.50	0.6200	4,696
9	LOW	1,761	31.17	.50	0.6200	17,016
10	LOW	253	31.17	.50	0.6200	2,445
TOTAL AREA = 7,857 S.F.					TOTAL GALLONS = 98,878	
WATER ALLOWANCE: 98,878 / 7.857 = 12,598 GALS / S.F. / YEAR (15 IS MAX. ALLOWED)						

IRRIGATION HYDROZONE PLAN
SCALE: 1" = 20'-0"

S:\2013\13109\13109.dwg (Plot Date) 1/10/13 10:46 AM 02, 2013 - 4/2/13
MCNEIL ENGINEERING - SURVEYING, L.C.

Call Before You Dig
1-800-662-4111

NOTICE
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND RESTORATION OF ALL UTILITIES ABOVE OR BELOW GROUND UTILITIES SHOWN OR NOT SHOWN ON THE PLANS.

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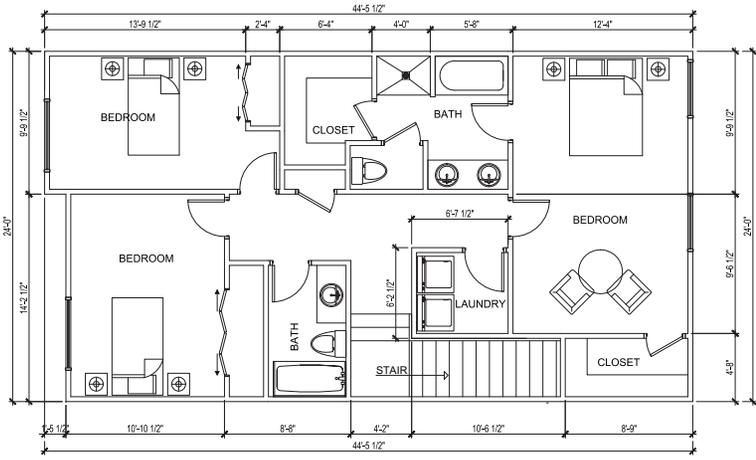
REVISIONS

REV	DATE	DESCRIPTION

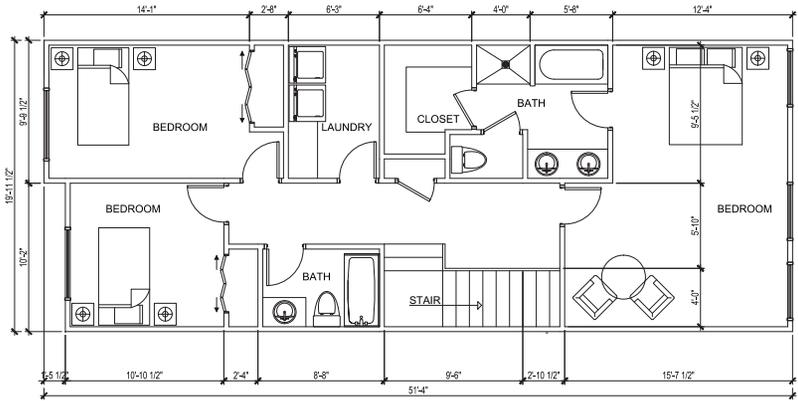
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 PROPERTY NO:
 DESIGNED BY: SS/BE
 FIELD CREW:
 CHECKED BY: SS
 DATE: APRIL 2013

CITY REVIEW SET
APRIL 2, 2013

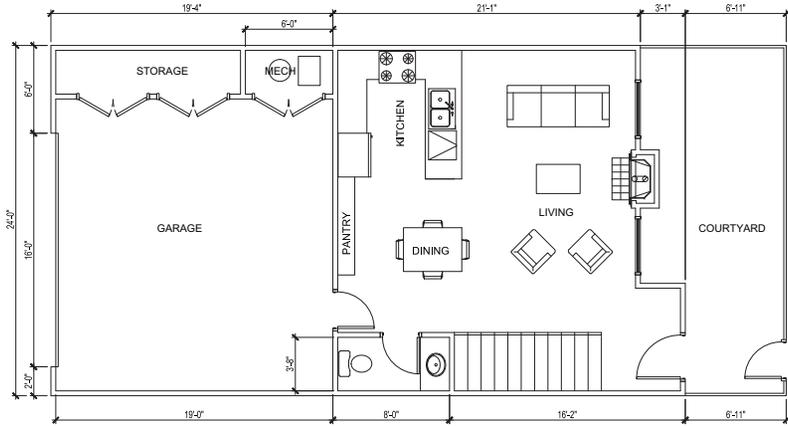
SHEET TITLE
IRRIGATION HYDROZONE PLAN
L2.01
 SHEET 2 OF 2



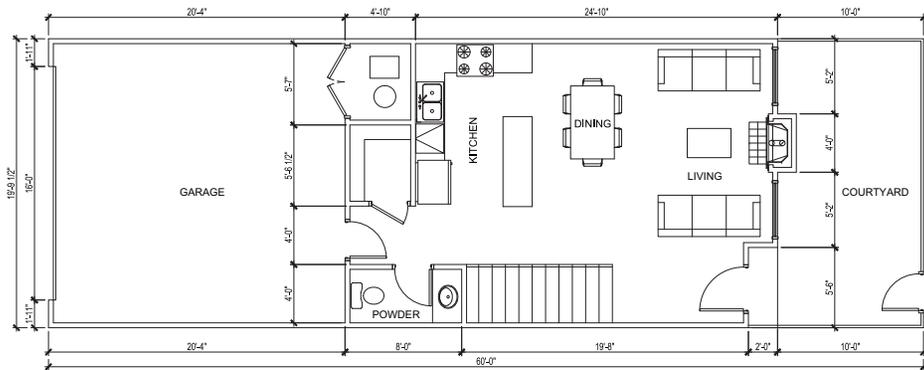
○ UPPER FLOOR 2 BEDROOM
SCALE 1/4"=1'-0"



○ UPPER FLOOR 3 BEDROOM
SCALE 1/4"=1'-0"



○ MAIN FLOOR 2 BEDROOM
SCALE 1/4"=1'-0"



○ MAIN FLOOR 3 BEDROOM
SCALE 1/4"=1'-0"



RPA
RUSSELL PLATT ARCHITECTURE
4141 HIGHLAND DRIVE SUITE 111
HOLLADAY, UTAH 84117
801-580-0181

3900 SOUTH TOWN HOMES

DATE: 1-9-13

REVISIONS:

NO	DATE	REVISIONS

SHEET TITLE

FLOOR PLANS

SHEET NUMBER

A-1







DECK
DIVISION
&
FENCE