



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

Millcreek Township Planning Commission

Public Meeting Agenda

August 20, 2009

9:00 A.M.

THE MEETING WILL BE HELD IN THE COUNTY COUNCIL CHAMBERS, COUNTY GOVERNMENT CENTER, MAIN FLOOR, ROOM #N1100, 2001 SOUTH STATE STREET.
ANY QUESTIONS, CALL 468-2000

REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 468-2120 OR 468-2351: TDD 468-3600.

The purpose of the Planning Commission Meeting is to allow the Planning Commission to hear applicant and public comment, as well as agency and staff recommendations, prior to making a recommendation or decision on land use applications filed with Salt Lake County. A Pre-meeting with the Planning Commission will be held at 8:00 A.M., in the Planning and Development Services conference room N3500.

Approval of July 16, 2009 Planning Commission Meeting Minutes

Decision Items

Exception Request

- 24766 Jesse Beacom is requesting exceptions to street development standards for property located at 3670 S Laurel Cir. Specifically, the request is for an exception from the requirement to install curb, gutter, and sidewalk. Planner: Travis Van Ekelburg.
- 24799 Brook Proctor is requesting exception to street development standards for property located at 3066 East Morningside Drive. Specifically, the request is for an exception from the requirement to install curb, gutter, and sidewalk. Planner: Craig A. Hinckley.

Discussion Only Items (No Decision will be rendered at this meeting)

Conditional Uses

- 24820 Spencer Allen is proposing to amended site plan for a generator on 1.20 acre site located at 4035 South 500 East in R-4-8.5 (Residential) zone. Millcreek Community Council. Planner: Travis Van Ekelburg.

- 24824 Richard & Terina Martinez are proposing a medical office building on a .67 acre site located at 2995 South Richards Street in an R-M Zone. Millcreek Community Council. Planner: Craig A. Hinckley.
- 24826 Ryan Henrie on behalf of Salt Lake County Facilities Services is requesting Conditional Use and Site Plan approval of the proposed new Millcreek Community Center located at approximately 2266 E. Evergreen Avenue in the C-1 (Neighborhood Commercial) and R-1-10 (Residential Single Family, 10,000 sq. ft. min. lot size) zones. East Millcreek Community Council. Planner: Spencer G. Sanders
- 24832 Jeff Kruckenberg on behalf of Alan Kruckenberg Construction, Inc. is requesting an amendment to the original Conditions of Approval for the On the Hill PUD Subdivision. Specifically, the applicant is requesting to eliminate the condition that currently prohibits gating the development's access along 2940 East. The development is located at approximately 2970 E. 3300 S. in the C-2 (Community Commercial) zone. East Millcreek Community Council. Planner: Spencer G. Sanders.

Subdivision and 608 Amendment

- 24811 Applicant Doug Holbrook is proposing a 2 Lot subdivision located at 1457 East 3350 South in the Millcreek Township. Zone – C-2; Community Council – East Millcreek; Planner: Travis Van Ekelenburg.
- 24828 Ryan Henrie on behalf of Salt Lake County Facilities Services is requesting approval of a Preliminary Subdivision Plat consolidating multiple lots and an unimproved right-of-way within the Evergreen Addition Subdivision into one lot, in conjunction with the proposed new Millcreek Community Center Project (24826). It is also requested that the Planning Commission make a recommendation to the Mayor regarding the amendment of the original subdivision plat in accordance with Utah code 17.27a.608. The subject properties are located at approximately 2266 E. Evergreen Avenue (3435 S.) in the C-1 (Neighborhood Commercial) and R-1-10 (Residential Single Family, 10,000 sq. ft. min. lot size) zones. Planner: Spencer G. Sanders

Zoning Map Amendment (Rezoning)

- 24724 Gary Wright is proposing a Zoning Map amendment from A-1 (Agricultural) to R-1-8 Zone (Single Family Residential) for property located at 2285 East Fisher Lane. Community Council – Canyon Rim; Planner: Travis Van Ekelenburg.

Adjournment

MILLCREEK TOWNSHIP PLANNING COMMISSION
Hearing and Meeting Procedures

Agenda items that are open to public participation are generally conducted as follows:

- ▶ An application or request will be introduced by the Salt Lake County Planning Staff member assigned to the matter.
- ▶ The applicant or a designated representative will be allowed 15 minutes to make a presentation.
- ▶ A representative of the relevant community council may present that council's recommendation on the matter.
- ▶ Persons in favor of, or not opposed to, the application or request will be invited to make comments on the matter.
- ▶ Persons opposed to any part of the application or request will be invited to make comments on the matter.
- ▶ The Applicant may be allowed a short time to respond to issues raised by previous speakers.
- ▶ The public hearing portion for the matter will be closed, and the Planning Commission and Staff will discuss the application or request and decide such further action as may be warranted. This may include approval, approval with conditions, denial, tabling or continuance.



General Guidelines for Speakers

- The Chair will invite speakers to the lectern.
- Speakers will give their names and addresses before making comments. This is important, as the proceedings are recorded.
- Public comments are to be addressed to the Planning Commissioners and not to the Staff or members of the audience.
- If there are several individuals who wish to comment on a matter, the Chair may limit each person's time (usually two to three minutes). If a person represents a group of individuals with similar views, more time will be permitted (depending on the size of the group and the issues raised).

!!!! Please turn all cell phones and other electronic devices to OFF, MUTE or VIBRATE. Cell phone conversations in the Commission chambers are not permitted.