



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

Millcreek Township Planning Commission Public Meeting Agenda

Wednesday, November 13, 2013 4:00 P.M.

THE MEETING WILL BE HELD AT SALT LAKE COUNTY GOVERNMENT CENTER
2001 SOUTH STATE STREET, NORTH BUILDING, MAIN FLOOR, COUNCIL CHAMBERS,
ROOM N1100

ANY QUESTIONS, CALL (385) 468-6700

REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED UPON RECEIPT OF A REQUEST WITH 5 WORKING DAYS NOTICE. PLEASE CONTACT WENDY GURR AT 385-468-6707. TTY USERS SHOULD CALL 711.

The Planning Commission Public Meeting is a public forum where the Planning Commission receives comment and recommendations from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items. Action may be taken by the Planning Commission on any item listed on the agenda which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

OTHER BUSINESS ITEMS

PUBLIC HEARINGS

Ordinance Amendment (Continued from 10/16/2013) -

28640 – Salt Lake County is considering amendments to Salt Lake County Ordinances 19.04.235, 19.14.020, and 19.14.030 to limit the scope of “animals and fowl for family food production” and to make that land use a conditional use rather than a permitted use in the R-1-21 and R-1-43 zones in order to allow planning commission review and approval with the imposition of conditions of approval as necessary to mitigate the impacts of the introduction of farm animals into residential areas. **Community Council:** All. **Planner:** Curtis Woodward

Conditional Use –

28663 – Rick Hellstrom is requesting conditional use approval to build an end facility for Questar Gas. **Location:** 3381 South 1300 East. **Zone:** R-1-8. **Community Council:** Millcreek. **Planner:** Lyle Gibson

Rezone -

28637 – Rick Whiting is requesting approval of a Zone Change from the R-2-8 (Residential) zone to the R-M (Residential Multi-Family) zone in order to allow for additional uses on the

subject property. **Location:** 3945 South 1300 East. **Community Council:** Millcreek.
Planner: Lyle Gibson

WORK SESSION

Informational Items –

- 1) **2014 Millcreek Sidewalk Projects** – update on plans and involvement of the engineering division regarding sidewalk projects in Millcreek. **Presenter:** Staff

BUSINESS MEETING

Previous Meeting Minutes Review and Approval

- 1) Approval of Minutes from the September 11, 2013 meeting.
- 2) Approval of Minutes from the October 16, 2013 meeting.

Other Business Items (as needed)

ADJOURN



STAFF REPORT

Executive Summary					
Hearing Body:	Millcreek Township Planning Commission				
Meeting Date and Time:	Wednesday, November 13, 2014	04:00 PM	File No:	2	8 6 4 0
Applicant Name:	Salt Lake County	Request:	Ordinance Amendment		
Description:	Changes to the definition of "family food production" and to the R-1-21 and R-1-43 zones				
Location:	Council Chambers				
Community Council Rec:	Not yet received				
Staff Recommendation:	Approval				
Planner:	Curtis Woodward				

1.0 BACKGROUND

1.1 Summary

Currently the R-1-21 and R-1-43 (estate residential) zones allow the keeping of animals and fowl for family food production as a permitted use. Family food production involves the keeping of a limited number of "farm" animals, which may have an impact on neighboring properties. Changes are being proposed to reduce the number of animals which may be kept, and to require conditional use approval in the R-1-43 and R-1-21 zones for this use. The conditional use process will allow planning commission oversight and the imposition of conditions of approval to mitigate any negative impacts that may result from the keeping of these types of animals.

****UPDATE**** This item was continued from last month's meeting to allow community councils more time to respond and to allow staff to compare the ordinance with other jurisdictions' ordinances. We asked for input from planners across the state, and attached is a summary of the jurisdictions from whom we received response.

1.3 Community Council Response

The East Millcreek Community Council has recommended approval. No response has been received from the Millcreek, Canyon Rim, or Mount Olympus Community Councils.

2.0 ANALYSIS

2.1 Existing Ordinance

"Family Food Production" is currently defined as: the keeping of not more than two cows, two sheep, two goats, twenty rabbits, fifty chickens, fifty pheasants, ten ducks, ten turkeys, ten geese and twenty pigeons, provided that an additional number of animals equal to two times the number listed above, and an additional number of fowl equal to five times the number listed above may be kept for each one-half acre of the lot over and above the minimum number of square feet required for a single-family residential lot in the zone, and provided that not more than three of the above-listed kinds of animals and fowl are permitted at any one time on any lot smaller than one-half acre.

It is listed as a permitted use in the R-1-21 an R-1-43 zones, with the only restriction being found in section 19.76.240: No animals or fowl shall be kept or maintained closer than forty feet from any dwelling

on an adjacent parcel of land

2.2 Proposed Ordinance

The proposed ordinance removes the provision that allows for an increased number of animals for lots that exceed the minimum acreage requirement in the zone, and also limits the number of different types of animals that may be kept on one lot to three. It also removes "the keeping of animals and fowl for family food production" from the permitted use list in the R-1-21 and R-1-43 zones, and inserts it into the conditional use list in the same zones.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Ordinance Amendment .

3.2 Reasons for Recommendation

- 1) The proposed changes will allow appropriate conditions of approval to be imposed on residential properties on which family food production animals are allowed.
- 2) The proposed changes will also establish reasonable limits on the numbers of animals on residentially zoned (R-1-21 and R-1-43) lots.

Jurisdiction	Large Animals (ex. Horses, cows)	Medium Animals (ex. sheep, goats)	Small Animals (ex. rabbits, fowl)	Other Limitations
Springville City	1 per 10,000 s.f. of lot area	4 per 10,000 s.f. of lot area	12 per 10,000 s.f. of lot area	Minimum lot size to qualify for animals is 20,000 s.f.
Weber County	2 cows	2 sheep 2 goats 2 pigs	20 rabbits, 20 chickens, 20 pheasants, 10 turkeys, 10 ducks, 10 geese, 20 pigeons	Only 2 kinds of "small" animals may be kept on lots less than 40,000 s.f. Only 3 kinds of animals (small and large) may be kept on a lot less than 2 acres, but the number of animals increases for every acre over 40,000 s.f.
Lehi City	2 per 22,000 s.f. of lot area; except cows are limited to 1 per 22,000 s.f.	4 per 22,000 s.f. of lot area	8 per 22,000 s.f. of lot area	Conditional use permit is required in some zones.
Sandy City	1 per 10,000 s.f. of lot area	1 per 4,000 s.f. of lot area	1 per 400 s.f. of lot area	This is for "animal designated" zones. In non-animal designated zones, the keeping of 10 hens is allowed for family use only.
Bountiful City	1 per 17,424 s.f. of lot area (40 points per animal)	4 per acre of lot area (25 points per animal)	20 per acre of lot area (5 points per animal)	Pigs and cattle area not allowed in residential zones. The ordinance is based on a "point system" of 100 points per acre, which has been translated into acreage ratios for comparative purposes.
West Valley City	5 per acre of lot area (40 points per animal)	10 per acre of lot area (20 points per animal)	200 per acre of lot area (1 point per animal)	Only allowed in agricultural zones, and is based on a point system allowing 200 points per acre (converted to acreage for comparative purposes).

SALT LAKE COUNTY ORDINANCE

Ordinance No. _____, 2013

AN ORDINANCE AMENDING SECTIONS 19.04.235, 19.14.020, AND 19.14.030 OF THE SALT LAKE COUNTY CODE OF ORDINANCES, 2001, REGARDING THE DEFINITION OF FAMILY FOOD PRODUCTION AND BY MAKING FAMILY FOOD PRODUCTION A CONDITIONAL USE IN THE R-1-21 ZONE AND MAKING OTHER RELATED CHANGES.

The County Legislative Body of Salt Lake County ordains as follows:

SECTION I. The amendments made here are designated by underlining the new substituted words. Words being deleted are designated by brackets and interlineations.

SECTION II. Section 19.04.235 of the Salt Lake County Code of Ordinances, 2001, is amended to read as follows:

19.04.235 - Family food production.

"Family food production" means the keeping of not more than two cows, two sheep, two goats, twenty rabbits, fifty chickens, fifty pheasants, ten ducks, ten turkeys, ten geese and twenty pigeons, ~~[provided that an additional number of animals equal to two times the number listed above, and an additional number of fowl equal to five times the number listed above may be kept for each one-half acre of the lot over and above the minimum number of square feet required for a single family residential lot in the zone,~~ and] provided that not more than three of the above-listed kinds of animals and fowl are permitted at any one time on any [lot smaller than one-half acre]lot in zones where family food production may be a permitted or conditional use.

SECTION III. Section 19.14.020 of the Salt Lake County Code of Ordinances, 2001, is amended to read as follows:

19.14.020 - Permitted uses.

Permitted uses in the R-1 zones are as follows:

Zone	Permitted Uses
All R-1 zones	—Accessory uses and buildings customarily incidental to a permitted use provided the total square footage of all accessory buildings does not exceed eight hundred square feet on lots under one-half acre or one thousand two hundred square feet on lots one-half acre or larger;
	—Agriculture;
	—Home business, subject to Chapter 19.85
	—Home day care/preschool, subject to Section 19.04.293
	—Household pets;
	—Residential facility for persons with a disability, provided that each such facility shall not be located within one-half mile of a similarly-licensed residential facility for persons with a disability.
R-1-6, R-1-7, R-1-8, R-1-10, R-1-15	—Single-family dwelling.
R-1-21, R-1-43	[—Animals and fowl for family food production;]
	—Guesthouse, the square footage must be less than one thousand two hundred square feet;
	—Maximum of four horses for private use only, not for rental;
	—Single-family dwelling.

SECTION IV. Section 19.14.030 of the Salt Lake County Code of Ordinances, 2001, is amended to read as follows:

19.14.030 - Conditional uses.

Conditional uses in the R-1 zones are as follows:

Zone	Conditional Uses
All R-1 zones	—Accessory uses and buildings customarily incidental to a conditional use. Any accessory building or buildings where the total square footage exceeds eight hundred square feet on lots under one half-acre or one thousand two hundred square feet on lots one-half acre or larger;
	—Cemetery;

	—Day care/preschool center, subject to Section 19.76.260
	—Golf course;
	—Home day care/preschool, subject to Section 19.04.293
	—Planned unit development;
	—Private educational institutions having an academic curriculum similar to that ordinarily given in public schools;
	—Private nonprofit recreational grounds and facilities;
	—Public and quasi-public uses;
	—Residential facility for elderly persons;
	—Temporary buildings for uses incidental to construction work, which building must be removed upon the completion of the construction work. If such buildings are not removed within ninety days upon completion of construction work or thirty days after notice, the building will be removed by the county at the expense of the owner.
R-1-3, R-1-4,	—Single-family dwelling.
R-1-5	—Single-family project developments The planning commission may approve a detailed development plan for the entire single-family project in an R-1-3, R-1-4, R-1-5 zone, pursuant to Chapter 19.84 of this title. Thereafter, the development services division director may, as authorized by the planning commission, approve use permits for individual residential uses, provided that the plans comply with all requirements and conditions of the approved development plan.
R-1-6, R-1-7, R-1-8, R-1-10,	—Nursery and greenhouse, provided that there is no retail sales;
R-1-15	—Pigeons, subject to health department regulations;
	—Residential health care facility for up to five residents on streets less than eighty feet in width, and up to ten residents on streets eighty feet and wider, excluding the facility operator and his/her related family with a maximum of one nonresident part-time relief employee on the premises at any one time unless additional staffing is required by the Utah Department of Health, which use shall not change the residential appearance and character of the property;
	—Sportsman's kennel with a minimum lot area of one acre.
R-1-21, R-1-43	<u>—Animals and fowl for family food production;</u>
	—Bed and breakfast homestay;
	—Nursery and greenhouse; provided, that there is no retail sales;
	—Pigeons, subject to health department regulations;

	—Residential health care facility for up to five residents on streets less than eighty feet in width, and up to ten residents on streets eighty feet and wider, excluding the facility operator and his/her related family with a maximum of one nonresident part-time relief employee on the premises at any one time unless additional staffing is required by the Utah Department of Health, which use shall not change the residential appearance and character of the property;
	—Sportsman's kennel with a minimum lot area of one acre.

SECTION V. This ordinance shall be effective fifteen (15) days after its passage and upon at least one publication of the ordinance or a summary thereof in a newspaper published and having general circulation in Salt Lake County.

APPROVED AND ADOPTED this _____ day of _____, 2013.

SALT LAKE COUNTY COUNCIL

By: _____
Chairman

ATTEST:

Sherrie Swensen
Salt Lake County Clerk

APPROVED AS TO FORM:

Date _____

Councilman Bradley voting	_____
Councilman Burdick voting	_____
Councilman Bradshaw voting	_____
Councilman DeBry voting	_____
Councilman Horiuchi voting	_____
Councilman Granato voting	_____
Councilman Jensen voting	_____
Councilman Snelgrove voting	_____
Councilman Wilde voting	_____

Vetoed and dated this _____ day of _____, 2013.

By: _____
MAYOR BEN MCADAMS
OR DESIGNEE

(Complete as Applicable)

Veto override: Yes _____ No _____ Date _____

Ordinance Published in Newspaper: Date _____

Effective Date of Ordinance: _____

SUMMARY OF
SALT LAKE COUNTY ORDINANCE NO. _____

On the _____ day of _____, 2013, the County Council of Salt Lake County adopted Ordinance No. _____, which amends sections 19.04.235, 19.14.020, and 19.14.030 of the Salt Lake County Code of Ordinances, 2001, regarding the definition of family food production and by making family food production a conditional use in the R-1-21 and R-1-43 zones and making other related changes.

SALT LAKE COUNTY COUNCIL

By: _____
Chairman

ATTEST:

Sherrie Swensen
Salt Lake County Clerk

APPROVED AS TO FORM:

Date _____

Councilman Bradley voting	_____
Councilman Burdick voting	_____
Councilman Bradshaw voting	_____
Councilman DeBry voting	_____
Councilman Horiuchi voting	_____
Councilman Granato voting	_____
Councilman Jensen voting	_____
Councilman Snelgrove voting	_____
Councilman Wilde voting	_____

A complete copy of Ordinance No. _____ is available in the office of the Salt Lake County Clerk, 2001 South State Street, N2100A, Salt Lake City, Utah.



STAFF REPORT

Executive Summary									
Hearing Body:	Millcreek Township Planning Commission								
Meeting Date and Time:	Wednesday, November 13, 2013	04:00 PM	File No:	2	8	6	6	3	
Applicant Name:	Rick Hellstrom - Questar	Request:	Conditional Use						
Description:	Questar Gas End Facility								
Location:	3381 S. 1300 E.								
Zone:	R-1-8 Residential Single-Family	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>					
Community Council Rec:	Not yet received								
Staff Recommendation:	Approval with Conditions								
Planner:	Lyle Gibson								

1.0 BACKGROUND

1.1 Summary

Rick Hellstrom of Questar Gas is seeking a conditional use approval for the use of the property located at 3381 S. 1300 E. as a public / quasi public use. The site would be use as an end facility or location from which the utility company would be able to insert equipment into their lines in order to inspect their condition.

1.2 Hearing Body Action

This application is on the agenda for the Millcreek Planning Commission for a final decision.

19.84.050 Approval/denial authority.

Decision. Each conditional use application shall be:

1. Approved if the proposed use, including the manner and design in which a property is proposed for development, complies with the standards for approval outlined in Section 19.84.060; or
2. Approved with conditions if the anticipated detrimental effects of the use, including the manner and design in which the property is proposed for development, can be mitigated with the imposition of reasonable conditions to bring about compliance with the standards outlined in Section 19.84.060; or
3. Denied if the anticipated detrimental effects of the proposed use cannot be mitigated with the imposition of reasonable conditions of approval to bring about compliance with the standards outlined in Section 19.84.060

1.3 Neighborhood Response

As of the date of this report, 11/4/2013, staff has not received any response from the neighborhood.

1.4 Community Council Response

As of the date of this report, 11/4/2013, the Millcreek Community Council has not given a recommendation for this application. The application is scheduled to be heard on 11/5/2013 during the community council's regularly scheduled meeting.

2.0 ANALYSIS

2.1 Applicable Ordinances

Section 19.84.060 of the Conditional Use Chapter of the Zoning Ordinance establishes five standards to be used in evaluating Conditional Use applications. The Planning Commission must find that all five of these standards have been met before granting approval of an application. Based on the foregoing analysis, Staff suggests the following:

Criteria Met		Conditional Use Criteria and Evaluation
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `A`:</u> <i>The proposed site development plan shall comply with all applicable provisions of the Zoning Ordinance, such as parking, building setbacks, building height, etc.</i>
		The facility and site as proposed does not require any structures that would need to comply with height and setback requirements other than the gas line itself. This line is currently located approximately 15' from the front property line. According to ordinance, as a public use this setback may be approved by the planning commission as follows: 19.76.065 Public use—Reduced lot area and yards. The requirements of this title as to minimum lot area and minimum yards may be reduced by the planning commission for a public use. The planning commission shall not authorize a reduction in the lot area or yard requirements unless the evidence presented is such as to establish that the reduction will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `B`:</u> <i>The proposed use and site development plan shall comply with all other applicable laws and ordinances.</i>
		Before final approval may be given, verification of compliance with all applicable laws and ordinances shall be verified and established through the technical review process.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `C`:</u> <i>The proposed use and site development plan shall not present a traffic hazard due to poor site design or to anticipated traffic increases on the nearby road system which exceed the amounts called for under the County Transportation Master Plan.</i>
		The site plan as proposed pulls traffic off of 1300 E. and onto a private drive where access exists and would remain into the site. The access into the site needs to be verified as it is there is an easement that runs along the north side of the property. Verification is needed to ensure that the proposed access does not violate this easement. Apart from confirming legal access, placement of fence or other features within this easement must be deemed to be permissible.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `D`:</u> <i>The proposed use and site development plan shall not pose a threat to the safety of persons who will work on, reside on, or visit the property nor pose a threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/ topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.</i>
		In conjunction with verifying compliance with reviewing agencies for land use approval and permits as applicable. Construction of pipelines is regulated by the Federal Department of

		Transportation. All construction must be completed in to comply with all of these standards. The site sits within a fault study area near known faults and also has soils with moderate liquefaction potential. Because of the sensitive geological hazards on the site a geo-technical report will be required and it will be a requirement to comply with the findings of this study for any construction on the site.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard 'E':</u> <i>The proposed use and site development plan shall not adversely impact properties in the vicinity of the site through lack of compatibility with nearby buildings in terms of size, scale, height, or noncompliance with community general plan standards.</i>
		It is the opinion of staff that the proposed use and site as proposed will not pose adverse impact on properties in its vicinity per lack of buildings. The site is simply a secured area to access a pipe line.

2.2 Zoning Requirements

19.80.040 Number of spaces required.

B. Number of Parking Spaces for Uses Not Specified. For any use of buildings not specified in this section, or for uses of a seasonal or temporary nature, the off-street parking requirement shall be determined by the division director being guided, where appropriate, by comparable ordinances from other jurisdictions, accepted planning industry standards, or the requirements set forth in this section for uses or buildings which, in the opinion of the division director, are similar to the use or building under consideration.

19.77.050 Landscape yards or setbacks and buffer areas.

Provisions for encroachment of off-street parking areas into required front and street side yards or setback areas.

i. Encroachments to Within Twelve Feet. Off-street parking areas may encroach into required front and street side yard or setback areas such that a minimum depth of not less than twelve feet is maintained subject to provision of the following:

(A) An area of land graded and re-contoured at a maximum slope ratio of 3:1 (three feet horizontal to one foot vertical) so as to provide an earthen berm traversing the entire width of the area with a height of no less than thirty inches above the grade of the abutting sidewalk or street and supported on its interior side by a masonry retaining wall no less than four feet in height above the grade of the abutting off-street parking area surface. The use of this alternative is restricted to properties where it is feasible to provide a parking area with a finished grade at least two feet below the grade of the adjacent street.

(B) No less than seventy-five percent coverage of the landscaped area with street trees (includes canopy at maturity) as specified in this chapter, together with a mix of sub-canopy evergreen and deciduous shrubs, herbaceous perennials, and nonturf groundcover. The balance of this area may be planted in turf and utilized for the placement of large boulders or similar visual accents.

ii. Encroachments to Within Eight Feet. Off-street parking areas may encroach into required front and street side yard or setback areas such that a minimum depth of not less than eight feet is maintained subject to provision of the following:

(A) A horizontally and vertically articulated decorative wall along the interior edge of the yard or setback area. Said wall shall have a minimum height of thirty-six inches, a maximum height of forty-eight inches and an average overall height of forty-two inches as measured from the adjacent paved parking area, if provided, or from the adjacent sidewalk or street surface level, if not. In plan view the decorative screen wall shall vary by eight to sixteen-inch offsets at linear intervals along the wall of every eight to ten feet.

(B) No less than ninety percent coverage of the landscaped area with street trees (includes canopy at maturity) as specified in this chapter, together with a mix of sub-canopy evergreen and deciduous shrubs, herbaceous perennials, and nonturf groundcover. The balance of this area must be surfaced with mulch in accordance with the standards of this chapter and may be utilized for the placement of large

boulders or similar visual accents.

19.77.070 Screening of service and mechanical equipment.

A. Screening Required. Service areas and on-grade mechanical equipment shall be screened from public view by plants, solid opaque fencing, berms, or a combination thereof. These elements shall also be sited to minimize their visibility and impact or enclosed so as to appear to be an integral part of the architectural design of the building. Site elements that are subject to this provision include but are not limited to the following:

1. Air conditioning units;
2. Electrical transformers;
3. Loading areas and docks;
4. Mechanical equipment;
5. Outdoor storage areas;
6. Public utility transformers;
7. Service yards;
8. Telephone transformers;
9. Trash collection areas;
10. Trash dumpsters

19.77.110 Landscape plan package acceptance.

B. Alternative Compliance Procedures. As authorized by this chapter, an alternative landscape and tree protection plan may be substituted in whole or in part for a landscape plan prepared in strict compliance with the chapters requirements.

1. Alternative Plan Preparation and Submittal. Alternative landscape plans shall be prepared and submitted in accordance with submittal requirements for a landscape plan package. The submittal shall clearly identify and discuss the modifications and alternatives proposed and the ways in which the plan will better accomplish the purposes and intent of this chapter than would a plan which strictly complies with the chapter's specified standards.
2. Alternative Plan Review Criteria. Certification of alternative plans for compliance with the purposes and intent of this chapter requires that the qualified professional who prepared the plans substantiate in writing how the alternative proposal meets or exceeds the degree of compliance that would be achieved through the strict application of specified standards. In making such assertions the qualified professional who prepared the plans shall clearly demonstrate how the alternative plans will:
 - a. Provide exceptional preservation and incorporation of existing site vegetation;
 - b. Provide significant protection of natural areas and features;
 - c. Provide for maximum retention of existing tree canopy cover;
 - d. Create exceptional enhancement of neighborhood continuity and connectivity;
 - e. Provide for extensive accommodation of nonvehicular access and use;
 - f. Represent greater innovation in site design and plant use.
3. Alternative Plan Approval. Final approval shall be as granted by the director upon completion of an internal or external review to assure satisfaction of the above criteria.

2.3 Other Agency Recommendations or Requirements

Building:

Conditions of Approval:

1. Need to obtain a demo permit to demolish and remove existing structures on the property.
2. Need to obtain building permits for any new structures that are regulated by the building code. The actual pipe line and utility are not regulated by the building code.

3. At time of building permit application if applicable for buildings, fences over 7' tall, or other structures proposed structures as applicable, provide two sets of plans on time of permit application.

Geology:

Site falls within a fault special study area and has moderate liquefaction potential. Applicant needs to provide a geotechnical analysis examining the fault hazard and liquefaction potential per ordinance. Geology Denied.

Urban Hydrology Comments:

Site plan approved.

1. Retention pond unacceptable. Storm water must be collected on site and pipe to the nearest SLCo. drainage system.
2. Possible storm water routing system to Jordan & Salt Lake City Canal. Flood control permit would be required.

2.4 Other Issues

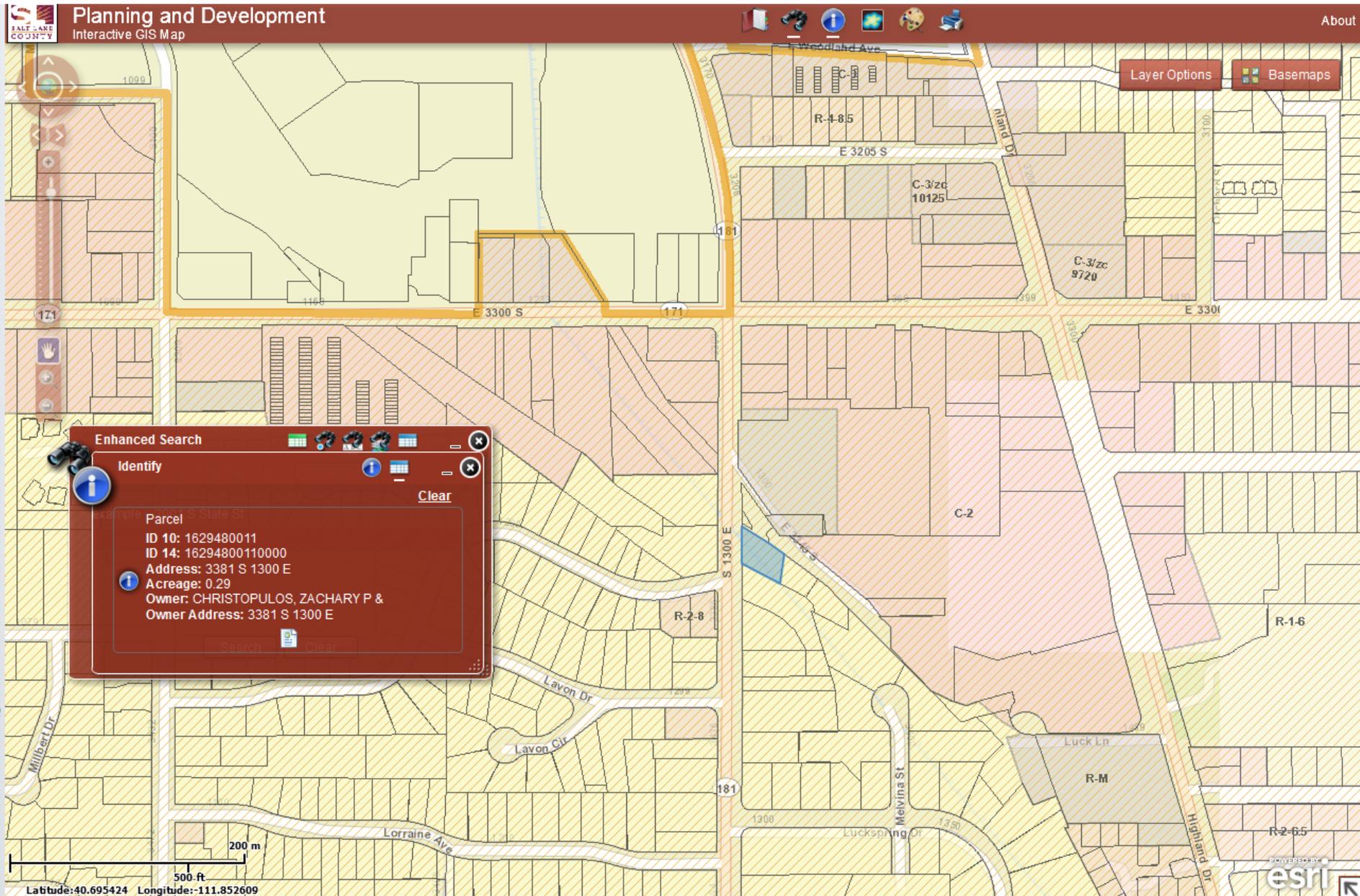
3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Conditional Use with the following conditions:

- 1) Confirmation that fencing or gates within existing easement does not violate the terms of the existing easement. If the site plan as proposed violates this agreement, the fence line and end facility shall be moved outside of the easement area.
- 2) The proposed fencing shall be modified from the proposed chain link to a solid visual barrier fence.
- 3) The fencing and landscaping along 1300 E. shall demonstrate compliance with chapter 19.77, water efficient landscape design and development standards, and receive approval from the division director or assigned for an alternate landscape plan.

3.2 Reasons for Recommendation

- 1) The nature of the use as an unmanned site should have security that prevents unwanted access and potential harm to the property.
- 2) Landscaping should appropriately screen the use from the street and neighboring properties. This landscaping should require little to know maintenance to ensure it stays healthy and does not grow in an undesirable manner.
- 3) As a public use, the site as proposed may be approved by the planning commission with the proposed setbacks and layout.



3381 S. 1300 E.



Salt Lake County Public Works Department
 Planning and Development Services Division
 2001 S. State Street #N-3600, Salt Lake City, UT 84190-4050
 Phone: 801-468-2000 FAX: 801-468-2169
 Visit our web site: <http://www.pwpds.slco.org>

AFFIDAVIT – Property Owner

STATE OF UTAH }
 } ss
 COUNTY OF SALT LAKE }

I (we) ZACHARY P. CHRISTOPULOS and CRYSTAL CHRISTOPULOS being duly sworn, depose and say that

I (we) am (are) the owner(s) of the property(s) located at:

3381 SOUTH 1300 EAST SLC, UT 84106

My (our) signature below attests that I (we) have reviewed the proposal by QUESTAR GAS COMPANY requesting review and approval of A NATURAL GAS END FACILITY

and that I (we) consent to the statements and information provided in the attached plans and exhibits and that all information presented is true and correct to the best of my (our) knowledge.

Property Owner [Signature]

Property Owner [Signature]

Subscribed and sworn to me this 30th day of SEPTEMBER, 20 13



[Signature]
 (Notary)

Residing in Salt Lake County, Utah

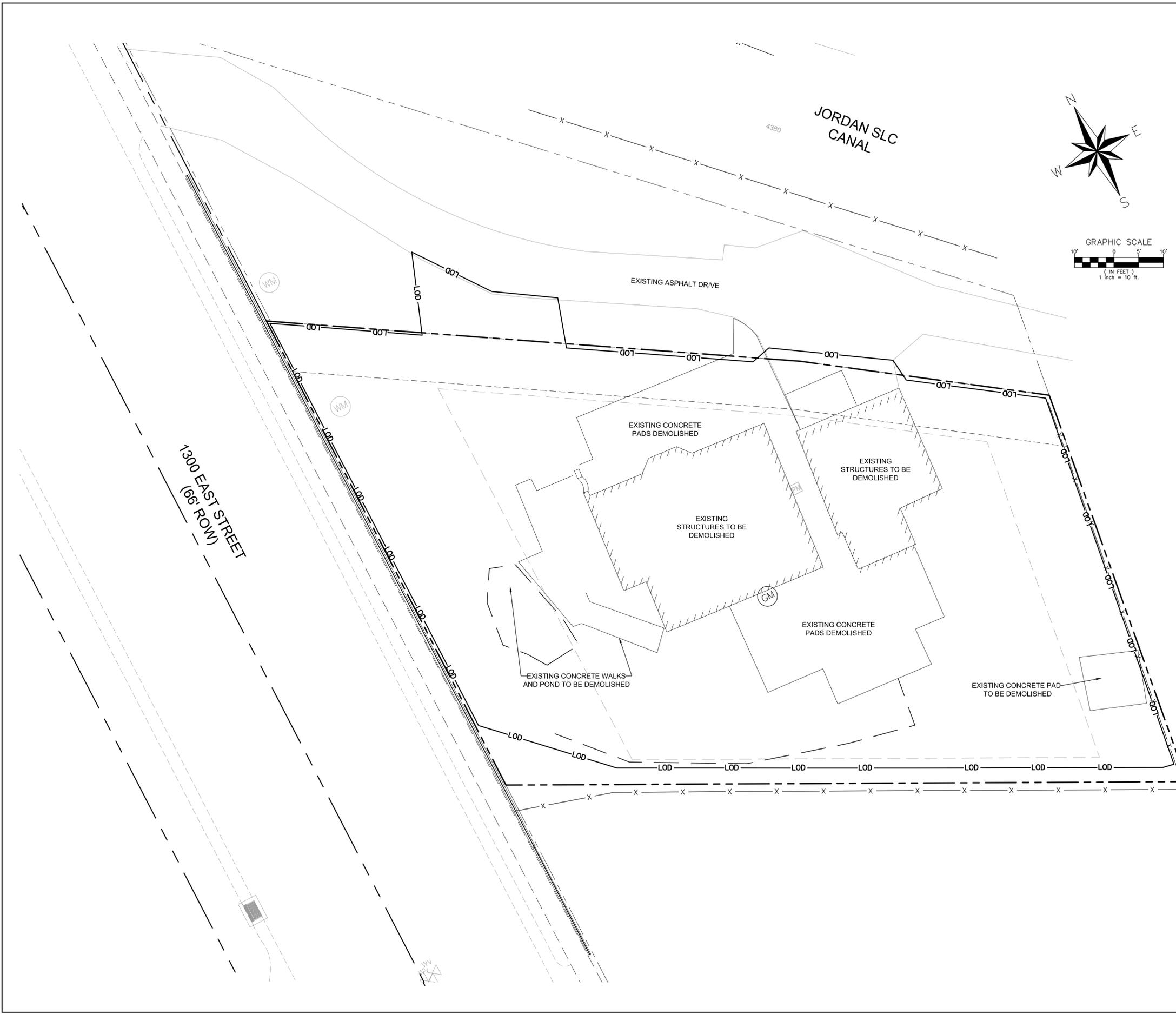
My commission expires: 8/20/2017





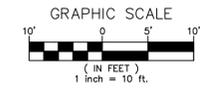
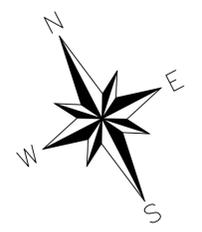






STRUCTURE & SITE DEMOLITION

- A. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED BEFORE STARTING DEMOLITION OPERATIONS.
- B. VERIFY THAT HAZARDOUS MATERIALS HAVE BEEN REMEDIATED BEFORE PROCEEDING WITH BUILDING DEMOLITION OPERATIONS.
- C. ENVIRONMENTAL & GEOTECHNICAL: REVIEW ALL PROJECT ENVIRONMENTAL AND GEOTECHNICAL REPORTS AND BECOME FAMILIAR WITH ALL ISSUES BEFORE DEMOLITION.
- D. EXISTING UTILITIES: LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITIES SERVING BUILDINGS AND STRUCTURES TO BE DEMOLISHED.
 - 1. ARRANGE TO SHUT OFF INDICATED UTILITIES WITH UTILITY COMPANIES.
 - 2. IF REMOVAL, RELOCATION, OR ABANDONMENT OF UTILITY SERVICES WILL AFFECT ADJACENT OCCUPIED BUILDINGS, THEN PROVIDE TEMPORARY UTILITIES THAT BYPASS BUILDINGS AND STRUCTURES TO BE DEMOLISHED AND THAT MAINTAIN CONTINUITY OF SERVICE TO OTHER BUILDINGS AND STRUCTURES.
- E. DO NOT COMMENCE DEMOLITION OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENT CONTROL AND PLANT-PROTECTION MEASURES ARE IN PLACE.
- F. OBTAIN THE DEMOLITION PERMIT FROM THE LOCAL AUTHORITY PRIOR TO STARTING DEMOLITION ACTIVITIES.
- G. EXISTING FACILITIES: PROTECT ADJACENT WALKWAYS, LOADING DOCKS, BUILDING ENTRIES, AND OTHER BUILDING FACILITIES DURING DEMOLITION OPERATIONS. MAINTAIN EXITS FROM EXISTING BUILDINGS. PROMPTLY REPAIR ANY FACILITIES DAMAGED BY CONSTRUCTION OPERATIONS TO OWNER'S SATISFACTION AT NO ADDITIONAL COST TO THE OWNER.
- H. EXISTING UTILITIES: MAINTAIN UTILITY SERVICES TO REMAIN AND PROTECT FROM DAMAGE DURING DEMOLITION OPERATIONS.
- I. TEMPORARY PROTECTION: ERECT TEMPORARY PROTECTION, SUCH AS WALKS, FENCES, RAILINGS, CANOPIES, AND COVERED PASSAGEWAYS, WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION AND AS INDICATED.
- J. REMOVE TEMPORARY BARRIERS AND PROTECTIONS WHERE HAZARDS NO LONGER EXIST. WHERE OPEN EXCAVATIONS OR OTHER HAZARDOUS CONDITIONS REMAIN, LEAVE TEMPORARY BARRIERS AND PROTECTIONS IN PLACE.
- K. REMOVE DEMOLITION WASTE MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA-APPROVED LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
- L. DO NOT BURN DEMOLISHED MATERIALS UNLESS SPECIAL WRITTEN PERMISSION IS OBTAINED FROM OWNER AND ENGINEER.
- M. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY BUILDING DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE BUILDING DEMOLITION OPERATIONS BEGAN.



LEGEND

- - - - - EASEMENT LINE
- □ - □ - PROPOSED FENCE-DECORATIVE
- - - - - PROPERTY LINE
- X - X - EXISTING FENCE-CHAINLINK
- - - - - CURB AND GUTTER
- - - - - LIMITS OF DISTURBANCE

APPLICANT:
 QUESTAR GAS
 1140 WEST 200 SOUTH
 SALT LAKE CITY, UTAH
 RICK HELLSTROM
 801-324-3737
 rick.hellstrom@questar.com

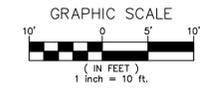
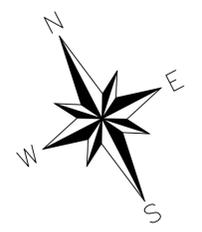
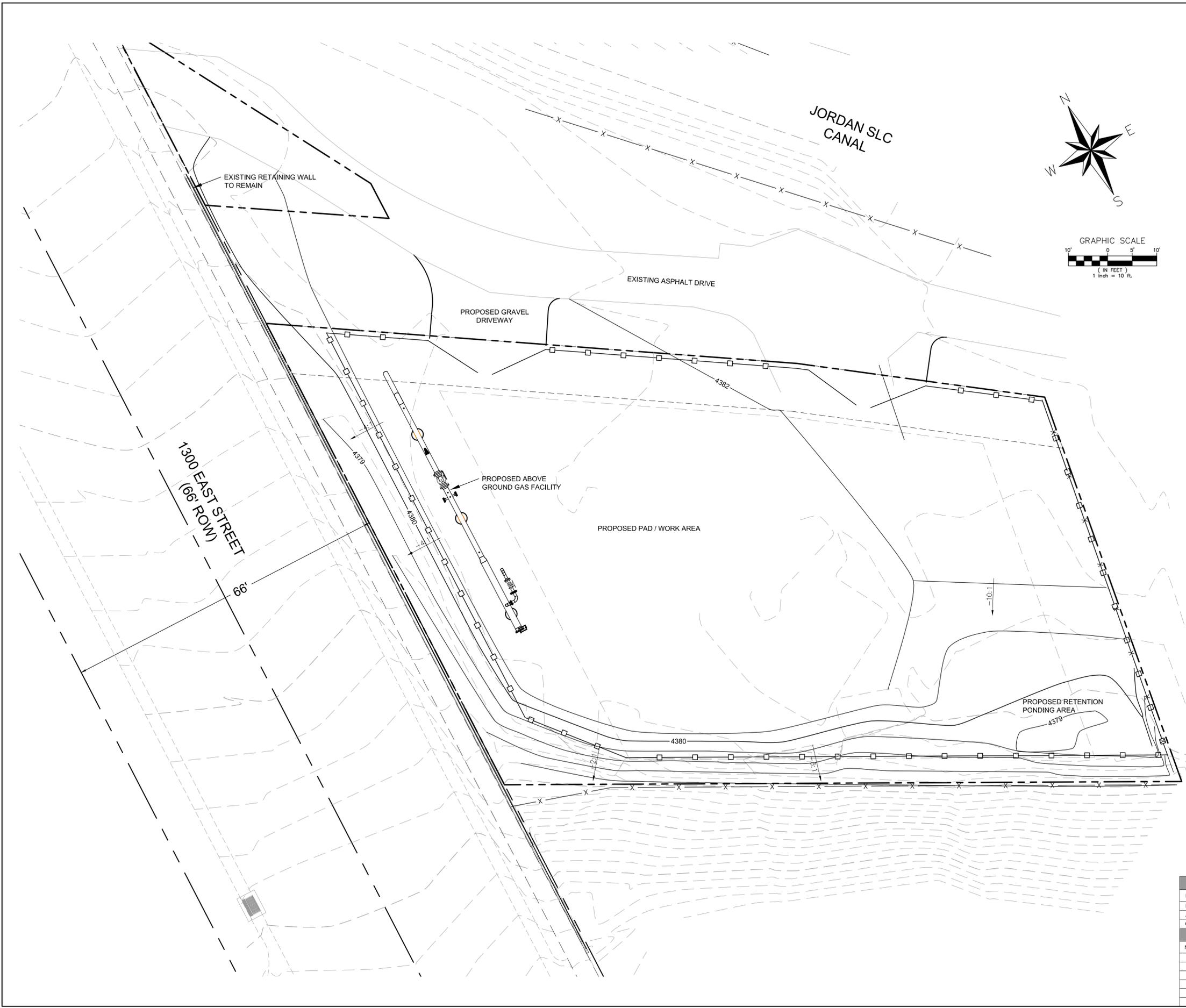
ENGINEER:
 PSOMAS
 4119 SOUTH RIVERBOAT
 ROAD
 SUITE 200
 SALT LAKE CITY, UTAH
 CRAIG AHRENS
 801-270-5777
 800-270-5782 FAX
 cahrens@psomas.com

ENGINEERING RECORD		
P.N./W.O. #01041175, #01041904		
DRAWN: C.Ahrens	Plot Date: 09/30/13	
APPROVED FOR CONST:		
CAD FILE: OGG/FEEDERLINES/FL6 1300 E Facility.DWG		
NO.	DESCRIPTION	DATE / BY

QUESTAR
Gas

**PRELIMINARY
DEMOLITION PLAN
FL6 END FACILITY
3381 SOUTH 1300 EAST
MILLCREEK, UTAH**

SCALE: 1" = 10"	DRWG. NO. 50604	REV.No. 0
SHEET No. 2 OF 4		
PREPARED BY PSOMAS ENGINEERING		



LEGEND

- EASEMENT LINE
- PROPOSED FENCE-DECORATIVE
- PROPERTY LINE
- X- EXISTING FENCE-CHAINLINK
- CURB AND GUTTER
- MAJOR CONTOUR LINE (EXISTING)
- MINOR CONTOUR LINE (EXISTING)
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE

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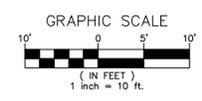
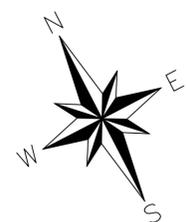
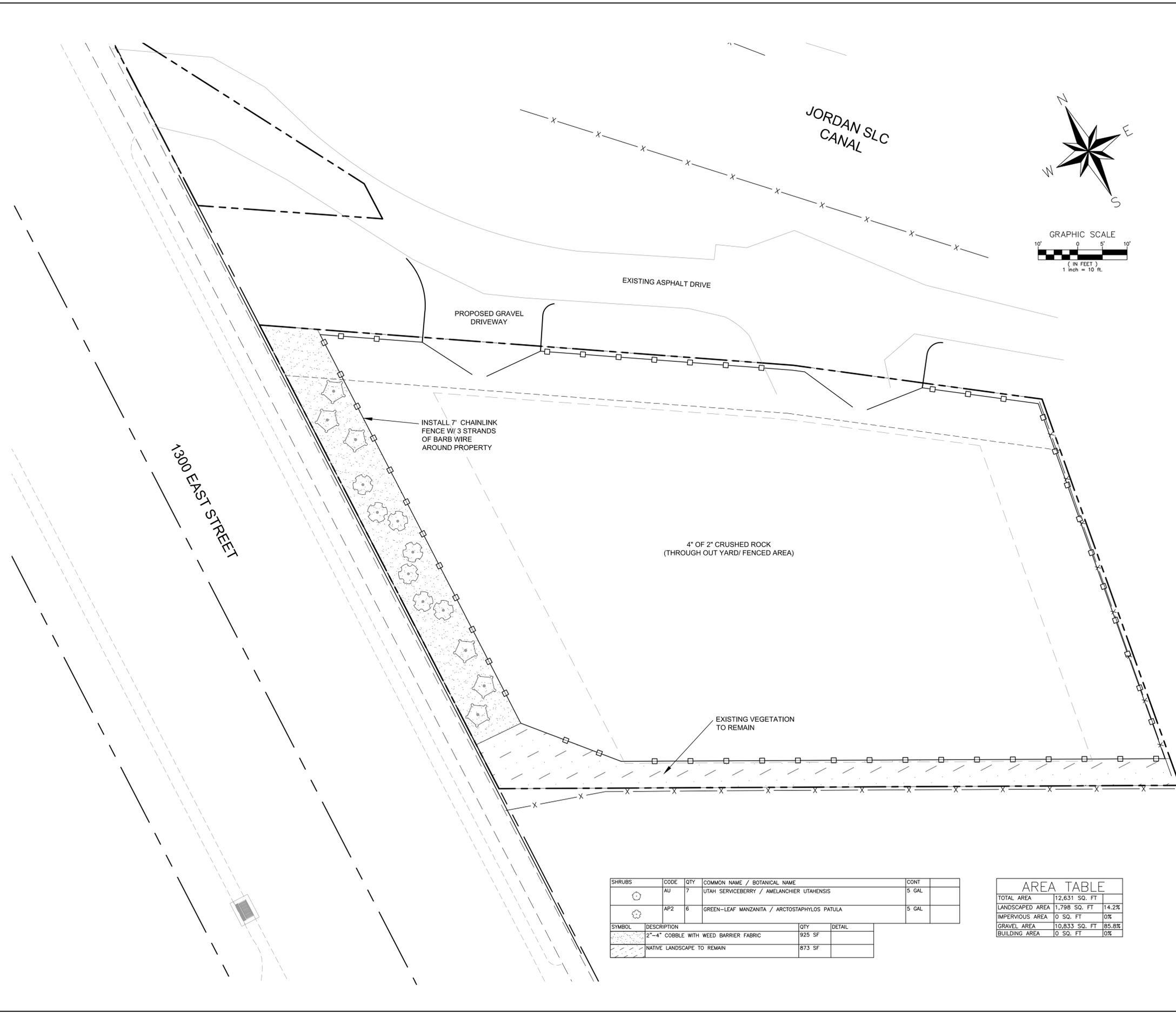
ENGINEERING RECORD		
P.N./W.O. #01041175, #01041904		
DRAWN: C.Ahrens	Plot Date: 09/30/13	
APPROVED FOR CONST:		
CAD FILE: OGG/FEEDERLINES/FL6 1300 E Facility.DWG		
NO.	DESCRIPTION	DATE / BY

QUESTAR
Gas

**PRELIMINARY SITE
 GRADING, DRAINAGE
 & UTILITY PLAN
 FL6 END FACILITY
 3381 SOUTH 1300 EAST
 MILLCREEK, UTAH**

SCALE: 1" = 10'	DRWG. NO. 50604	REV.No. 0
SHEET No. 3 OF 4		

PREPARED BY PSOMAS
 ENGINEERING



1. THE LANDSCAPE CONTRACTOR SHALL GRADE PLANTING BEDS, AS REQUIRED, TO PROVIDE POSITIVE DRAINAGE AND PROMOTE OPTIMUM PLANT GROWTH.
 2. ALL RECOMMENDED TREES AND PLANT MATERIALS WILL BE GRADED AS NURSERY GRADE NO. 1.
 3. THE PLANTING SOIL SHALL MEET OR EXCEED SPECIFICATIONS FOR TOPSOIL. IT SHALL ALSO BE FREE OF ALL EXTRANEIOUS DEBRIS, SUCH AS ROOTS, STONES, WEEDS, ETC.
 4. ALL PLANTING AREAS SHALL RECEIVE A 2" LAYER OF INORGANIC MULCH.
 5. THE PLANT MATERIAL SCHEDULE IS PRESENTED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT KEY, THE PLAN SHALL PREVAIL.
 6. PLANTS SHALL MEET SIZE, CONTAINER, AND SPACING SPECIFICATIONS. ANY MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
 7. ALL TREE AND SHRUB LOCATIONS ARE SUBJECT TO CHANGE. ALL LOCATIONS SHALL BE APPROVED BY THE PROJECT MANAGER PRIOR TO PLANTING.
 8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING FULLY BOTH THE SITE AND THE BID DOCUMENTS. DISCREPANCIES IN THE DOCUMENTS OR THE ACTUAL SITE CONDITIONS SHALL BE REPORTED IN WRITING AT THE TIME OF BIDDING OR DISCOVERY. NO ACCOUNT SHALL BE MADE AFTER CONTRACT COMPLETION FOR FAILURE TO REPORT SUCH CONDITION, OR FOR ERRORS ON THE PART OF THE LANDSCAPE CONTRACTOR AT THE TIME OF BIDDING.
 9. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY APPLICABLE PERMITS AND LICENSES TO PERFORM THE WORK SET FORTH IN THIS PLAN SET AND THE SPECIFICATIONS.
 10. PLANT MATERIAL SHALL BE BID AS SPECIFIED UNLESS UNAVAILABLE, AT WHICH TIME PROJECT MANAGER WILL BE NOTIFIED BY TELEPHONE AND IN WRITING OF INTENDED CHANGES.
 11. ANY AND ALL QUESTIONS CONCERNING THE PLAN SET AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE PROJECT MANAGER.
 12. THERE SHALL BE NO ADDITIONS, DELETIONS OR SUBSTITUTIONS WITHOUT THE WRITTEN APPROVAL OF THE PROJECT MANAGER.
 13. ALL DIMENSIONS TO BE FIELD-CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO LANDSCAPE MATERIAL INSTALLATION. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE PROJECT MANAGER.
 14. ALL MATERIALS MUST BE AS SPECIFIED ON THE LANDSCAPE PLAN. IF MATERIALS OR LABOR DO NOT ADHERE TO SPECIFICATIONS, THEY WILL BE REJECTED BY THE PROJECT MANAGER WITH PROPER INSTALLATION CARRIED OUT BY LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST.
 15. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE COLLECTION, REMOVAL, AND PROPER DISPOSAL OF ANY AND ALL DEBRIS GENERATED DURING THE INSTALLATION OF THIS PROJECT.
 16. ALL LENGTHS, AREAS, VOLUMES PROVIDED SHALL BE VERIFIED BY CONTRACTOR.
 17. ALL CONSTRUCTION TO COMPLY WITH COUNTY CODE AND CITY ORDINANCE WHICHEVER IS MORE STRINGENT.
- ALL LANDSCAPE TO BE WATER EFFICIENT DRIP IRRIGATION

LEGEND

- EASEMENT LINE
- PROPOSED FENCE-DECORATIVE
- - - PROPERTY LINE
- X- EXISTING FENCE-CHAINLINK
- - - CURB AND GUTTER

APPLICANT: QUESTAR GAS 1140 WEST 200 SOUTH SALT LAKE CITY, UTAH RICK HELLSTROM 801-324-3737 rick.hellstrom@questar.com	LANDSCAPE ARCHITECT: PSOMAS 4179 SOUTH RIVERBOAT ROAD SUITE 200 SALT LAKE CITY, UTAH GERRY TULLY 801-270-5777 800-270-5782 FAX gtully@psomas.com	ENGINEER: PSOMAS 4179 SOUTH RIVERBOAT ROAD SUITE 200 SALT LAKE CITY, UTAH CRAIG AHRENS 801-270-5777 800-270-5782 FAX cahrens@psomas.com
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SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT
	AU	7	UTAH SERVICEBERRY / AMELANCHIER UTAHENSIS	5 GAL
	AP2	6	GREEN-LEAF MANZANITA / ARCTOSTAPHYLOS PATULA	5 GAL

SYMBOL	DESCRIPTION	QTY	DETAIL
	2"-4" COBBLE WITH WEED BARRIER FABRIC	925 SF	
	NATIVE LANDSCAPE TO REMAIN	873 SF	

AREA TYPE	AREA (SQ. FT.)	PERCENT
TOTAL AREA	12,631 SQ. FT.	
LANDSCAPED AREA	1,798 SQ. FT.	14.2%
IMPERVIOUS AREA	0 SQ. FT.	0%
GRAVEL AREA	10,833 SQ. FT.	85.8%
BUILDING AREA	0 SQ. FT.	0%

ENGINEERING RECORD		
P.N./W.O. #01041175, #01041904		
DRAWN: C.Ahrens	Plot Date: 09/30/13	
APPROVED FOR CONST:		
CAD FILE: OGC/FEEDERLINES/FL6 1300 E Facility.DWG		
NO.	DESCRIPTION	DATE / BY

QUESTAR
Gas

PRELIMINARY LANDSCAPE PLAN
FL6 END FACILITY
3381 SOUTH 1300 EAST
MILLCREEK, UTAH

SCALE: 1" = 10"	DRWG. NO. 50604	REV.No. 0
PREPARED BY PSOMAS ENGINEERING		



STAFF REPORT

Executive Summary									
Hearing Body:	Millcreek Township Planning Commission								
Meeting Date and Time:	Wednesday, November 13, 2014	04:00 PM	File No:	2	8	6	3	7	
Applicant Name:	Rick Whiting	Request:	Zone Change						
Description:	Rezone from R-2-8 to RM								
Location:	3945 S. 1300 E.								
Zone:	R-M Residential Multi-Family	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>					
Planning Commission Rec:	Not Yet Received								
Community Council Rec:	Not yet received								
Staff Recommendation:	Approval								
Planner:	Lyle Gibson								

1.0 BACKGROUND

1.1 Summary

Rick Whiting is requesting approval of a Zone Change from the R-2-8 (Residential) zone to the R-M (Residential Multi-Family) zone in order to allow for additional uses on the subject property. The intent of the applicant in receiving the zone change would be for the purpose of having a medical office at this location. The site is 0.41 acres in size.

The subject property is zoned R-2-8 (low to medium density residential). The current zoning primarily allows for single and 2 family residential homes and includes nearly no commercial uses. The proximity to St. Mark's Hospital as a medical center is the link to compatible uses in the area. The subject property lies directly west, across the street, from the St. Mark's Parking lot. Immediately adjacent to the subject property are single family R-1-8 residences to the north and east, then the homes zoned R-2-8 that match the existing zoning of the subject property along 1300 E. to the south.

The newly requested R-M zone is mainly conducive of low density residential as that is the extent of the permitted uses allowed in the zone, but it expands on the existing zoning by permitting more commercial uses such as office space and medical which must be permitted through a conditional use approval. The full list of allowed uses are listed below. The current allowed density is 6.0 units per acre as single family units, or 10.0 units per acre in two-family units. The proposed zone change would allow Single-family dwellings 7.0 units per acre / Two-family dwellings 12.0 units per acre / Three-family dwellings 15.0 units per acre / Four-family dwellings 18.0 units per acre / Multi-family dwellings 25.0 units per acre.

1.2 Neighborhood Response

As of the date of this report staff has not received any comments from the neighborhood.

1.3 Community Council Response

As of the date of this report staff has not received a recommendation from the community council. This item is to be heard on the Millcreek Community Council Agenda 11/5/2013

2.0 ANALYSIS

2.1 General Plan General Plan Map

Map Designations - The subject property is identified on the Millcreek Township General Plan Map, adopted in 2009, as being located in a "Blue" or "Stable" area. This is an area that would expect to experience very little change over time. However, the subject property is also located along 1300 East, a designated Corridor. Designated corridors in a "Stable" designation are areas where some additional residential density or non-residential uses are anticipated to occur over time. More specifically, stable does not equate with absolutely no change over time, but recognizes that limited change, on small sites and along corridors are likely to occur. This site would seem to meet the intent of the adopted General Plan Map.

Best Practices

Land Use & Mobility - The Land Use & Mobility Best Practice encourages increased density near economic centers and along corridors where transit is available. This helps to provide a land use buffer from more intense uses and traffic areas for the least intense single family uses.

Corridors - The Corridors Best Practice supports some increased residential density and use intensity along corridors in "Stable" areas. This is where opportunities for improved transit, buffering, and in-fill development are anticipated to occur. Developments that follow the County Standards and the Best Practices within the General Plan will likely result in more efficient and sustainable development and improved economic growth and sustainability of a community.

2.2 Existing Zoning and Land Use

Current Zone: R -2-8

19.32.010 Purpose of provisions.

The purpose of the R-2 zones is to establish low to medium density residential neighborhoods which provide persons who reside therein a comfortable, healthy, safe and pleasant environment.

19.32.020 Permitted uses.

Zone Permitted Uses

R-2-6.5, R-2-8, R-2-10 — Accessory uses and buildings customarily incidental to a permitted use provided the total square footage of all accessory buildings does not exceed eight hundred square feet on lots under one-half acre or one thousand two hundred square feet on lots one-half acre or larger;

- Agriculture;
- Home business, subject to [Chapter 19.85](#)
- Home day care/preschool, subject to [Section 19.04.293](#)
- Household pets;

- Residential facility for elderly persons;
- Residential facility for persons with a disability;
- Single-family dwelling;
- Two-family dwelling.

19.32.030 Conditional uses.

Conditional uses in the R-2 zones are as follows:

Zone Conditional Uses

R-2-6.5, R-2-8, R-2-10 —Accessory uses and buildings customarily incidental to a conditional use. Any accessory building or buildings where the total square footage exceeds eight hundred square feet on lots under one-half acre or one thousand two hundred square feet on lots one-half acre or larger;

- Cemetery;
- Day care/preschool center, subject to [Section 19.76.260](#)
- Dwelling group.

- A. The development shall comply with the maximum allowable density for the zone in which it is located.
- B. The distance between the principal buildings shall be equal to the total side yards required in the zone; provided, however, that at the option of the developer the distance between the principal structures may be reduced to ten feet, if the difference between ten feet and the required side yards is maintained as permanently landscaped open space elsewhere on the site. The distance between principal buildings and the nearest perimeter lot line shall be at least fifteen feet unless demonstrated by the development plan that the yard required for a principal building in the district in which it is located is more appropriate. The distance between the building and a public street shall be at least the front yard required in the zoning district, except on corner lots the side yard which faces on a public street shall be at least twenty feet.
- C. Access shall be provided by a private street or right-of-way from a public street; such private street or right-of-way shall be at least twenty feet wide for one or two rear dwelling units and at least thirty feet wide for three or more dwelling units.
- D. A minimum of two parking spaces shall be provided for each dwelling unit. Parking spaces and vehicular maneuvering areas shall meet county standards.
- E. Every dwelling structure in the dwelling group shall be within sixty feet of an access roadway or drive.
- F. The development plan shall provide landscaping as specified in [Chapter 19.77](#) of this title. Solid visual fences shall be provided along all interior property lines unless the planning commission approves otherwise.

- Golf course;
- Home day care/preschool, subject to [Section 19.04.293](#)
- Nursery and greenhouse, provided that there is no retail sales;
- Pigeons, subject to health department regulations;
- Planned unit development;
- Private educational institutions having an academic curriculum similar to that ordinarily given in public schools;
- Private nonprofit recreational grounds and facilities;
- Public and quasi-public uses;
- Short-term rental provided:
- A. The dwelling unit is located in a single-family or two-family dwelling, but not located in a planned

unit development or dwelling group; and

—B. The site has frontage on a street with an existing or proposed right-of-way of at least sixty-six feet, as identified on the map entitled "Road Widening and Improvement Map" on file with the development services division and such map is made by this reference, as such, a part of this title as if fully described and detailed herein;

—Sportsman's kennel with a minimum lot area of one acre;

—Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion of the construction work. If such buildings are not removed within ninety days upon completion of construction work and thirty days after notice, the building will be removed by the county at the expense of the owner.

2.3 Proposed Zoning

19.44.010 Purpose of provisions.

The purpose of the R-M zone is to provide areas in the county for high-density residential development.

19.44.020 Permitted uses.

Permitted uses in the R-M zone include:

- Agriculture;
- Home business, subject to [Chapter 19.85](#);
- Home day care/preschool, subject to [Section 19.04.293](#);
- Household pets;
- Residential development, with a maximum number of two units per structure per lot;
- Residential facility for elderly persons.

(Ord. 1535 § 4 (part), 2004; Ord. 1200 § 5 (part), 1992; Ord. 1179 § 5 (part), 1992; § 1 (part) of Ord. passed 2/1/84; prior code § 22-22-2)

19.44.030 Conditional uses.

Conditional uses in the R-M zone include:

- Airport;
- Apartments;
- Apartments for elderly persons;
- Banks;
- Bed and breakfast homestay (provided it is located on a lot which has a minimum area of ten thousand square feet);
- Bed and breakfast inn, which may include conference meeting rooms;
- Boardinghouse;
- Cemetery, mortuary, etc.;
- Day care/preschool center;
- Dwelling group.

A. The development shall comply with the maximum allowable density for the R-M zone.

B. The distance between the principal buildings shall be equal to the total side yards required in the zone; provided, however, that at the option of the developer the distance between the principal structures may be reduced to ten feet, provided that the difference between ten feet and the required side yards is maintained as permanently landscaped open space elsewhere on the site. The distance between principal buildings and the

nearest perimeter lot line shall not be less than fifteen feet unless demonstrated by the development plan that the yard required for a principal building in the district in which it is located is more appropriate. The distance between the building and a public street shall be not less than the front yard required in the zoning district, except for corner lots the side yard which faces on a public street shall be not less than twenty feet.

C. Access shall be provided by a private street or right-of-way from a public street; such private street or right-of-way shall not be less than twenty feet wide for one or two rear dwelling units, and not less than thirty feet wide for three or more dwelling units.

D. A minimum of two parking spaces shall be provided for each dwelling unit. Parking spaces and vehicular maneuvering areas shall be designed to comply with county standards.

E. Every dwelling in the dwelling group shall be within sixty feet of an access roadway or drive.

F. The development plan shall provide landscaping as specified in [Chapter 19.77](#) of this title. Solid visual barrier fences shall be provided along all property lines unless the planning commission approves otherwise by deleting or modifying the fence requirement.

G. The development shall be approved by the development services director and the county fire chief before final approval is given by the planning commission.

- Electrolysis of hair;
- Golf course;
- Gymnastics, dance, dramatic, cosmetic, modeling and art studios for instructional purposes only;
- Home day care/preschool, subject to [Section 19.04.293](#);
- Hospital;
- Hotel;
- Lodginghouse;
- Massage (every massage technician shall be licensed by the state);
- Medical, optical and dental laboratories, but not to include the manufacture of pharmaceutical or other products for general sale or distribution, and also not to include the use of animals;
- Mobile home park;
- Nursery and greenhouse, excluding retail sales;
- Nursing home;
- Office, business and/or professional;
- Parking lot;
- Pigeons, subject to health department regulations;
- Planned unit development;
- Private educational institutions having an academic curriculum similar to that ordinarily given in public schools;

- Private nonprofit recreational grounds and facilities;
- Public and quasi-public uses;
- Rail transit mixed-use, provided it meets the following requirements:

A. The planning commission shall determine the density based on the specific development proposal, site location and surrounding land uses.

B. The property is located within one-quarter mile of a rail station.

C. Buildings and impervious areas shall not cover more than eighty percent of the site.

- D. Office uses shall be allowed on the first and second floor of buildings fronting on a public street.
- E. Parking is not allowed between the building and the public street.
- F. The front yard setback shall be fifteen feet and the side and rear yards shall be twenty feet minimum. Corner lots are deemed to have two front yards.
- G. The front yard setback is the build-to-line. At least fifty percent of the front elevation of the building must be built within ten feet of the build-to-line or as approved by the planning commission.
- H. The planning commission shall determine the amount of parking required based on projected transit usage and other guidelines found in [Section 19.80.090](#), "Planning Commission Exceptions."
- I. All development in the rail transit mixed-use area shall conform to the Rail Transit Mixed-Use Development Guidelines adopted by the planning commission. The planning commission has the authority to modify or waive guidelines as necessary during development review.

- Reception center and/or wedding chapel;
- Residential development with any number of dwelling units per structure per lot, pursuant to [Section 19.44.040](#);
- Shared parking;
- Short-term rental provided:

A. A full-time manager lives on the property. The full-time manager may be the owner of the property; and

B. Except for the manager's dwelling unit, all of the dwelling units on the property, lot, planned unit development, or dwelling group shall be rental units, short-term or long-term.

- Sportsman's kennel (minimum lot area one acre);
- Tanning studio;
- Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion or abandonment of the construction work. If such buildings are not removed within ninety days upon completion of construction and thirty days after notice, the buildings will be removed by the county at the expense of the owner;
- Veterinary; provided, that:

A. The operation is completely enclosed within an air-conditioned soundproofed building. The noise from the animals shall not be audible at the property line,

B. There is no sale of merchandise on the premises, and

C. There is no overnight boarding of animals.

19.44.060 Front yard.

In the R-M zone, the minimum depth of the front yard for main buildings, and for private garages which have a minimum side yard of eight feet, shall be twenty-five feet or the average of the existing buildings where fifty percent or more of the frontage is developed, but in no case less than fifteen feet. Other private garages and all accessory buildings, other than private garages, shall be located at least six feet in the rear of the main building.

19.44.070 Side yard.

In the R-M zone, the minimum side yard for any dwelling shall be eight feet, and the total width of the two required side yards shall be not less than eighteen feet. Other main buildings shall have a minimum side yard of twenty feet, and the total width of the two yards shall be not less than forty feet. The minimum side yard for a private garage shall be eight feet, except that private garages and other accessory buildings located in the rear and at least six feet away from the main building shall have a minimum side yard of not less than one foot, provided that no private garage or other accessory building shall be located closer than ten feet to a dwelling on an adjacent lot. On corner lots, the side yard which faces on a street, for both main and accessory buildings, shall be not less than twenty feet, or the average of existing buildings where fifty percent or more of the frontage is developed, but in no case less than fifteen feet, or be required to be more than twenty feet. Dwelling structures over thirty-five feet in height shall have one foot of additional side yard on each side of the building for each two feet such structure exceeds thirty-five feet in height.

19.44.080 Rear yard.

In R-M zones, the minimum depth of the rear yard for any building shall be thirty feet, and for accessory buildings one foot; provided that, on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet to such side yard.

19.44.090 Coverage restrictions.

No building or group of buildings in an R-M zone, with their accessory buildings, shall cover more than sixty percent of the area of the lot.

19.44.100 Building height.

A. No building or structure in an R-M zone shall contain more than six stories or exceed seventy-five feet in height, and no dwelling structure shall contain less than one story.

B. Accessory Buildings.

1. No building which is accessory to a dwelling shall exceed twenty feet in height. For each foot of height over fourteen feet, accessory buildings shall be set back from property lines an additional foot to allow a maximum height of twenty feet.

19.44.110 Density.

The allowable density for planned unit developments, multiple dwellings and dwelling groups shall be determined by the planning commission on a case by case basis, taking into account the following factors: recommendations of county and non-county agencies; site constraints; compatibility with nearby land uses; and the provisions of the applicable general plan. Notwithstanding the above, the planning commission shall not approve a planned unit development with density higher than the following:

Single-family dwellings 7.0 units per acre
Two-family dwellings 12.0 units per acre
Three-family dwellings 15.0 units per acre
Four-family dwellings 18.0 units per acre
Multi-family dwellings 25.0 units per acre*

2.4 Other Issues

In considering a proposed zone change, the question before the governing body relates to whether or not the change is consistent with the General Plan and appropriate for a given location. If a new zoning

designation were to be approved, a different plan or use could be proposed for the site among the range of uses allowed by the new zoning designation.

Specific site and use related issues and mitigation measures are more appropriately addressed during the Site Plan and/or Conditional Use review process that is required to change uses on this site, including the . During that review, Ordinance compliance is verified and specific conditions addressing known impacts can be considered and implemented. In this case, and as stated previously, the future use of this site for truck rentals would be required to follow the Conditional Use process for approval at which time the Planning Commission could consider mitigation measures to deal with anticipated impacts.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Zone Change .

3.2 Reasons for Recommendation

- 1) The proposal is consistent with the corridor designation on the adopted general plan map. The potential uses found in the desired zone appear to be compatible with neighboring properties.

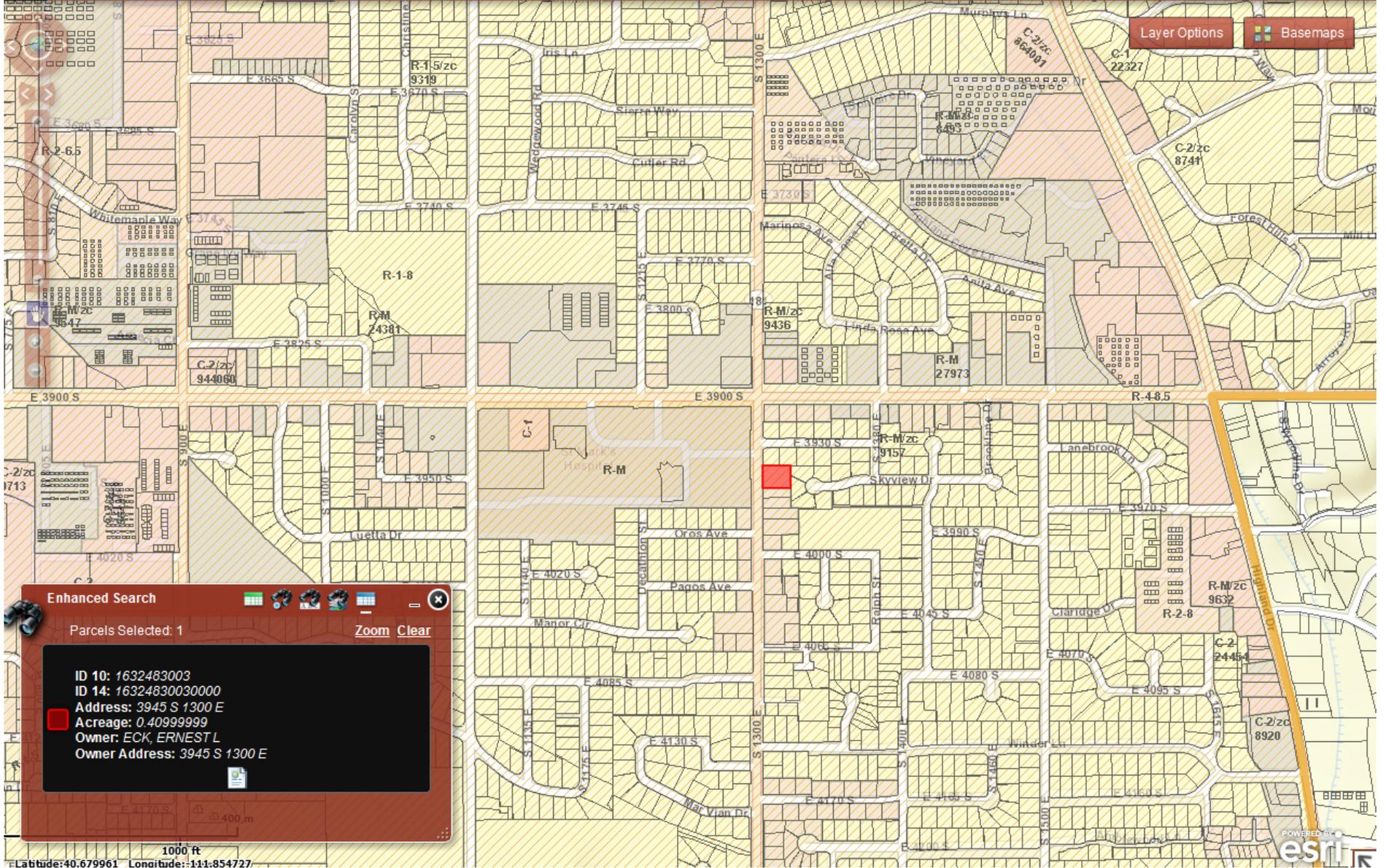
3.3 Other Recommendations

19.90.060 Conditions to zoning map amendment.

A. In order to provide more specific land use designations and land development suitability; to insure that proposed development is compatible with surrounding neighborhoods; and to provide notice to property owners of limitations and requirements for development of property, conditions may be attached to any zoning map amendment which limit or restrict the following:

1. Uses;
2. Dwelling unit density;
3. Building square footage;
4. Height of structures.

B. A zoning map amendment attaching any of the conditions set forth in subsection A shall be designated ZC after the zoning classification on the zoning map and any such conditions shall be placed on record with the planning commission and recorded with the county recorder.



Enhanced Search

Parcels Selected: 1 [Zoom](#) [Clear](#)

ID 10: 1632483003
ID 14: 16324830030000
Address: 3945 S 1300 E
Acreage: 0.40999999
Owner: ECK, ERNEST L
Owner Address: 3945 S 1300 E

3945 S. 1300 E.



Salt Lake County Public Works Department
Planning and Development Services Division
 2001 S. State Street #N-3600, Salt Lake City, UT 84190-4050
 Phone: 801-468-2000 FAX: 801-468-2169
 Visit our web site: <http://www.pwpds.slco.org>

AFFIDAVIT – Property Owner

STATE OF UTAH }
 } ss
 COUNTY OF SALT LAKE }

I (we) LEROY ECK (ERNEST) being duly sworn, depose and say that

I (we) am (are) the owner(s) of the property(s) located at:
3945 SOUTH 1300 EAST

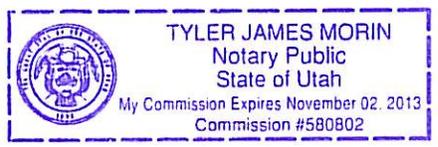
My (our) signature below attests that I (we) have reviewed the proposal by MYSELF
 requesting review and approval of ZONE CHANGE

and that I (we) consent to the statements and information provided in the attached plans and exhibits and that
 all information presented is true and correct to the best of my (our) knowledge.

Property Owner Ernest L Eck

Property Owner _____

Subscribed and sworn to me this 26 day of APRIL, 2013.



[Signature]
 (Notary)

Residing in Salt Lake County, Utah

My commission expires: 11/02/2013



Rezone Request - Eck Rezone - R-2-8 to R-M zone - 3945 S 1300 East

September 30, 2013 - V-1

Legal Description:

COM 344.51 FT S FR NW COR LOT 9, BLK 2, 10 AC PLAT "A", BIG
FIELD SUR, S 114.84 FT; E 154.5 FT; N 114.84 FT; W 154.5 FT
TO BEG. 0.41 AC. BEING IN SW 1/4 SEC 33-1S-1E. 8598-1194
8598-1203 8705-3814 9345-2097 9656-7083 9936-7351













Example of possible architectural style for a proposed new medical/dental office building



Example of possible architectural style for a proposed new medical/dental office building



Example of possible architectural style for a proposed new medical/dental office building



**MEETING MINUTE SUMMARY
MILLCREEK TOWNSHIP PLANNING COMMISSION MEETING**

Wednesday, September 11, 2013 4:00 p.m.

Approximate meeting length: 2 hours 52 minutes
Number of public in attendance: 20
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Janson (Chair)

***NOTE:** Staff Reports referenced in this document can be found on the State and County websites, or from Salt Lake County Planning & Development Services.

ATTENDANCE

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent	Planning Staff / DA	Public Mtg	Business Mtg
John Janson – Chair	X			Lyle Gibson	X	
Leslie Van Frank	X			Wendy Gurr	X	
Leslie Riddle - Vice Chair	X			Max Johnson	X	
Tom Stephens	X			Chris Preston (DA)	X	
Geralyn Parker-Perkins	X			Will Becker	X	
Ann Ober	X			David Gellner	X	
Brandon Pace - Alternate			X			

PUBLIC HEARINGS

Hearings began at – 4:05 p.m.

Conditional Use

28368 - Rick Plewe and Steve Davies are requesting Final Conditional Use and Preliminary Plat approval for Creekside at Honeycut PUD, a 7-lot (formerly 8-lot), single-family PUD Subdivision. This project received a preliminary approval from the Millcreek Planning Commission at the July 10, 2013 meeting. The planning commission requested a review of the CC&R's and detailed open space and landscape plan in a public meeting before giving their final approval. **Location:** 3548 South Honeycut Road (1850-1860 East). **Zone:** R-1-10 (Residential, Single-family, 10,000 square feet minim lot size). **Community Council:** East Mill Creek. **Planner:** Lyle Gibson

Commissioners and Counsel had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Rick Plewe

Address: 2045 East Wilmington Avenue

Comments: Feels we are dealing with hypotheticals. His architect did fail to include the trees. They have presented what they are planning on doing and they plan to move forward with their buyers. The trees would be maintained on lot 7. Some trees need to be maintained and would be counterproductive to remove them. Entry lighting on the posts, may adjust to go lower. Playground would include oaks with intent to maintain them, this would create a

canopy. They have modified lot lines on 1, 2 and 3 so that it would be within the 100 foot line. Worked with the neighbor Craig Poulton in a private matter and all of his concerns have been addressed.

Commissioner Janson made some comments.

PUBLIC PORTION OF MEETING CLOSED

Commissioners, Counsel and Staff had a brief discussion.

PUBLIC PORTION OF MEETING REOPENED

Speaker #2: Applicant

Name: Steve Davies and Rick Plewe

Address: 2045 East Wilmington Avenue

Comments: Outside of the lot they have no intention of disturbing any of the trees, 2 on the East side will remain. The 2 on the lot will have to be removed for the house. As they sale the lots, they will have to submit a landscape plan for each individual lot. Everything on the North side would stay. They may have to remove some pear trees due to the sewer line. The lighting would be on the homes and there would be no lighting spillover into adjacent properties.

Commissioners had a brief discussion.

PUBLIC PORTION OF MEETING CLOSED

Commissioners, Counsel and Staff had a brief discussion.

Motion: to approve application #28368 subject to the conditions as outlined in staff report, condition #8, there will be no spillover to adjacent neighbors. With respect to mature trees, Lot 7, East trees, 2 of the 4 trees will be preserved, along with compliance to technical review condition #13. Final approval is subject to technical review with staff.

Motion by: Commissioner Stephens

2nd by: Commissioner Parker-Perkins

Vote: Commissioner Van Frank nay, all other commissioners in favor

Commissioner Name	For Motion	Against Motion
John Janson	X	
Leslie Van Frank		X
Leslie Riddle	X	
Tom Stephens	X	
Geralyn Parker-Perkins	X	
Ann Ober	X	

28613 - Mitchell Spence is requesting Conditional Use approval for the renovation of the Gardner Home and Mill site which has been designated as an historic site per section 19.86.020 of the Salt Lake County Ordinance. **Location:** 1475 East Murphy's Lane (3605 South). **Zone:** R-1-8. **Community Council:** Millcreek. **Planner:** Lyle Gibson

Commissioners and Staff had a brief discussion.

Lyle Gibson gave a statement on behalf of the County in regards to the parcel east of this project, stating that at this time there is not a proposal for a park.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicants Niece

Name: Cherie Gardner Rawlings

Address: 251 North Center, Salt Lake City

Comments: Using the top preservationists and only plans to use as a Single Family Dwelling.

Speaker # 2: Citizen

Name: Sarah Bowman

Address: 1456 East Murphys Lane

Comments: Claims she did not receive notice of the meeting. She states something says small bus tours, since the size of the structure, it can only hold so many occupants upon invitation. She spoke to property owner, and she plans to fix it up and open it up to the public. She would like to be notified if they plan to open it up to the public and if a park is built.

Speaker # 3: Citizen

Name: Lloyd Miller

Address: Millstream

Comments: Curious about a park for kids to play and potentially ride bikes through. He is excited about the improvements.

Speaker # 4: Citizen

Name: Carol Garner

Address: 1435 East Murphys Lane

Comments: Her friend lived in the home and is excited about the up keep, renovation and the statement this will remain a Single Family Dwelling. She doesn't know what steps need to be taken, but wants to be involved.

Speaker # 5: Applicants Niece

Name: Cherie Gardner Rawlings

Address: 251 North Center, Salt Lake City

Comments: Her understanding at the most would be 6 people at a time for tours by invitation of her aunt and uncle.

Commissioners had a brief discussion.

PUBLIC PORTION OF MEETING CLOSED

Motion: to approve application #28613 with 1 condition, organized tours cannot exceed more than 10 people.

Motion by: Commissioner Stephens

2nd by: Commissioner Van Frank

Vote: unanimous in favor

Zone Change

28601 – Elias Haddad is requesting approval of a Zone Change from the C-1 (Neighborhood Commercial) zone to the C-2 (Community Commercial) zone in order to allow for additional uses on the subject property. **Location:** 2905 East 4430 South. **Community Council:** East Mill Creek. **Planner:** David J. Gellner, AICP

Commissioners and Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant and Property Owner

Name: Elias Haddad and Property Owner

Address: 2905 East 4430 South

Comments: No structural changes or addition to building, just renting trucks and trailers. They will not always be there, they come and go. Has been renting trucks out since July, 2012. Always been a gas station, not on a corner with a light so the access is not good. Uhaul serves the community, makes the property sustainable.

Commissioners, Staff and Counsel had a brief discussion.

Speaker # 2: East Millcreek Community Council

Name: Lee Ann Hansen

Address: 3507 Clark Circle

Comments: Recommends approval with conditions and use restrictions.

Speaker # 3: Uhaul spokesperson

Name: Cliff

Address: 55 East 3900 South

Comments: There is a savings of driving, the concern is amount of equipment on the location. Uhaul controls the equipment and determines what he can manage out of his store. Uhaul can restrict amount of equipment.

Commissioners and Staff had a brief discussion

Speaker # 4: Citizen

Name: Kathryn Young

Address: 4403 South 2950 East

Comments: Concerned it would be easier for other areas to change the zones to a C-2. She thinks moving trucks is very different from what has been there in the past.

Speaker # 5: Applicant

Name: Elias Haddad

Address: 2905 East 4430 South

Comments: He believes the area has embraced the change. Rental trucks have been a lifeline for the location, fuel has suffered.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and Counsel had a brief discussion.

Motion: to deny application #28601 of the zone change. C-2 is inappropriate for the area.

Motion by: Commissioner Stephens

2nd by: Commissioner Riddle

Vote: Commissioner Ober and Commissioner Van Frank nay, all other commissioners in favor.

Commissioner Name	For Motion	Against Motion
John Janson	X	
Leslie Van Frank		X
Leslie Riddle	X	
Tom Stephens	X	
Geralyn Parker-Perkins	X	
Ann Ober		X

25638 - Planning and Development Services is seeking a recommendation for approval for the adoption of the Bicycle Best Practices into Salt Lake County General Plans. The Bicycle Best Practices would be applicable to all unincorporated areas of Salt Lake County. The purpose of the Bicycle Best Practices is to provide Salt Lake County with a county-wide bicycle planning framework and design resource. **Planner:** Will Becker

Commissioners and Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

No one from the public was in attendance to comment.

PUBLIC PORTION OF MEETING CLOSED

Motion: to continue application #25638 to the next meeting date.

Motion by: Commissioner Van Frank

2nd by: Commissioner Ober

Vote: unanimous in favor

OTHER BUSINESS ITEMS

Began at – 6:50 p.m.

Work Session –

Meadowbrook/3900 South - Scenarios process and vision as part of the Wasatch Choice for 2040 process. **Presenter:** Ryan Beck with Envision Utah

Presentation postponed. Presenter left.

Curb, Gutter, and Sidewalk Project – Potential General Plan & Ordinance Amendments – An approximate 15 minute presentation and discussion regarding the draft public outreach presentation/survey. **Planner:** Lyle Gibson

Commissioners had a brief discussion.

Continued to the next meeting date.

David Gellner advised the next meeting date will be October 16, 2013.

The Business Meeting will begin immediately following the Public Hearings.

BUSINESS MEETING

Meeting began at - p.m.

- 1) Approval of Minutes from the August 14, 2013 meeting

Motion:

Motion by:

2nd by:

Vote:

- 2) Other Business Items (as needed)

MEETING ADJOURNED

Time Adjourned – 6:57 p.m.

DRAFT



**MEETING MINUTE SUMMARY
MILLCREEK TOWNSHIP PLANNING COMMISSION MEETING**

Wednesday, October 16, 2013 4:00 p.m.

Approximate meeting length: 3 hours 47 minutes
Number of public in attendance: 32
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Janson (Chair)

***NOTE:** Staff Reports referenced in this document can be found on the State and County websites, or from Salt Lake County Planning & Development Services.

ATTENDANCE

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent	Planning Staff / DA	Public Mtg	Business Mtg
John Janson – Chair	x	x		Lyle Gibson	x	x
Leslie Van Frank	x	x		Wendy Gurr	x	x
Leslie Riddle - Vice Chair	x	x		Todd Draper	x	x
Tom Stephens	x	x		Curtis Woodward	x	absent
Geralyn Parker-Perkins	x	absent		Will Becker	x	x
Ann Ober	x	absent		Jena Carver	x	x
				Zach Shaw (DA)	x	x

OTHER BUSINESS ITEMS

Began at – 4:02 p.m.

PUBLIC HEARINGS

Hearings began at – 4:04 p.m.

Commissioner Riddle arrived at 4:04 pm.

Conditional Use –

28625 - Gus Sharry – Conditional Use application for the creation of a new Parking Lot – Location: 3902 South Main Street. **Zone:** C-2. **Community Council:** Millcreek. **Planner:** Todd A. Draper

Commissioners had a brief discussion.

Commissioner Ober arrived at 4:16 pm.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant
Name: Gus Sharry Canyon Engineering
Address: Park City, Utah

Comments: Prepared to meet staff requirements. Irrigation ditch runs along the south property line with mature vegetation and would like to save some of the vegetation and supplement. Economic development has called this a transition zone. He has proposed a split rail on the Northeast side. The use of the lot will be a stand-alone. There have been discussions leasing to the call center, but would like to be considered a stand-alone.

Commissioner Riddle made a comment.

Speaker # 2: Citizen

Name: Doris Schmidt

Address: 92 North 200 East, Bountiful, Utah

Comments: Owns a property to the West and is concerned with the lighting and packed snow for her residents.

Speaker # 3: Applicant

Name: Gus Sharry Canyon Engineering

Address: Park City, Utah

Comments: The lighting is in agreement and will make sure the lighting will not trespass and will provide lighting at the South end and possibly a fixture on the Northeast side. The West property will not see any storm water. The West side would have a 20 foot buffer.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and Staff had a brief discussion.

Motion: to approve application #28625 with the existing 6 conditions, as well as, 3 additional conditions as follows: no spillover of lighting to residence, drainage from storm water directed away from the west end and applicant remove entrance from 3900 South.

Motion by: Commissioner Van Frank

2nd by: Commissioner Riddle

Vote: unanimous in favor

Ordinance Amendment

28640 – Salt Lake County is considering amendments to Salt Lake County Ordinances 19.04.235, 19.14.020, and 19.14.030 to limit the scope of “animals and fowl for family food production” and to make that land use a conditional use rather than a permitted use in the R-1-21 and R-1-43 zones in order to allow planning commission review and approval with the imposition of conditions of approval as necessary to mitigate the impacts of the introduction of farm animals into residential areas. **Community Council:** All. **Planner:** Curtis Woodward

Commissioners, Staff and Counsel had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

No one from the public was present to speak on this matter.

PUBLIC PORTION OF MEETING CLOSED

Motion: to continue application to the November 13th meeting date to hear back from other Communities and the Community Councils.

Motion by: Commissioner Ober

2nd by: Commissioner Van Frank

Vote: unanimous in favor

PUD –

28614 - Eric Saxey of Everest Builders – Residential Planned Unit Development (8 units) to be known as the Olympus View Townhomes. **Location:** 1451 East 3900 South. **Zone:** RM. **Community Council:** Millcreek. **Planner:** Todd A. Draper

Commissioners and Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Citizen

Name: Neil Lemmon

Address: 3857 South Lemmon Lane

Comments: He and his mother have many concerns. They live at the end of the lane. He has advised the applicant this shouldn't be allowed. The boundary line and the fence have been there for 50 years. Three homes will be torn down. Claims the fence will be put clear up to his mother's house and he doesn't feel they should fit 8 units, possibly 6 would be more fitting. They will have to drive through a parking lot to get to Lemmon Lane.

PUBLIC PORTION OF MEETING CLOSED

Motion: to continue application #28614 to the January 15, 2014 meeting.

Motion by: Commissioner Stephens

2nd by: Commissioner Van Frank

Vote: unanimous in favor

28633 – Skylar Tolbert of Ivory Development – Residential Planned Unit Development (10 units) to be known as the Eagles Landing. **Location:** 3393 E. Upland Drive (3760 South). **Zone:** R-1-8. **Community Council:** East Millcreek. **Planner:** Lyle Gibson

Commissioners and Counsel had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Skylar Tolbert of Ivory Development

Address: 978 East Woodoak Lane, Murray, Utah

Comments: Every home will have a 2 car garage with 2 additional spaces. As far as recreation, they chose to have a massive green space, feels this would be an active adult community. The PUD will take care of storm water, as this is on a slope. Has access off Upland Drive.

Commissioner Janson had a question for the applicant.

Speaker # 2: East Millcreek Community Council

Name: Lee Ann Hansen

Address: 3507 Clark Circle

Comments: Positive recommendation

Speaker # 3: Skyline Community Council

Name: Mary Draper

Address: 3838 Ruth Drive

Comments: They had some concerns. There is a freeway onramp and the High School near the property and it is located on a crazy corner of the road, very dark and very busy. The school and PTA agree that this development must be accessed from Virginia Way. Developer can put this on a plat map and include in the CC&R's about the High School activities at the school. Timing of construction should be required during non-school months.

Commissioners and Counsel had a brief discussion.

Speaker # 4: East Millcreek Community Council-Speaking as a private citizen

Name: Blake Keithley

Address: 3682 South 2175 East

Comments: This property is an island. The PUD is to enhance the development. Might be a storm water issue, might be good policy to add a drain to vent the water. Suggest possible vegetation around parameter. He recommends approval.

Speaker # 5: Citizen

Name: Deirdre Paulsen

Address: 3142 Del Mar Drive

Comments: She is thrilled with this proposal. With the exit on Virginia Way, occupants would have direct exit to freeways. Everyone she has talked to in the community is in support of this.

Speaker # 6: Applicant

Name: Skylar Tolbert of Ivory Development

Address: 978 East Woodoak Lane, Murray, Utah

Comments: Doesn't feel there is a traffic problem, nor will the 10 units increase traffic. They have standard disclosure language that the residents will sign and acknowledge they are moving next to a high school. They would love a 35 foot barrier. They plan to keep as many mature trees as they can if they are outside of the building and will bring in an arborist.

Commissioners had a brief discussion.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion.

PUBLIC PORTION OF MEETING REOPENED

Speaker # 7: Applicant

Name: Skylar Tolbert and Chris Gabrieles of Ivory Development

Address: 978 East Woodoak Lane, Murray, Utah

Comments: They want in and out when building as quickly as possible. They don't believe there will be an issue with the timing of deliveries and construction.

Commissioners had a brief discussion.

Speaker # 8: Skyline Community Council

Name: Mary Draper

Address: 3838 Ruth Drive

Comments: School would appreciate any process put in place.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion.

Motion: to approve application #28633 with staff conditions and add 2 conditions, applicant appoint a specific liaison to work with skyline community council 24/7 and no deliveries in and out of the property between 7:15 am and 7:40 am when school is in session.

Motion by: Commissioner Van Frank

2nd by: Commissioner Stephens

Vote: Commissioner Perkins and Commissioner Janson nay, all other Commissioners in favor

Commissioner Name	For Motion	Against Motion
John Janson		X
Leslie Van Frank	X	
Leslie Riddle	X	
Tom Stephens	X	
Geralyn Parker-Perkins		X
Ann Ober	X	

Commissioners Perkins and Ober excused themselves at 6:35 pm

Subdivision –

28628 – Brandon Bickmore is requesting approval for standard 4-lot subdivision. **Location:** 3025 S. Kenwood St. (1765 East). **Zone:** R-1-8. **Community Council:** Canyon Rim. **Planner:** Lyle Gibson

Commissioners and Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Brandon Bickmore

Address: 11 Snow Forest Lane, Sandy, Utah

Comments: His plan is to build two homes on the smaller lots and his personal home on the larger lot.

Commissioner Janson had a suggestion for the applicant.

Speaker # 2: Citizen

Name: Cathy Redd

Address: 3003 Kenwood St.

Comments: She likes the plan, questioned the sump area and if it would be connected to the sewer and what are they going to do with the sewer. She suggests he not add a sidewalk.

Staff addressed concerns.

PUBLIC PORTION OF MEETING CLOSED

Motion: to approve application #28628 as presented.

Motion by: Commissioner Stephens

2nd by: Commissioner Riddle

Vote: unanimous in favor (of commissioners present)

Continued from September 11, 2013 –

25638 – Planning and Development Services is seeking a recommendation for approval for the adoption of the Bicycle Best Practices into Salt Lake County General Plans. The Bicycle Best Practice would be applicable to all unincorporated areas of Salt Lake County. The purpose of a Bicycle Best Practice is to provide Salt Lake County with a critical bicycle planning and design resource. **Planner:** Will Becker

Commissioners and Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

No one from the public present to speak.

PUBLIC PORTION OF MEETING CLOSED

Motion: to recommend approval of application #25638 to the County Council for adoption in the general plans.

Motion by: Commissioner Stephens

2nd by: Commissioner Riddle

Vote: unanimous in favor (of commissioners present)

WORK SESSION began at 7:11 p.m.

Informational Items –

- 1) **28351** – Adam Maher - 24-unit phased PUD – Previously Approved. **Planner:** Lyle Gibson

Applicant inquired about adding doors and windows where in the shipping process, they do run into issues with rust and dents.

Commissioner Janson thought that was a good idea, considering they had no plans to add windows to the side.

Will have this added to the November 13th Agenda.

- 2) **2014 Millcreek Sidewalk Projects** – update on plans and involvement of the engineering division regarding sidewalk projects in Millcreek. **Presenter:** Staff

Staff and Commissioners had a brief discussion.

This item will be continued to the November 13th meeting.

- 3) **Complete Streets** – an update regarding the Complete Streets policy. **Presenter:** Staff

Jena does not have an update, nothing has changed.

The Business Meeting will begin immediately following the Work Session.

BUSINESS MEETING

Meeting began at – 7:38 p.m.

- 1) Approval of Minutes from the August 14, 2013 meeting.

Motion: to approve minutes from the August 14, 2013 meeting as presented.

Motion by: Commissioner Stephens

2nd by: Commissioner Riddle

Vote: unanimous in favor (of commissioners present)

2) Approval of Minutes from the September 11, 2013 meeting.

Commissioners, Staff and Counsel had a brief discussion on making changes to the meeting minutes.

The September 11, 2013 minutes are continued to the November 13th meeting.

Motion:

Motion by:

2nd by:

Vote:

3) Other Business Items (as needed)

MEETING ADJOURNED

Time Adjourned – 7:49 p.m.

DRAFT