

CU-23-002 MILLCREEK COMMON NORTH

- PRELIMINARY CONDITIONAL USE PERMIT FOR A MIXED-USE DEVELOPMENT LOCATED IN THE CITY CENTER CONSISTING OF 58 RESIDENTIAL UNITS WITH 9,561 SQUARE FEET OF GROUND FLOOR OFFICE AND RETAIL SPACE
- LOT SIZE IS .92 AC/40,420 SQUARE FEET
- LOCATED AT APPROXIMATELY 1352 EAST CHAMBERS AVENUE
- BY COTTONWOOD RESIDENTIAL



RESIDENTIAL UNIT COUNT

(5) 3BEDS
 (43) 2BEDS
 (10) 1BEDS
 58 UNITS TOTAL

COMMERCIAL SQUARE FOOTAGE

6,935 SF OFFICE
 2,626 SF RETAIL

SUMMARY TABLE

LOT COVERAGE % - 33,500SF/44,073 SF(PRE-DEDICATION
 LOT SIZE- CURRENT SIZE IS 40,420SF)=
 76% OF SITE BEFORE DEDICATIONS

OPEN SPACE - 1,720SF PLAZAS AT LEVEL 1
 6,415 SF PRIVATE AT LEVEL 2 = 24%

AMENITY SPACE - 2,469 SF @ LEVEL 2

UNITS WITH BALCONIES = 100%

SEE ELEVATIONS FOR MATERIAL AND GLAZING
 PERCENTAGES

PARKING REQUIRED

(5) 3BEDS x 2 Stalls/Unit = 10 Stalls
 (43) 2BEDS x 1.5 Stalls/Unit = 64.5 Stalls
 (10) 1BEDS x 1.5 Stalls/Unit = 15 Stalls
 (58) UNITS TOTAL X .33 Guest = 19.14 Stalls
 6,935 SF OFFICE x 3/1,000SF = 20.81 Stalls
 2,626 SF RETAIL x 3/1,000SF = 7.88 Stalls
 138 Stalls Required Before Shared Parking

111 Stalls Required With Shared Parking
 (see table for breakdown)

18.1% Parking Reduction From Shared Parking Table

PARKING PROVIDED

113 GARAGE SHARED STALLS(Including 2 Accessible Stalls)

NOT INCLUDED IN PARKING TOTAL ABOVE-
 2 Accessible Garage Residential Stalls

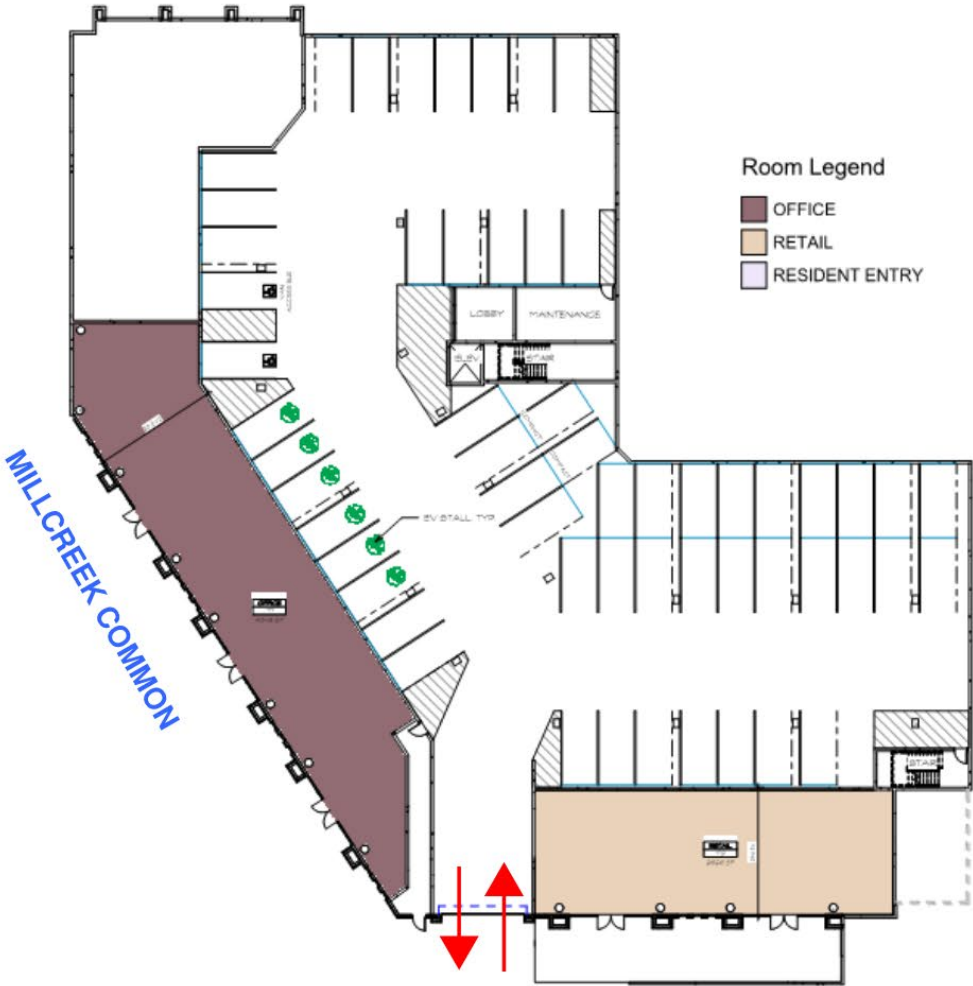
115 Parking Stalls Total Including 12 EV Stalls Provided(10%)

Exceeds Shared Parking Table Recommendation

GENERAL LAND USE CATERGORY		WEEKDAYS			WEEKENDS		
		12a.m.— 7a.m.	7a.m.—6p.m.	6p.m.—12a.m.	12a.m.—7a.m.	7a.m.—6p.m.	6p.m.—12a.m.
<input type="checkbox"/>	Office & Industrial	5%	100%	5%	0%	5%	0%
<input type="checkbox"/>	Retail	5%	100%	80%	5%	100%	60%
<input type="checkbox"/>	Restaurant	50%	70%	100%	70%	50%	100%
<input type="checkbox"/>	Hotel	100%	65%	100%	100%	65%	100%
<input type="checkbox"/>	Residential	100%	50%	80%	100%	75%	75%
<input type="checkbox"/>	Theater/entertainment	5%	20%	100%	5%	50%	100%
<input type="checkbox"/>	Place of worship	0%	30%	50%	0%	100%	75%
USE	Required Parking						
LU 1	Office (20.81 Spaces)	1.04025	20.805	1.04025	0	1.04025	0
LU 2	Retail (7.88 spaces)	0.3939	7.878	6.3024	0.3939	7.878	4.7268
LU 3	Residential (108.64 spaces)	108.64	54.32	86.912	108.64	81.48	81.48
	Total	111	84	95	110	91	87

WOODLAND AVENUE

- The development would include residential units in 5 stories of wood frame construction over a 2-level above-grade parking structure wrapped in commercial space facing Woodland Ave, Chambers Ave, and Millcreek Common.



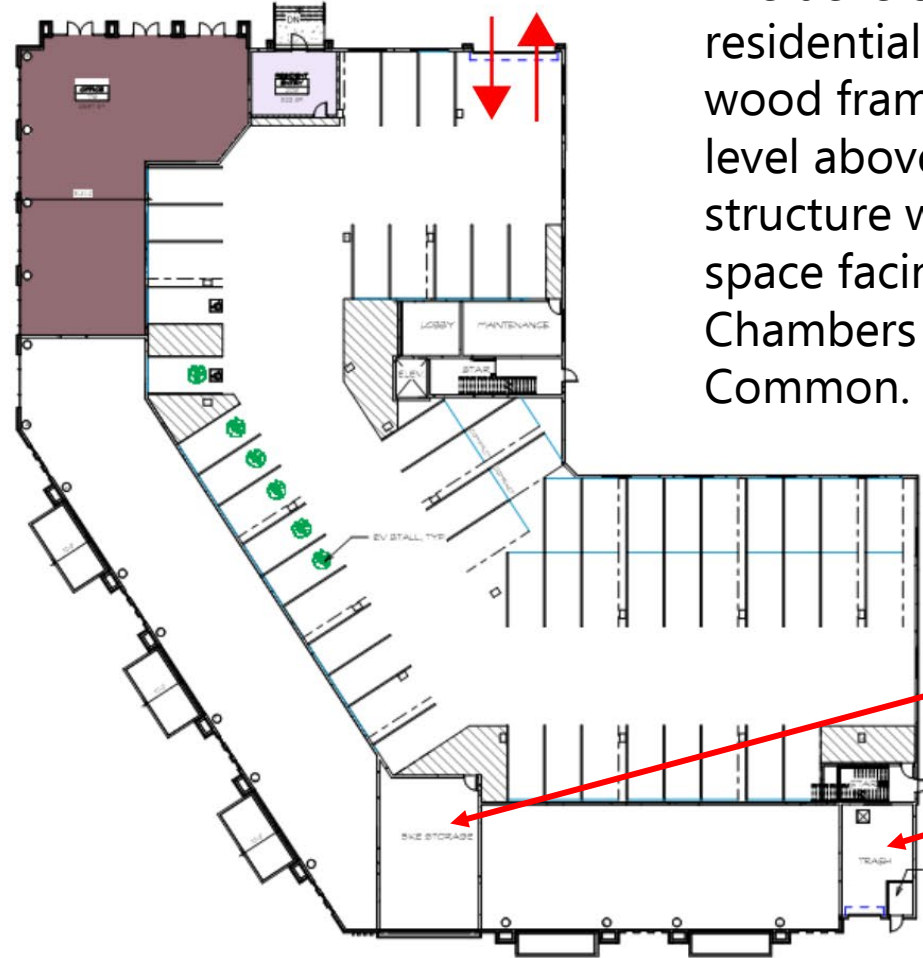
MILLCREEK COMMON

Room Legend

- OFFICE
- RETAIL
- RESIDENT ENTRY

CHAMBERS AVENUE

1 LEVEL P1
A1.01 SCALE 1/16" = 1'-0"



BIKE STORAGE

TRASH PICK-UP

COMMERCIAL SQUARE FOOTAGE	
6,935 SF	OFFICE
2,626 SF	RETAIL

2 LEVEL 1
A1.01 SCALE 1/16" = 1'-0"



MEETS MAXIMUM HEIGHT REQ


- The grade change from East to West makes the building 6 stories above grade on the North side and 7 stories as you head to the South with peak elevations just shy of 75 feet.



2 OVERALL WEST

STREET LEVEL GLAZING = 50%

WOODLAND FACING SOUTHEAST

OVERALL MATERIAL LEGEND	
	FIBER CEMENT SIDING
	STONE VENEER
	GLAZING
	CONCRETE
	STONE VENEER



OVERALL MATERIAL LEGEND

- FIBER CEMENT SIDING
- STONE VENEER
- GLAZING
- CONCRETE
- STONE VENEER

CHAMBERS/COMMON FACING NORTHEAST



- The proposed mixed-use building is adjacent to Millcreek Common Phase 2 and situated between Woodland Avenue and Chambers Avenue where final design which has not yet reached its final design is pending further work with other development partners and the City.
- While the final design is pending, Millcreek, Cottonwood Residential, and the Boyer Group agreed to jointly coordinate the development of Woodland Avenue and Millcreek Common Phase 2, with the Boyer Group taking the lead on the civil and landscape design.
- The agreement to coordinate the design of Woodland and how it ties into Phase 2 of Millcreek Common helps ensure the look and feel of the Common and makes strategic sense to develop it in its entirety instead of separate portions over time.



MILLCREEK COMMON

DECEMBER 21, 2022





















GROUND FLOOR RETAIL
 METAL BARS TO SHIELD
 SEATING & FIRE FIT
 SEAT WALL
 TRANSITION TO ZERO CURB
 DECORATIVE CONCRETE
 STREET LIGHTS (TYP)

ROCKY MOUNTAIN POWER VAULT
 RIGHT TURN POCKET
 TRANSITION TO ZERO CURB
 ACCESS TO COMMON PVP
 DISTRICT SIGN
 THE LARGEST CLIMBING WALL
 IN THE ENTIRE WORLD

PUBLIC MARKET
 SHARED PARKING STRUCTURE
 ANNUAL COLOR
 TOWERBASKET
 THE MILESTONE
 THE PAVED

STREET FENCE
 GROUND FLOOR
 RETAIL

PUBLIC ART ALLEY
 PUBLIC ART
 ANGLE PARKING
 STREET LIGHT (TYP)
 DECORATIVE CONCRETE

DRIVER SIGN
 TRANSITION TO ZERO CURB
 RIGHT TURN POCKET
 3-LEVEL ENTRYEXIT
 PUBLIC AS TAIL RESTAURANT
 TO SHIELD AND LARGE FIRE
 SPACE
 GROUND FLOOR RETAIL
 GROUND FLOOR PADWIDE

ANNUAL COLOR
 TOWERBASKET
 PARKING
 ENTRYEXIT
 UNITY DECK
 NEW ART ALLEY
 ACCESS

ANNUAL COLOR
 TOWERBASKET
 EXISTING PARKING

PHASE 3
 Common Ph. 3

PHASE 2

PHASE 1

WESCO

BOYER

The Kathmandu

Boma Bar

Twisted Sugar

Core Power
 Yoga

Shred 415

Peak
 Day
 Spa

FIKA

Bomerangs

Savant

T-Mobile

Ivy Interiors

Crown Burgers

City Hall

PARKING
 STRUCTURE

The Westerly

Common North

Common East

Tres Hombres

RICHMOND 1300 EAST

MILLER

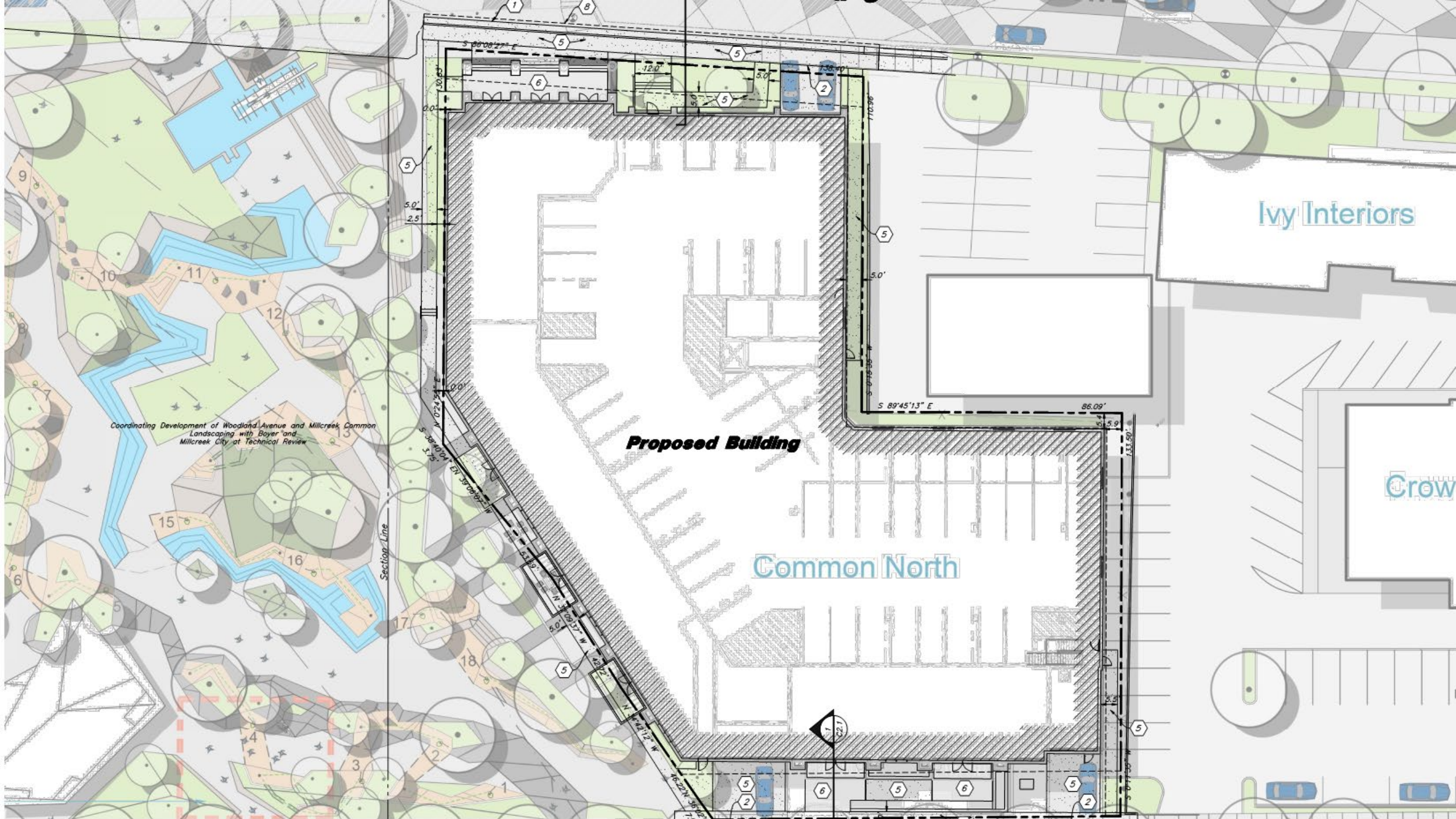
WOODLAND

HIGHLAND DRIVE

CHAMBERS AVE

CHAMBERS

3300 SOUTH



Coordinating Development of Woodland Avenue and Millcreek Common
Landscaping with Boyer and
Millcreek City at Technical Review

Proposed Building

Ivy Interiors

Crow

Common North

Section Line



COMMUNITY COUNCIL RECOMMENDATION

At their regularly scheduled meeting on Tuesday March 7, 2023, the **Millcreek Community Council** voted to recommend approval of application CU-23-002 with a vote of 9-2.

Due to the project location being within 600 feet of the Canyon Rim Citizens Association boundaries, they were asked to provide a recommendation to the Planning Commission. At their regularly scheduled meeting on Wednesday March 1, 2023, the **Canyon Rim Citizens Association** voted unanimously (11-0) to recommend approval of application CU-23-002.



3330 South 1300 East • Millcreek, UT 84106
Chairman: Jamie Walker

15 March 2023

To: Millcreek Planning and Zoning Comm.

Subject: CU-23-002: A mixed-use development located in the City Center consisting of 58 residential units with 9,561 square feet of ground floor office and retail space. (1353 E. Chambers).

This application was reviewed by the Millcreek Community Council at its 7 March 2023 monthly meeting.

Cottonwood Residential is the developer, and was represented by Tyler Morris. The residential units will be rentals. The project is five stories of residential units over underground parking. It will also include street level businesses that will front the park. The size of the units is 43 two bedroom, 10 one bedroom and 5 three bedrooms. There will be 10 electric vehicle (EV) parking stalls. The time required for construction is estimated to be 6 months to create plans and 2.5 years to finish the building.

The Council voted to recommend approval of the CU-23-002 mixed-use development located in the City Center consisting of 58 residential units with 9,561 square feet of ground floor office and retail space. (1353 E. Chambers). Motion by Robert Brough, seconded by Dan Donahoe, and approved by vote of 9 to 2 of 11 members present.

Sincerely,

A handwritten signature in black ink, appearing to read "Quentin Thomas Wells".

Quentin Thomas Wells
for the Council

STAFF RECOMMENDATION

Based on the staff report and recommendations from the community councils, staff is recommending that Planning Commission grant preliminary conditional use approval of application CU-23-002 with the conditions of approval located in the staff report

MODEL MOTION

I move,

Based on the staff report and recommendations from the community councils, to grant preliminary conditional use approval of application CU-23-002 with the conditions of approval located in the staff report

Rezone

R-2-10 to R-M

File # ZM-22-013

3956-3960 S 300 E

APPLICANT: DWIGHT YEE



Proposal and Vicinity

The applicant is seeking to rezone two parcels from the R-2-10 (Medium Density Residential Zone) to the R-M (Multifamily Residential Zone) to accommodate a 14-unit townhome development. The parcels are located at 3956 S 300 E and 3960 S 300 E and equal 1.33 acres.

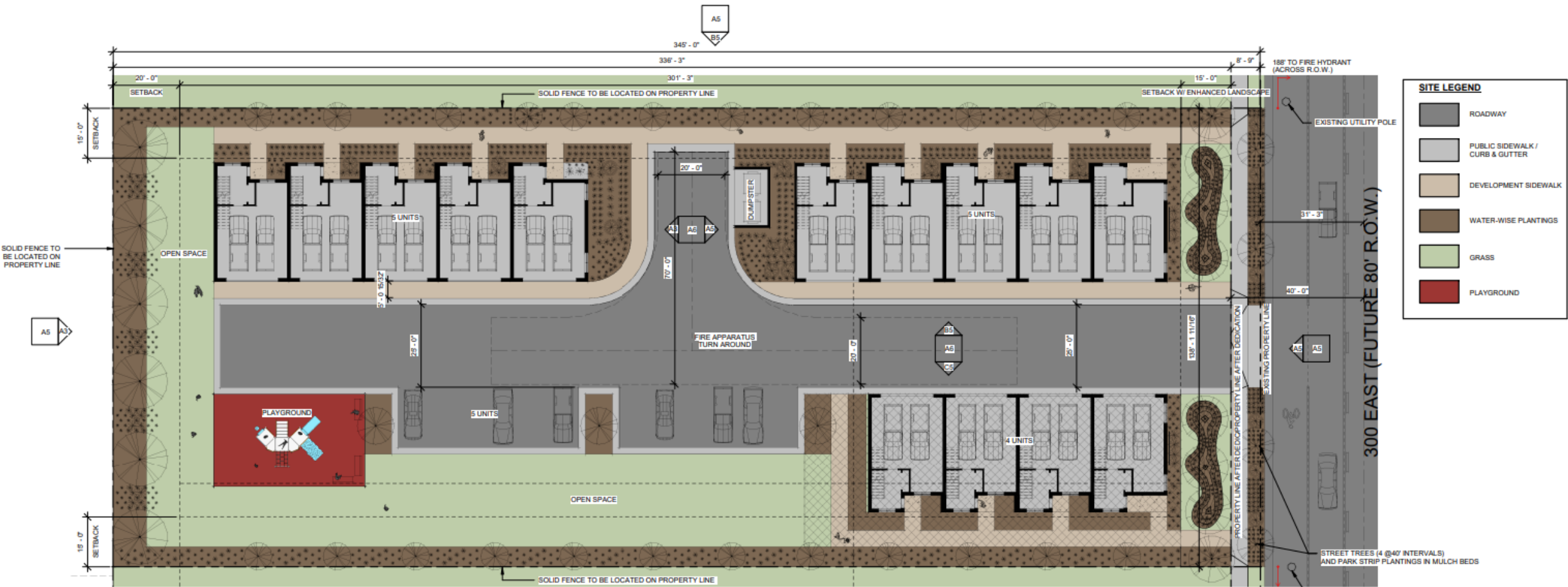
The vicinity is composed of two-family dwelling and neighborhood commercial properties to the north, Multi-family buildings to the south and large-scale commercial to the west of the subjected parcels.



Site Description

- The future project will consist of 14 townhome units capped at 30 feet high, well below the maximum required height in the R-M zone.
- The proposed project's **footprint** is 10,450 SF out of 46,450 SF (1.33 acres), well below the maximum required **lot coverage** of 18,580 SF (40% of total lot size) in the R-M zone.
- The proposed **open space area** is 18,804 SF out of the 46,450 SF (1.33 acres), barely above the maximum required **open space area** of 18,580 SF (40% of total lot size) in the R-M zone.
- A 25-foot private land will be placed for resident's access, with a firetruck turn-around located at the north-end of the property.
- Ten guest parking spots are located near the South property line and meets the required guest parking requirement.
- A fenced kid's playground will be provided as a development amenity.
- Water-wise planting is envisioned to compose most of the landscaping.
- All architectural requirements have been met, including frontage requirements.





SITE LEGEND

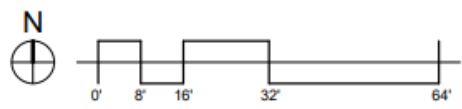
- ROADWAY
- PUBLIC SIDEWALK / CURB & GUTTER
- DEVELOPMENT SIDEWALK
- WATER-WISE PLANTINGS
- GRASS
- PLAYGROUND

LOTS TO NORTH REZONED TO "RM", LOT TO SOUTH REMAINS "R2"
PROPOSED UNITS: 14 TOWNHOUSES (3-BEDROOM UNITS)



TOTAL LOT AREA: 46,450 SF
 MINIMUM OPEN SPACE: 40% = 18,580 SF (18,804 PROVIDED)
 MAXIMUM LOT COVERAGE: 40% = 18,580 SF
 BUILDING FOOTPRINT TOTAL: 10,450 SF
 MINIMUM LOT AREA PER UNIT: 2,000 SF/UNIT = 23 UNITS
 PROPOSED DENSITY: 3,318 SF/UNIT = 14 UNITS

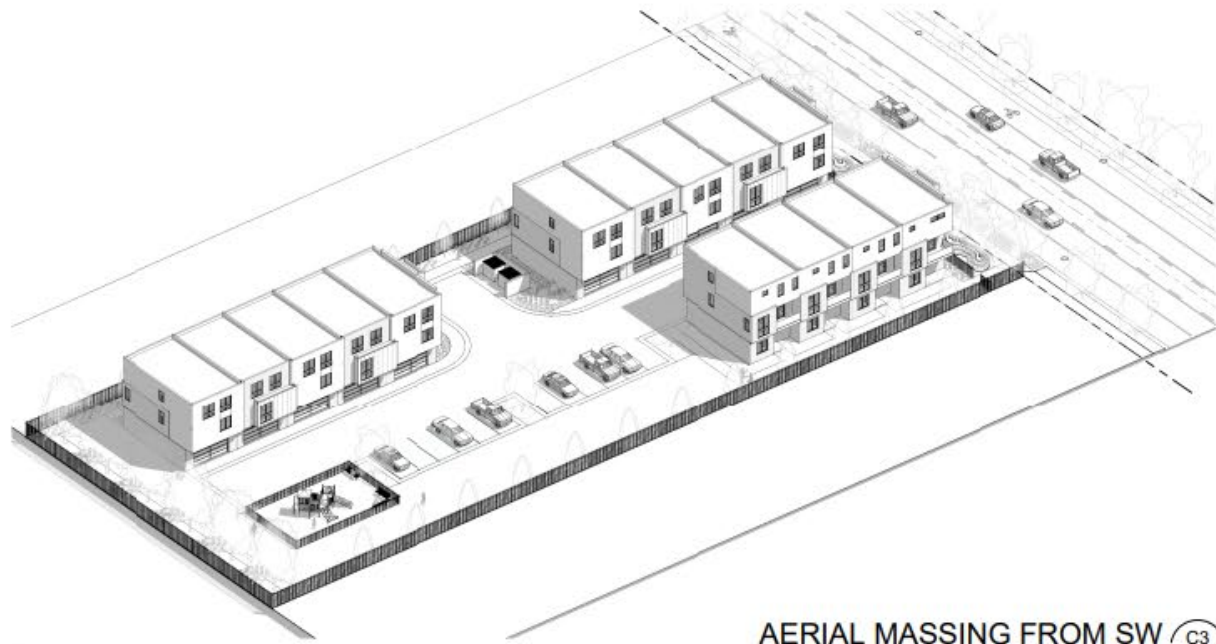
PARKING TABLE	
RATES:	2-BEDROOM UNIT = 2 STALLS / UNIT 3-BEDROOM UNIT = 2.5 STALLS / UNIT GUEST PARKING = .33 STALLS / UNIT
RESIDENT PARKING:	(14) 3-BEDROOM UNITS X 2.5 = 35 STALLS
GUEST PARKING:	(14) UNITS X .33 = 4.62 STALLS
TOTAL PARKING:	35 + 4.62 = 39.62 STALLS = 40 STALLS PROVIDED



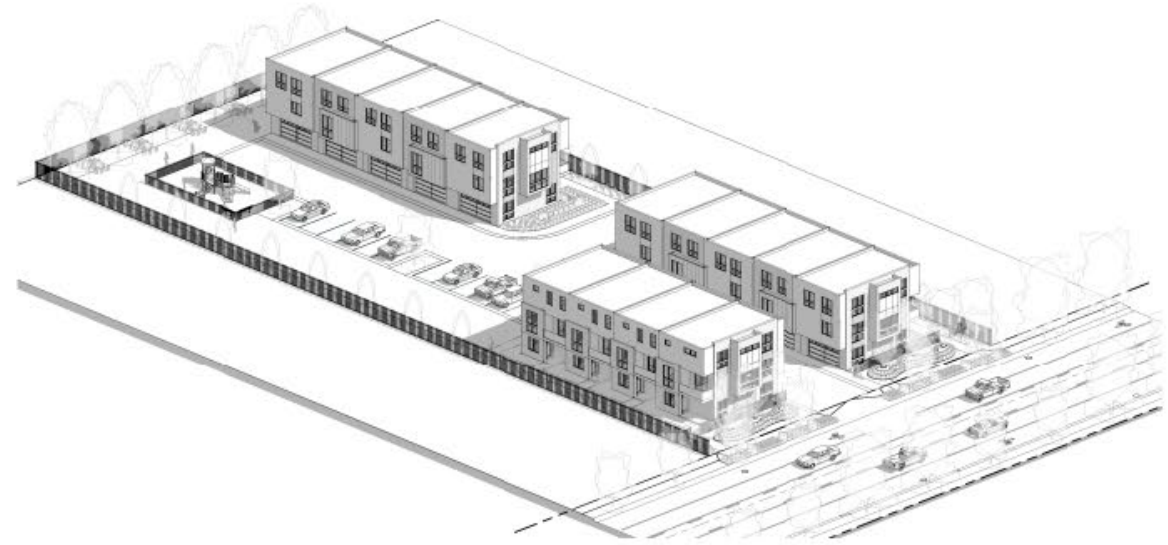




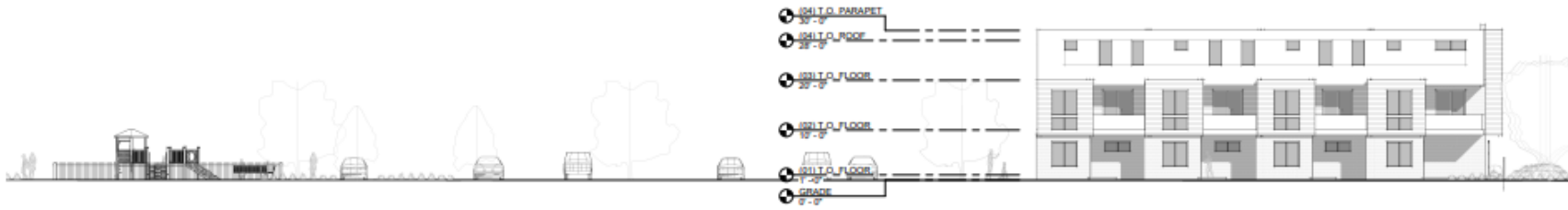




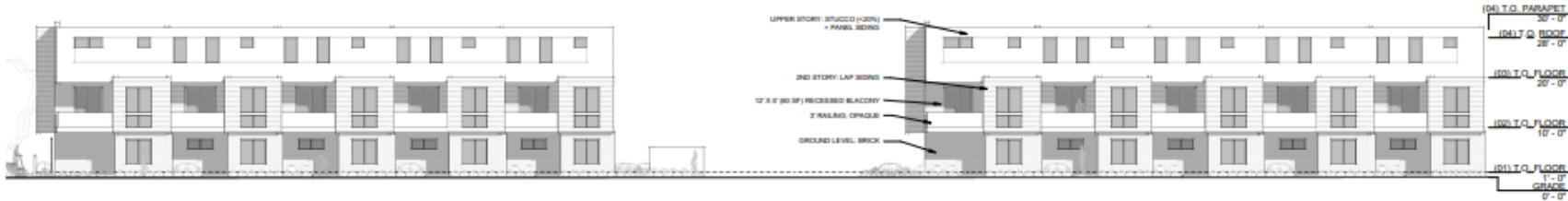
AERIAL MASSING FROM SW C3
A1



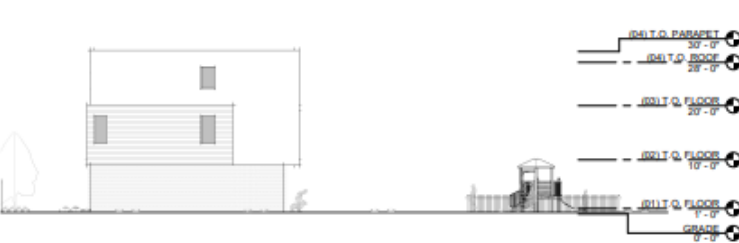
AERIAL MASSING FROM SE C5
A1



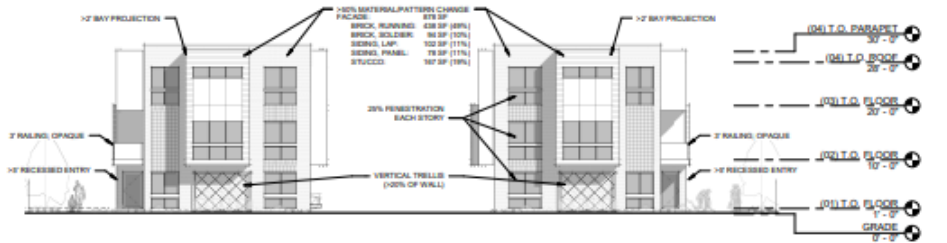
PROJECT SOUTH ELEVATION CS
AS
3/32" = 1'-0"



PROJECT NORTH ELEVATION BS
AS
3/32" = 1'-0"



PROJECT WEST (REAR) ELEVATION A3
AS
3/32" = 1'-0"



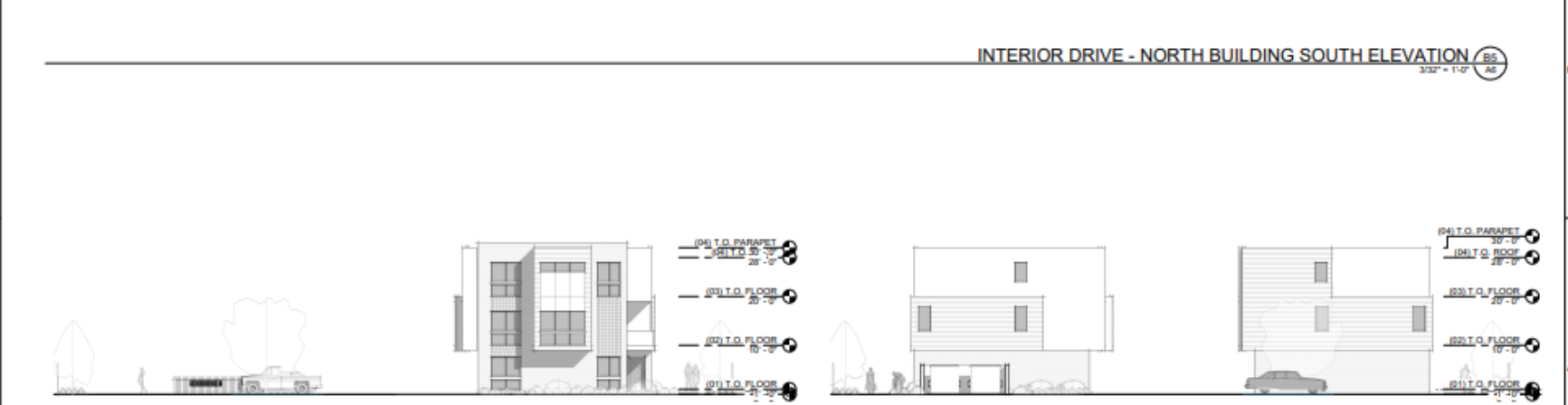
PROJECT EAST (300 EAST FRONTAGE) ELEVATION A5
AS
3/32" = 1'-0"



INTERIOR DRIVE - SOUTH BUILDING NORTH ELEVATION (CS)
3/32" = 1'-0" AE



INTERIOR DRIVE - NORTH BUILDING SOUTH ELEVATION (BS)
3/32" = 1'-0" AE



INTERIOR DRIVE - WEST BUILDING EAST ELEVATION (A3)
3/32" = 1'-0" AE

INTERIOR DRIVE - EAST BUILDINGS WEST ELEVATIONS (A5)
3/32" = 1'-0" AE

Future Land Use (General Plan)

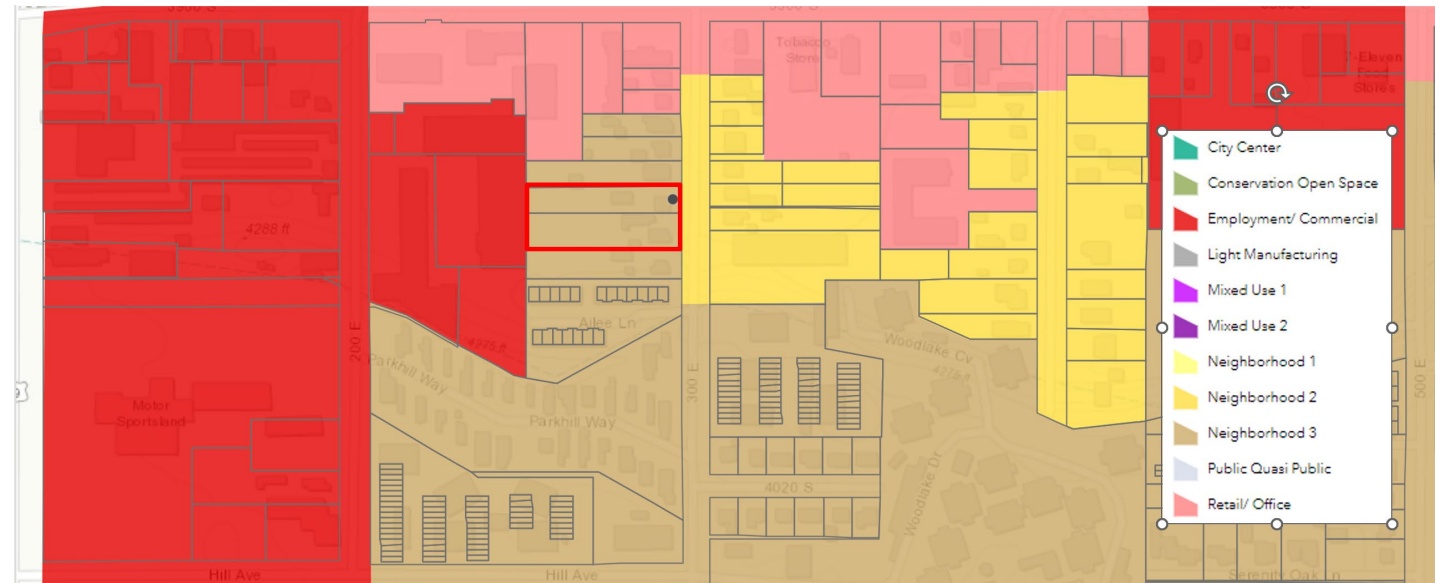
NEIGHBORHOOD 3

Primary: Multifamily apartments or condominiums.

Secondary: Townhomes or duplexes, neighborhood retail, restaurants, public facilities, senior services, parks, recreation facilities, community gardens, schools, and places of worship. Secondary uses should be along major corridors.

Typically 18 – 35 dwelling units per acre. Development in multifamily neighborhoods is generally between 3 to 4 stories and is located within a ¼ of a high-frequency transit stop (transit corridor or bus route that serves the corridor every 15 min. or less, or has overlapping bus routes).. Development abutting lower-intensity, established residential neighborhoods should provide transitions in massing and height.

- A mix of higher density housing types located in areas that are proximate to retail, health and human services, schools, parks, employment, and public transit.



Findings and Conclusions:

Based on the findings listed within the staff report, the following conclusions can be made:

1. A multifamily use would be in harmony with the current land use designation because the general plan designation for these parcels is under “*Neighborhood 3*”, which its primary intended use is for multi-family apartment and condominiums.
2. The number of units shown within the proposed concept plan would be below the maximum density contemplated by the general plan because the applicant is proposing 14 units in 1.33 acres, well below the designated density for the “*Neighborhood 3*” category, which is 18-35 units per acre.
3. A development agreement may best ensure the type, scale, style, materials, orientation, dedication, utilities easements, access, phasing, and other aspects pertaining to the future development of these properties, where the underlying zoning and land use ordinances may be insufficient; Therefore, a development agreement may be in place to ensure development design and layout of the property.
4. All development will be required to meet the minimum zoning and land use ordinances; to which the concept plan may likely evolve from what is currently presented for this rezone application.



Community Council Response



MILLCREEK
Community Council

3330 South 1300 East • Millcreek, UT 84106
Chairman: Jamie Walker

15 March 2023

To: Millcreek Planning and Zoning Comm.

Subject: ZM-22-013: Application to rezone the parcels located at 3956- 3960 S 300 E from R-2-10 to R-M to accommodate a proposal to build a 14-unit townhome development.

This application was reviewed by the Millcreek Community Council at its 7 March 2023 monthly meeting.

The project is planned to be 14 townhomes 2-3 bedrooms each with 2-car garages for rent. The height of townhomes will not exceed 30 feet. The proposal meets open space requirements, and will include a playground.

A neighborhood meeting was held November 22, 2022. Two or three neighbors attended. None were against the proposal, and two said they were considering similar projects with property they own. No neighbors spoke at the MCC meeting either for or against this project.

All aspects of the project were deemed acceptable and the Council feels this project will be a welcome addition to the city's housing.

The Council voted unanimously to recommend approval of the ZM-22-013 Application to rezone the parcels located at 3956- 3960 S 300 E from R-2-10 to R-M. Motion by Quentin Wells, seconded by Allen Sowards, and approved unanimously by 11 members present.

Sincerely,

Quentin Thomas Wells
for the Council



Recommendation

Based on the Findings and Conclusion listed within the staff report, I move that the Planning Commission approves rezone application file number ZM-22-013, as proposed.



Columbian Court Lot Boundary Adjustment

File # LB-23-001
3600 S 1300 E

Applicant: Hung-Shih Chou
Presented by: Katie Larsen



Vicinity Map



Findings:

The applicant is seeking approval to adjust the boundary lines of units 5 & 6 in the Columbian Court Condominium Subdivision.

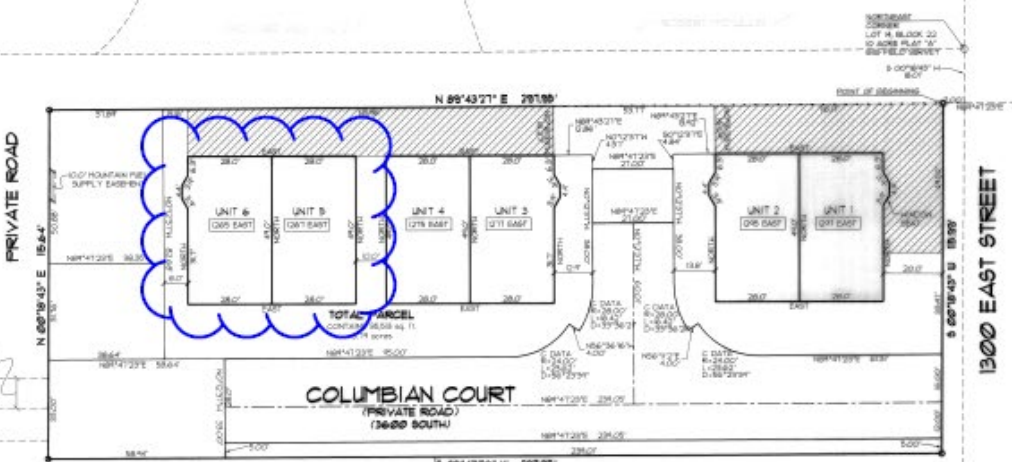
- Any Lot Boundary Adjustment must comply with City Code 18.08.030 & Utah Code 10-9a-608 (1)&(2).
- The owner of the properties involved within this application has filed the application and provided signed owner's affidavits stating that they are the rightful owner of said properties.
- The proposed lot line adjustment will not result in a violation of the Millcreek's land use or zoning ordinances, including setbacks, lots size, easements, etc.
- The application includes an accurate legal description of both the original properties and the adjusted legal description of each proposed property; both of which have been prepared by a licensed surveyor and/or engineer.
- The proposed lot line adjustment does not seek to add or subtract any land to/from the recorded subdivision, affect a public right-of-way, or create any additional lots.
- Notification was given to the adjacent property owners and property owners within the recorded subdivision, at least 10 days prior to the public meeting, as required by local and state codes.
- There are known CC&R's. Millcreek does not govern any such private documents if any such documents exist, whereupon it is the sole responsibility of the homeowners to pursue, govern, or enforce such documents privately, if at all.
- The applicant has agreed to extend the private drive aisle to allow for access to all units.
- The project is associated with an original Conditional Use Approval issued in 2008 by Salt Lake County.



COLUMBIAN COURT CONDOMINIUM

LOCATED IN THE NORTHEAST
OF SECTION 32
TOWNSHIP 1 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

3545 SOUTH



1300 EAST STREET

BROOKSHIRE DRIVE

COLUMBIAN COURT
(PRIVATE ROAD)
(3600 SOUTH)

STREET FRONTAGE
3500 SOUTH 4
1500 EAST
SUB 4 71
150000

STREET FRONTAGE
3500 SOUTH 4
1500 EAST
SUB 4 71
150000

GRAPHIC SCALE



DEDICATION OF COMMON AREA AND UTILITY EASEMENTS.

The landowner of the property... shall provide... water, sewer, irrigation and drainage lines and appurtenances... shall be the responsibility of the owner... shall be the responsibility of the owner...



QUESTOR APPROVES THIS PLAN... FOR THE PURPOSE OF APPROPRIATING THE LOCATION, BOUNDARIES, COURSE, AND DIMENSIONS OF ITS RIGHT OF WAY AND EASEMENTS AND ITS EXISTING FACILITIES. THIS APPROVAL SHALL NOT BE CONSIDERED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS...

NOTE: UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAN MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES...



SALT LAKE CITY LAYTON PLEASANT GROVE
301 East 1000th St. 140 West 1000th St. 700 South Main Street
Suite 200 Suite 200 Pleasant Grove UT 84062
(801) 488-5600 (801) 488-5600 (801) 768-8818
Fax: (801) 288-4448 Fax: (801) 288-4448 Fax: (801) 768-8818



UTILITIES STREET AND ADDRESS FRONTAGE APPROVAL
DATE: 3/15/06
SIGNATURE: [Signature]

PLANNING AND DEVELOPMENT SERVICES DIVISION
ENGINEERING SECTION
DATE: 3/15/06
SIGNATURE: [Signature]

SALT LAKE COUNTY PLANNING & DEVELOPMENT SERVICES
APPROVED THIS 15th DAY OF MARCH, A.D. 2006
BY THE SALT LAKE COUNTY DEVELOPMENT SERVICES DIVISION, THE
RECORD OF SURVEY MAP IS APPROVED AND CORRELATES WITH THE
SALT LAKE COUNTY ZONING ORDINANCE.
DATE: 3/15/06
SIGNATURE: [Signature]

DEVELOPER:
COLUMBIAN COURT LLC
3545 SOUTH 4
SALT LAKE CITY, UT 84114
CONTACT:
KEVIN DORSE
(801) 540-2151

SURVEYOR'S CERTIFICATE

PATRICK M. HARRIS, do hereby certify that I am a Registered Land Surveyor, and that I am duly licensed to practice my profession in the State of Utah. I further certify that by authority of the public I have made a survey of the tract of land shown on this plan and described herein, and that the same is correct and accurate in accordance with the laws of the State of Utah.

COLUMBIAN COURT CONDOMINIUM

I further certify that this plan was prepared in accordance with the laws of the State of Utah and that the same has been surveyed and staked on the ground as shown on this map, and that the building elevations are or will be shown on this plan.

SURVEYOR'S NARRATIVE

I, Patrick M. Harris, do hereby state that I am a Registered Professional Land Surveyor and that I hold certificate no. 226682 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described premises: The Plan of this survey is to provide a Condominium plan to our client, The Board of Directors of the Columbian Court Condominium, and that the same has been surveyed and staked on the ground as shown on this map, and that the building elevations are or will be shown on this plan.

PROPERTY DESCRIPTION

Total Surveyed Parcel:
Beginning at a point on the west line of 1500 East Street said point being South 01°44'42" East 84.25 feet and South 89°41'25" West 7.00 feet from the Northern Corner of Lot 14, Block 25, 10 Acres Plat "A", Big Third Survey, said point of beginning and being more 02°18'45" East 282.04 feet along the 1500 East Street extension line and South 89°41'25" West 40.00 feet from a street corner found at the intersection of 3500 South Street and 1500 East Street, and running:
thence South 02°18'45" East 15.00 feet along the east line of said 1500 East Street,
thence South 89°41'25" West 20.00 feet,
thence North 02°18'45" East 15.00 feet,
thence North 89°41'25" East 20.00 feet to the point of beginning.

Contains 35,534 square feet. 0.79 acres.
March 9, 2006
Date
Patrick M. Harris
License No. 226682



CONSENT TO RECORD

I, the undersigned, hereby consent to the recording of this map of the tract of land described herein as:

COLUMBIAN COURT CONDOMINIUM

in that Condominium project located on east tract of land has caused a survey to be made and the record of survey map consisting of 8 sheets to be prepared and filed herewith, consent to the recording of this record of survey map and submit this property to the Utah Condominium Ownership Act, and does hereby designate all persons whose interests hereunder as private interests intended for the use of the condominium system in Columbian Court Condominium, a Utah Condominium Project for purposes and terms subject to any restrictions and easements of record, dated this 15th day of March, 2006.

Kevin Dorse
MANAGING MEMBER
COLUMBIAN COURT LLC

COLUMBIAN COURT CONDOMINIUM

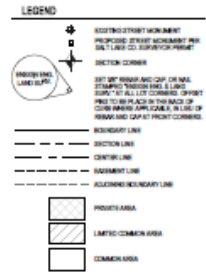
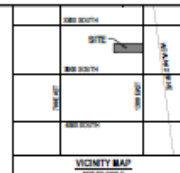
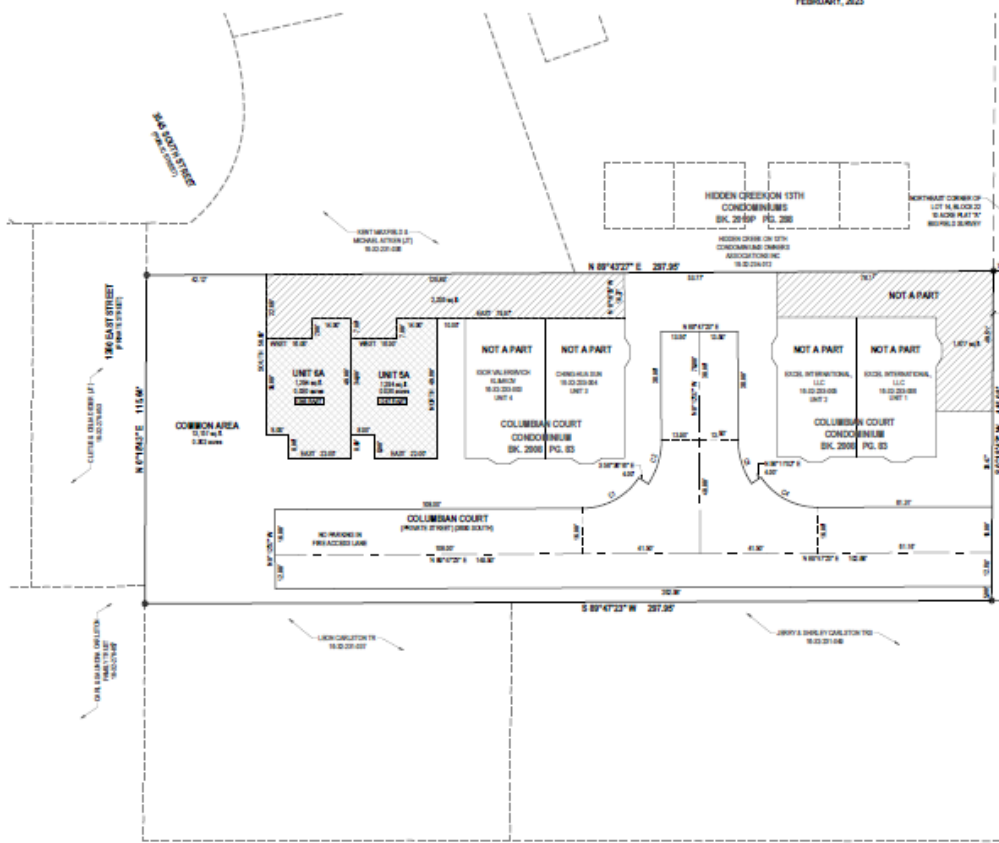
LOCATED IN THE NORTHEAST
OF SECTION 32
TOWNSHIP 1 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



RECORDED # 10347032
STATE OF UTAH COUNTY OF SALT LAKE RECORDED AND FILED AT THE REQUEST OF Columbian Court LLC
DATE: 3/15/06
FEE: \$122.00
BOOK: 2068 PAGE: 83
COUNTY: SALT LAKE COUNTY

COLUMBIAN COURT CONDOMINIUM AMENDED

AMENDING UNITS 5, 6, LIMITED COMMON AREA, AND COMMON AREA OF COLUMBIAN COURT CONDOMINIUM LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN WILLCREEK, SALT LAKE COUNTY, UTAH
FEBRUARY, 2023



CURVE	CHORD	LENGTH	DELTA	MARKING	CHORD
C1	24.00'	23.00'	87.00°00'	WEST/100'	24.00'
C2	24.00'	16.00'	47.90°00'	WEST/100'	16.00'
C3	24.00'	23.00'	87.00°00'	WEST/100'	24.00'

SURVEYOR'S CERTIFICATE
I, **PAULINE HARRIS**, a duly licensed Professional Land Surveyor in the State of Utah and duly licensed in the County of Salt Lake, County of Salt Lake, do hereby certify that I am the author of this survey and that I am a duly licensed Professional Land Surveyor in the State of Utah and duly licensed in the County of Salt Lake. I have personally supervised the work of my assistants and have been personally present at the time of the field work and the preparation of this plan and I am satisfied that the same is a true and correct representation of the facts as shown by the field notes and the original data on which this plan is based. I have not been furnished with any other data or information which would require a change in this plan.

BOUNDARY DESCRIPTION
Beginning at a point on the west line of 1000 East Street and going South 77°07'00" East 10.11 feet and South 87°07'00" East 10.11 feet to the Northeast Corner of Lot 14, Block 22, 15.00 feet East and East of beginning and going South 87°07'00" East 10.11 feet along the 1000 East Street extension and South 87°07'00" East 10.11 feet to a point of beginning. From the point of beginning to the Northeast Corner of 1000 East Street and 1000 East Street, and ending.

OWNER'S DEDICATION AND CONSENT TO RECORD
Excel International, LLC, the owner of the land described above for the benefit hereof.

HDA NOTARY ACKNOWLEDGMENT
STATE OF UTAH, County of SALT LAKE, I, **PAULINE HARRIS**, a duly licensed Professional Land Surveyor in the State of Utah and duly licensed in the County of Salt Lake, do hereby certify that I am the author of this survey and that I am a duly licensed Professional Land Surveyor in the State of Utah and duly licensed in the County of Salt Lake. I have personally supervised the work of my assistants and have been personally present at the time of the field work and the preparation of this plan and I am satisfied that the same is a true and correct representation of the facts as shown by the field notes and the original data on which this plan is based. I have not been furnished with any other data or information which would require a change in this plan.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
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RECORD OF SURVEY
PROJECT NUMBER: 2023-001
DRAWN BY: J.L.
CHECKED BY: J.W.
DATE: 02/02/23

UNIFIED AUTHORITY APPROVAL
ADJOINING APPROVAL
RECORD OF SURVEY

RECORD OF SURVEY
PROJECT NUMBER: 2023-001
DRAWN BY: J.L.
CHECKED BY: J.W.
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DRAWN BY: J.L.
CHECKED BY: J.W.
DATE: 02/02/23



Conclusion

The proposed lot line adjustment should be approved based upon the following:

- The proposal will not result in the violation of any local land use or zoning ordinances of any kind and, the proposal appears to comply with Millcreek and State Codes.
- The applicant must finish improvements stipulated in the original conditional use permit, including, but not limited to:
 - Amenities
 - Landscaping
 - Parking



Model Motion

Based on the findings and conclusions listed within the Staff Report, I **move** that the Planning Commission **approve** Lot Boundary Adjustment application file number LB-23-001, as proposed.

