



Planning & Development Services Division

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<http://www.utah.gov/pmn/index.html>

Mayor Meeting

Public Meeting Agenda

Friday, April 18, 2014 10:00 A.M.

**THE MEETING WILL BE HELD AT SALT LAKE COUNTY GOVERNMENT CENTER
2001 SOUTH STATE STREET, NORTH BUILDING, ROOM N2003
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 purpose of the Mayor's Meeting is to allow the Mayor's Office to hear applicant and public comment, as well as agency and staff recommendations, prior to making a decision on land use applications filed with Salt Lake County. The Mayor's Office also hears business license related issues.

PUBLIC HEARINGS

Existing Subdivision Amendment -

28879 – Charlene Palmer is requesting approval of an amendment in order to modify the buildable area on Lot #1 of the recorded Lang Subdivision. **Location:** 4550 S Gilead Way. **Zone:** FR-5, Foothills and Canyons Overlay Zone (FCOZ). **Planner:** M. Daniel Cardenas

BUSINESS MEETING

- 1) Approval of Minutes from the February 14, 2014 Meeting.
- 2) Other Business Items (as needed)

ADJOURN



STAFF REPORT

Executive Summary									
Hearing Body:	Salt Lake County Mayor's Meeting								
Meeting Date and Time:	Friday, April 18, 2014	10:00 AM	File No:	2	8	8	7	9	
Applicant Name:	Charlene Palmer	Request:	FCOZ Waiver						
Description:	Amendment to Subdivision Plat / Modification of Buildable Area Lot #1								
Location:	4550 S Gilead Wy								
Zone:	FR-5 Forestry & Recreation	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>					
Planning Commission Rec:	Not Yet Received								
Staff Recommendation:	Approval with Conditions								
Planner:	Daniel Cardenas								

1.0 BACKGROUND

1.1 Summary

The applicant is requesting preliminary plat approval of a subdivision amendment in order to modify the buildable area on Lot #1 of the recorded Lang Subdivision. Since the subdivision is located in an area governed by the Foothills and Canyons Overlay Zone (FCOZ), it was required that buildable areas be defined on the subdivision plat. The purpose of this application is to receive approval to increase the buildable area of Lot #1.

Requested setback revisions include: extending the buildable area on the East to within 20 feet of the ordinary high water mark of the ephemeral stream on the site and extending the buildable area on the West to within 20 feet of the property line. The North and South limits of the buildable area would remain unchanged.

1.2 Planning Commission Recommendation

This item is on the agenda on April 16 2004 for a final decision from the Millcreek Planning Commission.

1.3 Neighborhood Response

None received

2.0 ANALYSIS

2.1 Applicable Ordinances

This request would amend the original subdivision plat and expand the buildable area on Lot 1. The original buildable area reflects a 50-foot setback from the ordinary high water mark of the ephemeral stream channels that pass through the site. Ephemeral streams are defined in Section 19.72.070 of the Salt Lake County Zoning Ordinance as "... channels, swales, gullies, or low areas that do not have flow year-round or are not shown on U.S.G.S. topographic maps as perennial streams. These are generally channels that are tributary to perennial streams, other *ephemeral* streams, terminal low areas, ponds, or lakes. They are typically dry except during periods of snowmelt runoff or intense rainfall."

The original 50-foot setback for the buildable area was the result of an FCOZ provision (Section 19.72.030.J.5) which requires this setback from ephemeral streams located within the mapped boundaries of Salt Lake City's Watershed. It has since been determined that Lang Subdivision is not located within the Watershed so this provision does not apply. The only standard that does apply is that "development shall not be permitted within the channel of an ephemeral stream ...". The Applicant is proposing that the limit of the buildable area be 20 feet from the ordinary high water mark of the ephemeral stream channel that passes through Lot #1 which is permitted by ordinance as long as all other FCOZ standards are met.

2.2 Other Agency Recommendations or Requirements

The Engineering Division of the Planning & Development Service Division has made the following recommendations:

1. The 20-foot set-back from the ephemeral stream high water mark as determined for a 100-year storm event (as determined by Jack Johnson Engineering) is approved on the condition that the property owner is responsible for any and all property damages which may occur from the reduced set-backs.
2. The property is still subject to the hydrology requirements as required in the original lot and subdivision approvals.
3. The Property owner is responsible to manage storm water from the property such that no additional storm water is allowed to migrate to surrounding properties. Owner must either retain all storm water on the property or convey said storm water to an approved drainage facility.
4. The project shall comply with setbacks from debris flow and avalanche paths as recorded on the original plat of Lang Subdivision.

2.3 Other Issues

It is also important to mention that this specific proposal for the modification of the subdivision amendment, as established in section 17-27a-608 of the Utah Code, has already been presented and processed by the Milcreek Planning Commission and Salt Lake County Mayor's Office. The final determination taken then, after both hearings in July of 2008, was approval with conditions, however due to inactivity and since the mylar was never recorded the approval expired. Hence the new application and request.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed FCOZ Waiver with the following conditions:

- 1)The East boundary of the buildable area may be extended to within 20 feet of the ephemeral stream (as determined for a 100-year storm event by Jack Johnson Engineering) which runs through the site on the condition that the property owner is responsible for any and all property damages which may occur from this set-backs.
- 2)The West boundary of the buildable area may be extended to within 20 feet of the property line.

- 3)Development of the property is subject to the hydrology requirements as established for the original lot and subdivision approvals.
- 4)The property owner is responsible for managing storm water from the property such that no additional storm water is allowed to migrate to surrounding properties. The property owner must either retain all storm water on the property or convey said storm water to an approved drainage facility.
- 5)All structures shall be located outside of debris flow and avalanche paths as established on the original recorded plat of Lang Subdivision.
- 6)The Applicant shall prepare an amended plat for recordation. Conditions 1 through 5 above shall be noted on the amended plat.

3.2 Reasons for Recommendation

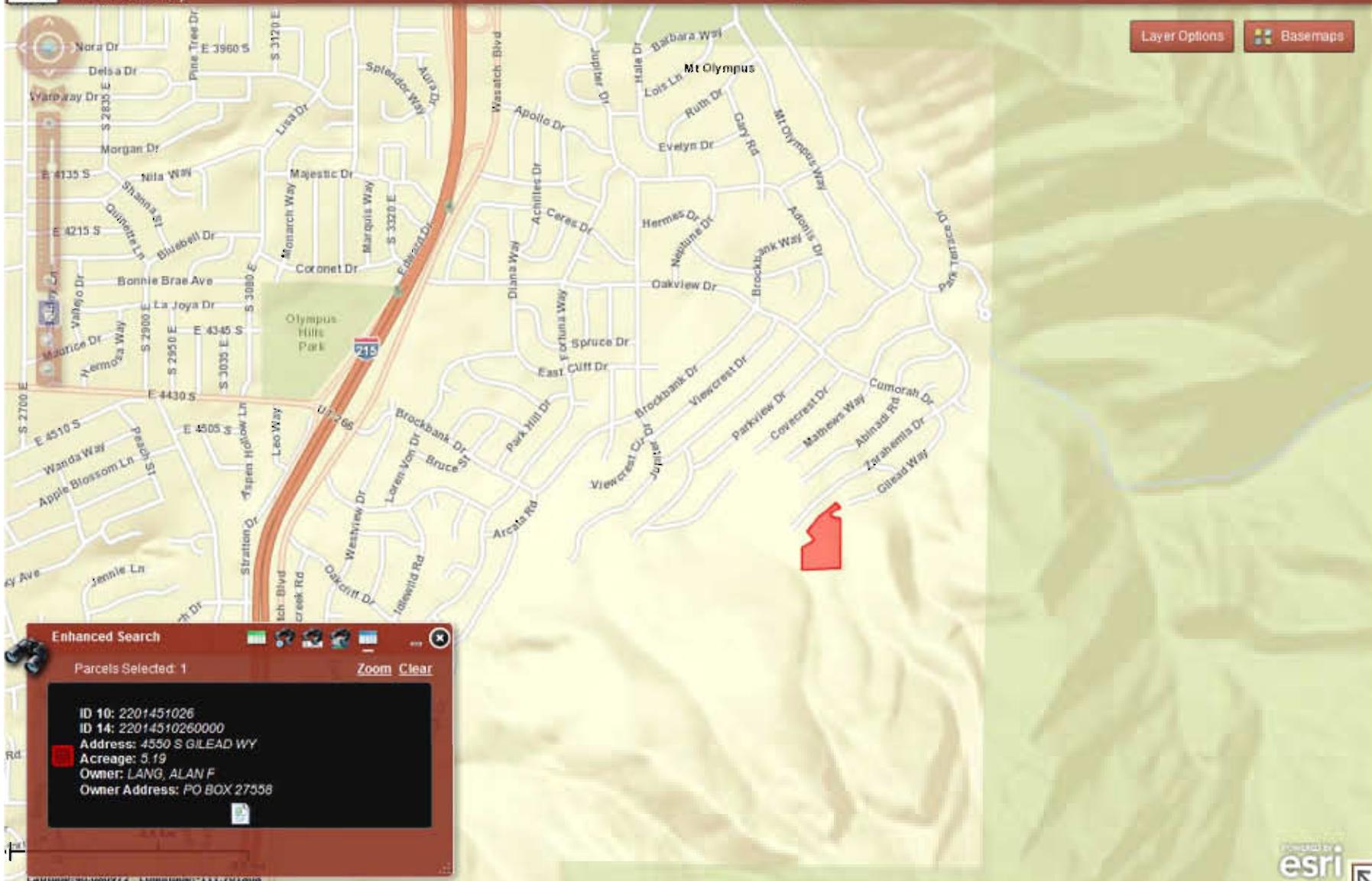
- 1) Project as proposed appears to meet or be able to meet all applicable standards, laws, and ordinances.
- 2) Conditions imposed on the property by the planning commission would be able to mitigate any reasonably anticipated negative impacts.

3.3 Other Recommendations

** The applicant shall comply with all the technical reviews, including Urban Hydrology, Grading and Geology that are subject to FCOZ prior to final approval for construction.**



Layer Options Basemaps



Enhanced Search

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

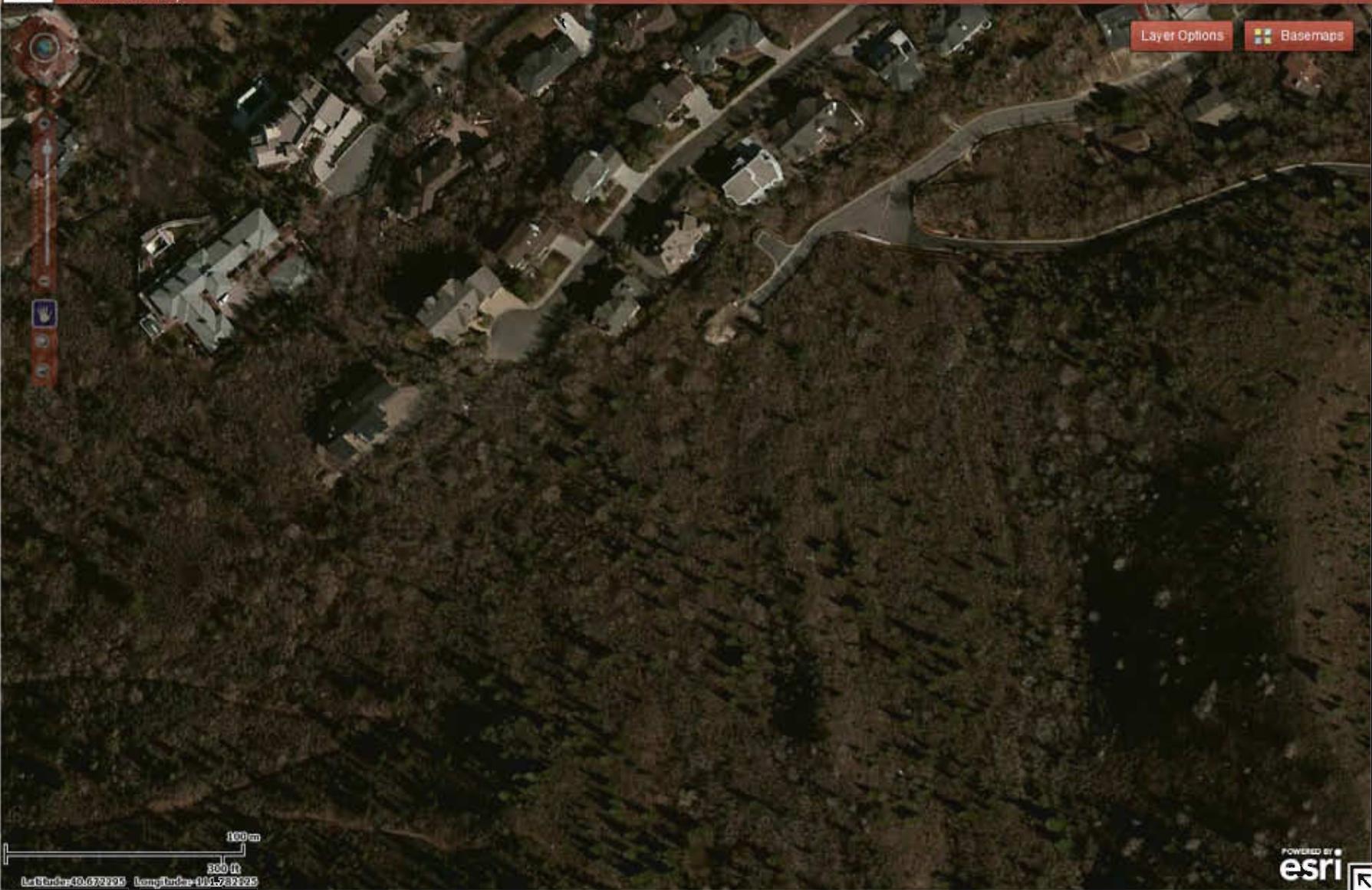
ID 10: 2201451026
 ID 14: 22014510260000
 Address: 4550 S GILEAD WY
 Acreage: 5.19
 Owner: LANG, ALAN F
 Owner Address: PO BOX 27358





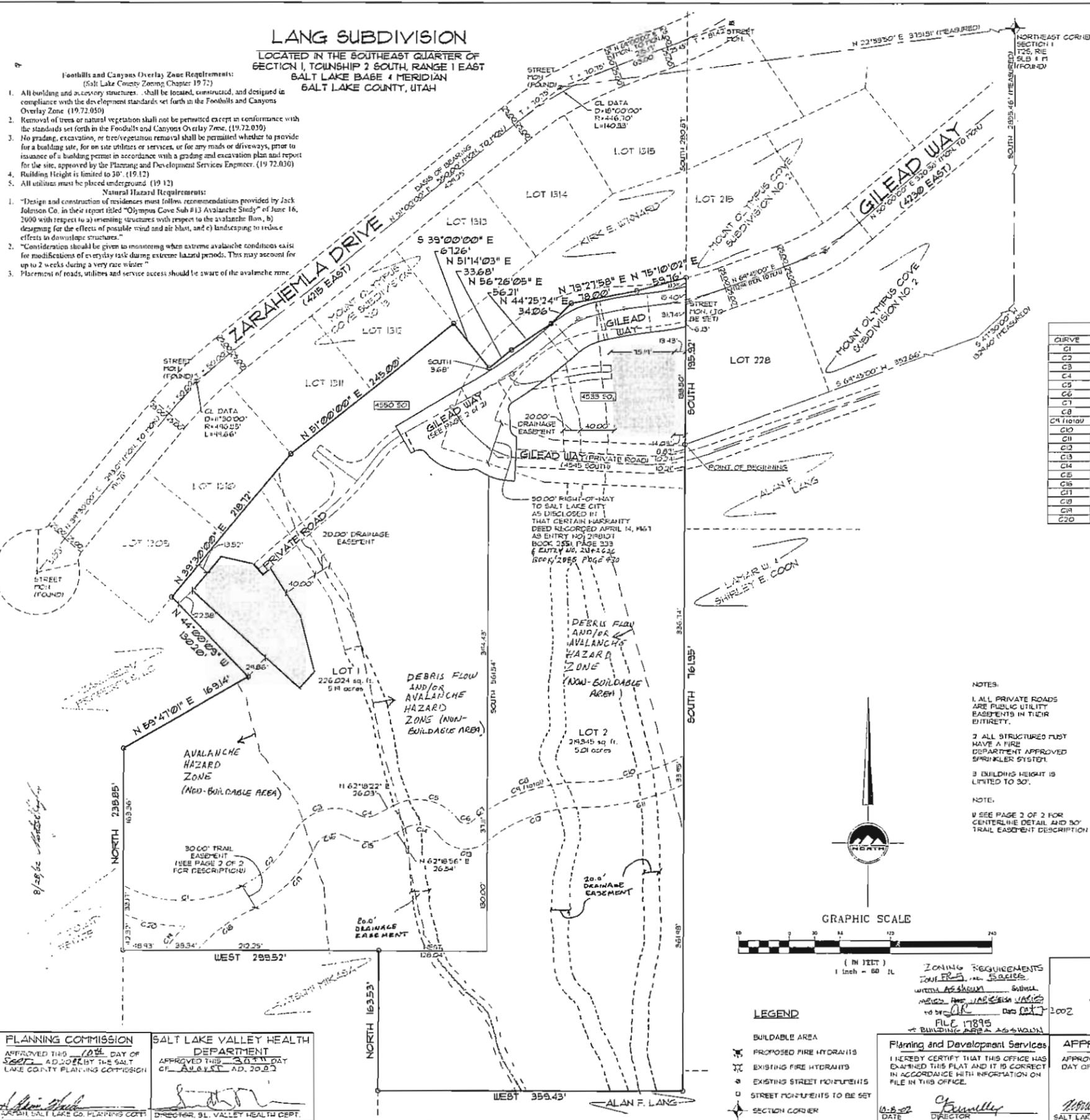
Layer Options

Basemaps



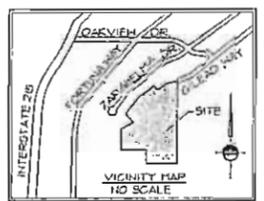
LANG SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF
 SECTION 1, TOWNSHIP 2 SOUTH, RANGE 1 EAST
 SALT LAKE BASE & MERIDIAN
 SALT LAKE COUNTY, UTAH

- Footfalls and Canyons Overlay Zone Requirements:**
 (Salt Lake County Zoning Chapter 19.72)
- All building and accessory structures shall be located, constructed, and designed in compliance with the development standards set forth in the Footfalls and Canyons Overlay Zone (19.72.050)
 - Removal of trees or natural vegetation shall not be permitted except in conformance with the standards set forth in the Footfalls and Canyons Overlay Zone (19.72.050)
 - No grading, excavation, or tree/vegetation removal shall be permitted whether to provide for a building site, for on-site utilities or services, or for any roads or driveways, prior to issuance of a building permit in accordance with a grading and excavation plan and report for the site, approved by the Planning and Development Services Engineer. (19.72.030)
 - Building Height is limited to 30'. (19.12)
 - All utilities must be placed underground. (19.12)
- Natural Hazard Requirements:**
- "Design and construction of residences must follow recommendations provided by Jack Johnson Co. in their report titled "Olympus Cove Sub #13 Avalanche Study" of June 16, 2000 with respect to a) orienting structures with respect to the avalanche flow, b) designing for the effects of possible wind and air blast, and c) landscaping to reduce effects in downslope structures."
 - "Consideration should be given to monitoring when extreme avalanche conditions exist for modifications of existing lots during extreme hazard periods. This may account for up to 2 weeks during a very rare winter."
 - Placement of roads, utilities and service access should be aware of the avalanche zone.



TRAIL EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CH DRG	DELTA
C1	149.81	150.00	19.25	140.14	N 84°54'00" E	55°41'44"
C2	86.23	154.00	44.67	84.15	N 43°45'01" E	36°52'16"
C3	40.65	55.00	54.43	60.75	S 72°28'53" N	94°26'28"
C4	14.66	20.11	10.52	14.01	S 88°30'28" E	56°24'51"
C5	89.25	60.00	51.70	78.33	N 76°50'06" W	81°24'56"
C6	16.21	12.00	10.25	11.53	S 82°41'41" E	48°13'22"
C7	23.61	20.42	18.2	23.84	S 53°44'16" W	67°21'31"
C8	17.96	20.42	60.27	10.88	S 78°06'17" W	32°06'31"
C9 (1010)	140.91	20.42	73.27	188.32	S 64°52'31" W	38°32'03"
C10	126.04	240.02	64.53	124.64	N 75°11'56" E	30°08'51"
C11	120.10	210.02	61.05	118.11	N 76°34'01" E	25°29'01"
C12	125.04	174.42	65.18	122.53	S 70°33'23" W	34°55'46"
C13	65.00	40.00	42.32	58.14	S 82°47'41" E	43°18'22"
C14	42.67	30.00	29.85	39.17	N 76°56'06" W	81°24'56"
C15	44.40	50.11	26.46	47.43	S 88°30'28" E	56°24'51"
C16	41.21	25.00	27.28	26.70	S 12°28'53" W	44°56'58"
C17	129.54	164.00	84.67	123.75	N 43°45'01" E	36°52'16"
C18	183.84	200.00	42.34	82.43	S 53°44'16" W	23°55'32"
C19	36.80	230.00	18.44	36.76	S 40°00'40" W	4°10'25"
C20	14.41	180.00	31.71	73.44	S 78°51'11" E	33°42'02"



SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS** do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. **266882** as prescribed by the laws of the State of Utah. I further certify that as authority of the Owners, I have made a survey of the tract of land shown on this plan and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **LANG SUBDIVISION**, and that the same has been correctly surveyed and staked on the ground as shown on this plan. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

SURVEYOR'S NARRATIVE

I, Patrick M. Harris, do hereby state that I am a Registered Land Surveyor and that I hold certificate no. 266882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the herein described property. The Basis of Bearing is as noted and monuments, as found, are shown hereon. The purpose of this survey was to define the boundary of the property for this final plat submitted to subdivide the parcel into lots and streets.

Subdivision Description

Beginning at the Southwest Corner of Lot 228, Mount Olympus Cove Subdivision No. 2, as found and on file in the Salt Lake County Recorder's Office, Book 2, Page 52, said point being South 2855.46 feet and South 47°30'00" West 1329.40 feet to and along the south line of said Mount Olympus Cove Subdivision No. 2 and along the south 69°45'00" West 352.66 feet along the south line of said Mount Olympus Cove Subdivision No. 2 from the Northeast Corner of Section 1, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point of beginning also being North 69°00'00" East 159.20 feet along the centerline and tangent lines of Zarahemla Drive to the west line of Mount Olympus Cove Subdivision No. 2 and South 476.80 feet along the west line of said Mount Olympus Cove Subdivision No. 2 from an existing street monument found at 4504 South Zarahemla Drive, and running:

- thence South 161.95 feet;
- thence West 359.43 feet;
- thence North 163.53 feet;
- thence West 299.52 feet;
- thence North 238.85 feet;
- thence North 59°47'01" East 169.14 feet;
- thence North 44°00'04" West 130.20 feet to the south line of Mount Olympus Cove No. 13 Subdivision as found and on file in the Salt Lake County Recorder's Office, Book 17-9, Page 291;
- thence North 39°30'00" East 718.72 feet along the south line of said Mount Olympus Cove No. 13 Subdivision;
- thence North 51°00'00" East 245.00 feet along the south line of said Mount Olympus Cove No. 13 Subdivision;
- thence South 39°00'00" East 67.26 feet;
- thence North 51°4'03" East 35.68 feet;
- thence North 56°26'05" East 56.21 feet;
- thence North 44°25'24" East 34.06 feet;
- thence North 79°27'58" East 76.00 feet;
- thence North 75°10'41" East 59.76 feet to the west line of Mount Olympus Cove No. 2 Subdivision;
- thence South 195.42 feet along the west line of said Mount Olympus Cove No. 2 Subdivision to the point of beginning.

Contains 10.75 acres. 2 lots

Date: July 19, 2002

Signature: Patrick M. Harris

Notary Public: Barbara D. Henson

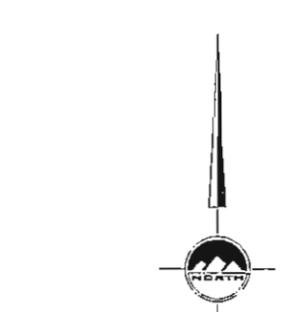
LANG SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plan as intended for public use. In witness whereof, I have hereunto set my hand and the day of July, A.D., 2002.

Signature: Alan Lang

Notary Public: Barbara D. Henson

Residing in: SALT LAKE COUNTY



GRAPHIC SCALE

(IN FEET)
 1 inch = 60 ft

- LEGEND**
- BUILDABLE AREA
 - PROPOSED FIRE HYDRANTS
 - EXISTING FIRE HYDRANTS
 - EXISTING STREET MONUMENTS
 - STREET MONUMENTS TO BE SET
 - SECTION CORNER

ZONING REQUIREMENTS
 ZONE: FR-3
 FILE: 17895

Planning and Development Services
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

Signature: Cheryl
 Director

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 23rd DAY OF JULY, A.D. 2002.

Signature: Barbara D. Henson
 Notary Public

SALT LAKE COUNTY MAYOR

PRESENTED TO THE SALT LAKE COUNTY MAYOR THIS 23rd DAY OF JULY, A.D. 2002, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Signature: Alan Lang
 Mayor or Designee

RECORDED # 8429202

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF ALAN LANG

DATE: JULY 21, 2002

Signature: Barbara D. Henson
 Salt Lake County Recorder

PLANNING COMMISSION

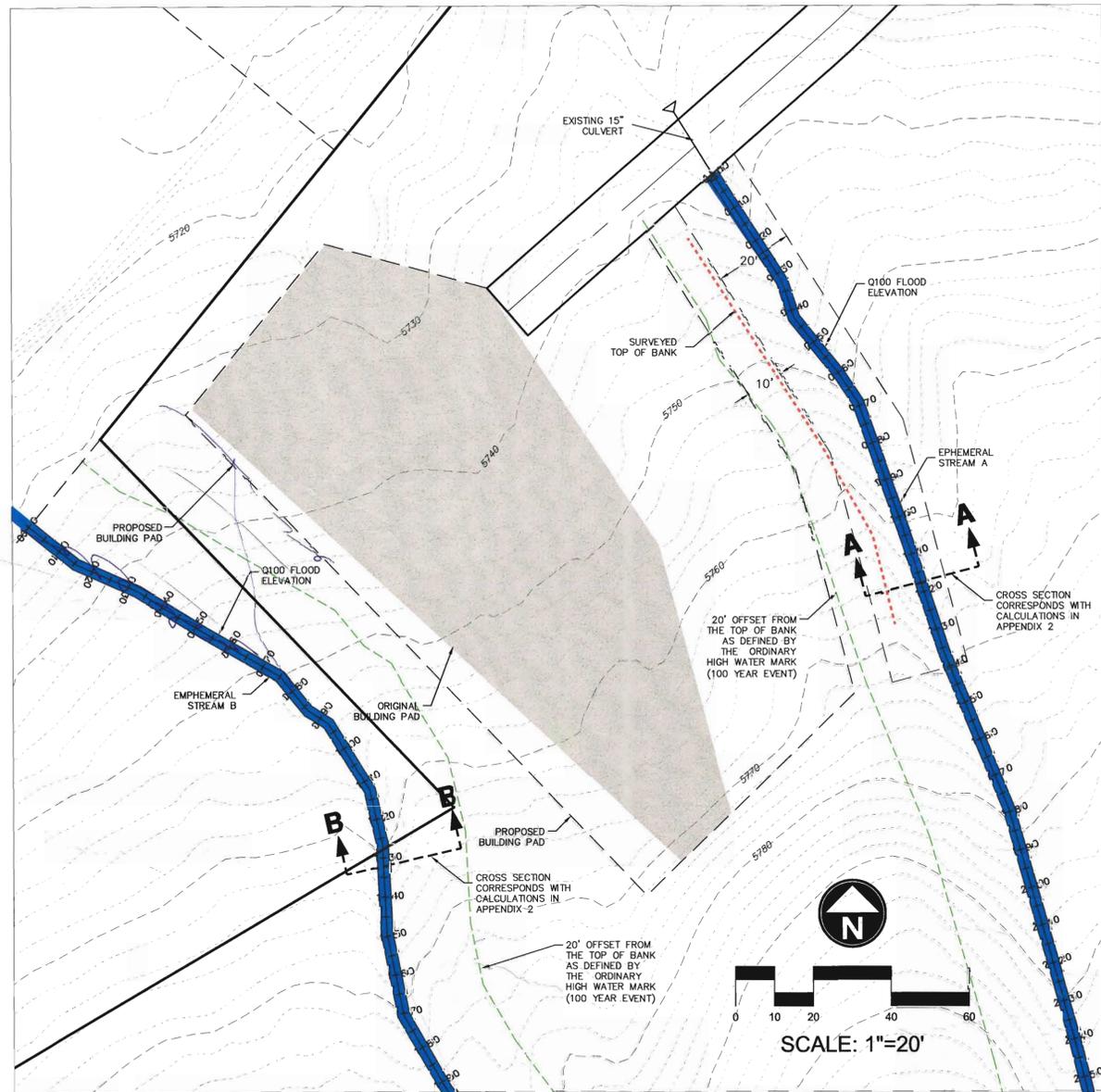
APPROVED THIS 10th DAY OF SEPTEMBER, A.D. 2002 BY THE SALT LAKE COUNTY PLANNING COMMISSION

Signature: Alan Lang
 Chairman, Salt Lake Co. Planning Comm.

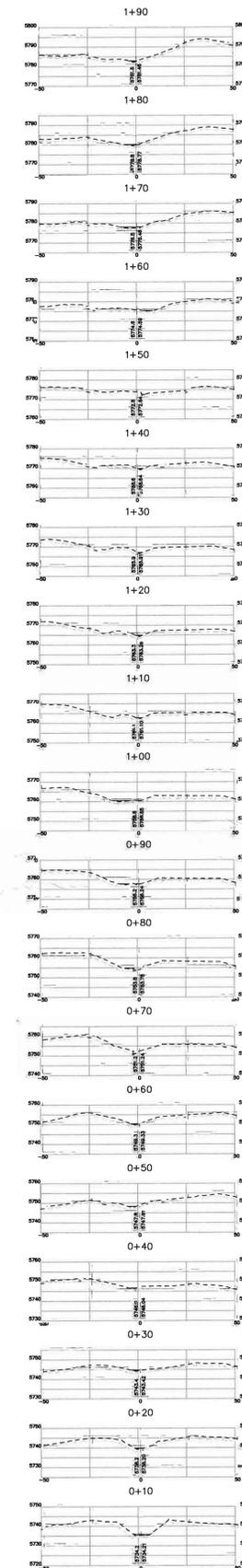
SALT LAKE VALLEY HEALTH DEPARTMENT

APPROVED THIS 30th DAY OF August, A.D. 2002

Signature: Alan Lang
 Director, Salt Lake Valley Health Dept.

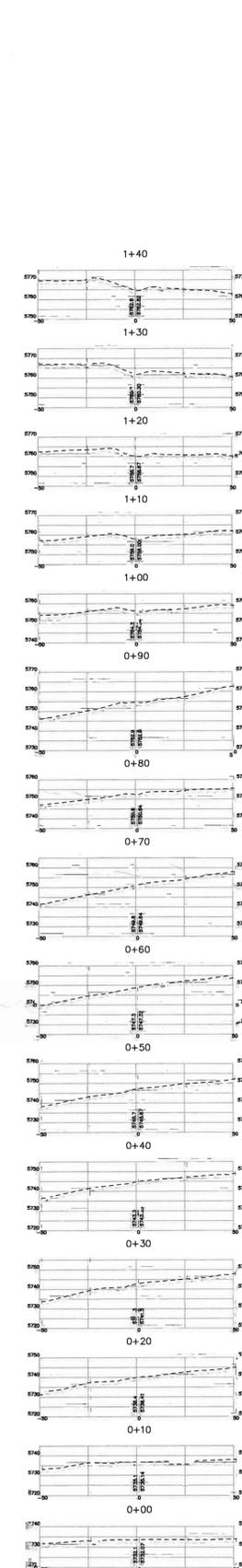


EPHEMERAL STREAM A



HORIZONTAL SCALE:
1"=40'
VERTICAL SCALE:
1"=40'

EPHEMERAL STREAM B



OLYMPUS HILLS LOT #1 - EPHEMERAL STREAM CROSS SECTIONS

CALL BEFORE YOU DIG.
IT'S FREE & IT'S THE LAW.
1-800-662-4111
208-2100
AN EAST UTAH SERVICE
PROVIDED BY UTAH BUSINESS



JACK JOHNSON COMPANY
Designing World Destinations
In-Person - 1777 Sun Peak Drive - Park City - Utah 84098
Telephone - 435.645.9000 - Facsimile - 435.649.1620
www.jackjohnson.com

DATE:	NOVEMBER 2007
DESIGNED BY:	SPW
DRAWN BY:	SPW
REVIEWED BY:	
PROJECT:	526
ISSUE:	FCOZ SUBMITTAL

REVISIONS

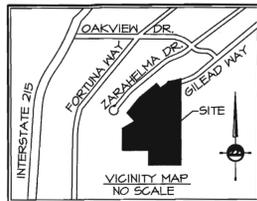
ALAN LANG
RESIDENCE
OLYMPUS HILLS LOT 1
4550 S. GILEAD

EPHEMERAL
STREAM
CROSS SECTIONS EXHIBIT

LANG SUBDIVISION FINAL PLAT AMENDMENT

LOCATED IN SOUTHEAST QUARTER OF
SECTION 1, TOWNSHIP 2 SOUTH, RANGE 1
EAST, SALT LAKE BASE AND MERIDIAN,
SALT LAKE COUNTY, UTAH

AUGUST 14, 2008



ZONE REQUIREMENTS

FOOTHILLS AND CANYONS OVERLAY ZONE REQUIREMENTS (SALT LAKE COUNTY ZONING CHAPTER 19.72)

1. ALL BUILDINGS AND ACCESSORY STRUCTURES... SHALL BE LOCATED, CONSTRUCTED, AND DESIGNED IN COMPLIANCE WITH THE DEVELOPMENT STANDARDS SET FORTH IN THE FOOTHILLS AND CANYONS OVERLAY ZONE. (19.72.08)
2. REMOVAL OF TREES OR NATURAL VEGETATION SHALL NOT BE PERMITTED IN CONFORMANCE WITH THE STANDARDS SET FORTH IN THE FOOTHILLS AND CANYONS OVERLAY ZONE. (19.72.09)
3. NO GRADING, EXCAVATION, OR TREE VEGETATION REMOVAL SHALL BE PERMITTED WITHOUT PROVIDING FOR A BUILDING SITE, FOR ON-SITE UTILITIES OR SERVICES, OR FOR ANY ROADS OR DRIVEWAYS. PRIOR TO ISSUANCE OF A BUILDING PERMIT IN ACCORDANCE WITH A GRADING AND EXCAVATION PLAN AND REPORT FOR THE SITE, APPROVED BY THE PLANNING AND DEVELOPMENT SERVICES ENGINEER. (19.72.09)
4. BUILDING HEIGHT IS LIMITED TO 30'. (19.12)
5. ALL UTILITIES MUST BE PLACED UNDERGROUND. (19.12)

NATURAL HAZARD REQUIREMENTS

1. DESIGN AND CONSTRUCTION OF RESIDENCES MUST FOLLOW RECOMMENDATIONS PROVIDED BY JACK JOHNSON CO. IN THEIR REPORT TITLED "OLYMPUS COVE SUB #13 AVALANCHE STUDY" OF JUNE 16, 2000 WITH RESPECT TO: A) ORIENTING STRUCTURES WITH RESPECT TO THE AVALANCHE FLOW; B) DESIGNING FOR THE EFFECTS OF WIND AND AIR BLAST; AND C) LANDSCAPING TO REDUCE EFFECTS TO DOWNSLOPE STRUCTURES.
2. CONSIDERATION SHOULD BE GIVEN TO MONITORING WHEN EXTREME AVALANCHE CONDITIONS EXIST FOR MODIFICATIONS OF EVERYDAY TASK DURING EXTREME HAZARD PERIODS. THIS MAY ACCOUNT FOR UP TO 2 WEEKS DURING A VERY RARE WINTER.
3. PLACEMENT OF ROADS, UTILITIES AND SERVICE ACCESS SHOULD BE AWARE OF THE AVALANCHE ZONE.

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 228, MOUNT OLYMPUS COVE SUBDIVISION NO. 2, AS FOUND AND ON FILE IN THE SALT LAKE COUNTY RECORDERS OFFICE, BOOK Z, PAGE 52, SAID POINT BEING SOUTH 2855.46 FEET AND SOUTH 47°30'00" WEST 1329.40 FEET TO AND ALONG THE SOUTH LINE OF SAID MOUNT OLYMPUS COVE SUBDIVISION NO. 2 AND SOUTH 69°45'00" WEST 352.66 FEET ALONG THE SOUTH LINE OF SAID MOUNT OLYMPUS COVE SUBDIVISION NO. 2 FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT OF BEGINNING ALSO BEING NORTH 69°00'00" EAST 159.20 FEET ALONG THE CENTERLINE AND TANGENT LINES OF ZARAHEMLA DRIVE TO THE WEST LINE OF MOUNT OLYMPUS COVE SUBDIVISION NO. 2 AND SOUTH 47°30'00" WEST 1329.40 FEET; THENCE NORTH 163.53 FEET; THENCE WEST 299.52 FEET; THENCE SOUTH 761.95 FEET; THENCE WEST 399.43 FEET; THENCE NORTH 163.53 FEET; THENCE WEST 299.52 FEET; THENCE NORTH 89°40'00" EAST 169.14 FEET; THENCE NORTH 44°00'00" WEST 130.20 FEET TO THE SOUTH LINE OF MOUNT OLYMPUS COVE NO. 13 SUBDIVISION; THENCE SOUTH 39°00'00" EAST 67.24 FEET; THENCE NORTH 51°41'00" EAST 33.68 FEET; THENCE NORTH 58°20'00" EAST 56.21 FEET; THENCE NORTH 44°25'24" EAST 34.06 FEET; THENCE NORTH 79°27'38" EAST 78.00 FEET; THENCE NORTH 75°10'41" EAST 59.76 FEET TO THE WEST LINE OF MOUNT OLYMPUS COVE NO. 2 SUBDIVISION; THENCE SOUTH 195.92 FEET ALONG THE WEST LINE OF SAID MOUNT OLYMPUS COVE NO. 2 SUBDIVISION TO THE POINT OF BEGINNING. CONTAINS 10.73 ACRES. 2 LOTS.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED IS THE OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS "LANG SUBDIVISION", DOES HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

EXECUTED THIS _____ DAY OF _____, 2008.

BY:
ITS:

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2008.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
RESIDING AT:

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2008.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
RESIDING AT:

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2008.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
RESIDING AT:

SURVEYOR'S CERTIFICATE

I, GARY C. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 5152617 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY, ON BEHALF OF JACK JOHNSON COMPANY, THAT A SURVEY HAS BEEN MADE OF THE LAND SHOWN ON THIS PRELIMINARY PLAT AND DESCRIBED HEREOF. I FURTHER CERTIFY THAT THIS PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW AND THAT THE TOPOGRAPHIC SURVEY SHOWN HEREOF WAS DERIVED FROM DIRECT FIELD OBSERVATION AND REPRESENTS THE EXISTING CONDITIONS AND CONTOURS AS OF THE DATE OF COMPLETION OF THE FIELD SURVEY, APRIL 11, 2008.



JACK JOHNSON COMPANY

Designing World Destinations
In-Person - 1777 Sun Peak Drive - Park City - Utah 84098
Telephone - 435.645.9000 - Facsimile - 435.649.1620
www.jackjohnson.com

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
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C4	19.86'	20.17'	10.82'	19.07'	S 88°30'28" E	56°24'51"
C5	85.35'	60.00'	51.70'	78.33'	N 76°56'06" W	81°24'56"
C6	16.27'	10.00'	10.58'	14.53'	S 82°47'44" E	43°13'22"
C7	23.61'	204.42'	11.82'	23.94'	S 53°44'16" W	6°27'31"
C8	117.36'	204.42'	60.27'	115.83'	S 73°26'17" W	32°06'31"
C9 (total)	140.97'	204.42'	73.27'	138.32'	S 64°52'31" W	38°34'03"
C10	126.04'	240.02'	64.53'	124.64'	N 75°17'56" E	30°05'51"
C11	120.10'	210.02'	61.06'	119.11'	N 76°34'07" E	25°24'01"
C12	125.04'	174.42'	65.18'	122.53'	S 70°33'23" W	34°55'46"
C13	65.08'	40.00'	42.32'	58.14'	S 82°47'44" E	43°13'22"
C14	42.67'	30.00'	25.85'	39.17'	N 76°56'06" W	81°24'56"
C15	49.40'	50.17'	26.91'	47.43'	S 88°30'28" E	56°24'51"
C16	41.21'	25.00'	21.01'	36.70'	S 72°28'53" W	44°26'08"
C17	105.54'	164.00'	54.67'	103.73'	N 43°41'51" E	36°52'16"
C18	83.54'	200.00'	42.39'	82.43'	S 53°46'14" W	23°55'52"
C19	36.80'	230.00'	18.44'	36.76'	S 40°00'40" W	4°10'05"
C20	74.47'	180.00'	31.77'	73.94'	S 78°57'14" E	23°42'12"

LEGEND

- BUILDABLE AREA
- EXISTING FIRE HYDRANTS
- EXISTING STREET MONUMENTS
- STREET MONUMENTS TO BE SET
- SECTION CORNER



SCALE: 1"=60'

PLANNING AND DEVELOPMENT

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DIRECTOR

DATE

SALT LAKE VALLEY HEALTH DEPT.

APPROVED AS TO FORM ON:
THIS _____ DAY OF _____, 2008.

DIRECTOR, SALT LAKE VALLEY HEALTH DEPARTMENT

SALT LAKE COUNTY MAYOR

PRESENTED TO THE SALT LAKE COUNTY MAYOR
THIS _____ DAY OF _____, 2008,
AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR OR DESIGNEE

PLANNING COMMISSION

APPROVED AND ACCEPTED BY:
THE _____ PLANNING COMMISSION,

CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM ON:
THIS _____ DAY OF _____, 2008.

COUNTY ATTORNEY

RECORDED

ENTRY NO. _____, BOOK _____, PAGE _____
STATE OF UTAH, COUNTY OF SALT LAKE
DATE _____ TIME _____
RECORDED AND FILED AT THE REQUEST OF:



MEETING MINUTE SUMMARY
Mayor's Review Meeting

Friday, February 14, 2014 10:00 a.m.

Approximate meeting length: 26 minutes
Number of public in attendance: 4
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Patrick Leary, Township Executive

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

ATTENDANCE

Mayor's Office and Staff:

Mayor's Office	Public Mtg	Business Mtg	Absent
Patrick Leary	x		

Planning Staff / DA	Public Mtg	Business Mtg
Lyle Gibson	x	x
Wendy Gurr	x	x
Max Johnson	x	
Zach Shaw (DA)	x	

PUBLIC HEARINGS

Hearings began at – 10:06 a.m.

Exception Request –

28750 – Chip Hawkes is requesting approval of an exception to the installation of curb, gutter, and sidewalk in connection with application #28746. **Location:** 3082 South Connor Street (2150 East). **Zone:** A-1/zc. **Community Council:** Canyon Rim. **Planner:** Lyle Gibson

Staff Lyle Gibson presented Staff report and Analysis. Mayor's Office Patrick Leary had questions for staff.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Chip and Stephanie Hawkes

Address: 3082 Connor Street

Comments: He addressed the concern Lyle mentioned with the neighbor with new construction. He provided a copy of photo he presented. The construction was completed within the last year, without curb and gutter. They drive around the area and look at properties built within the last 5 years to Claybourne and Atkin Avenues. The property to the West has a fence that goes all the way to the street. This could pose a safety hazard, with trees on the other side of the fence and a utility pole. There is a light on 3070 South, across the street where it abruptly ends. They provided a letter from General Contractor serving the Wasatch Front and a letter from Lee Ann Hansen expressing her opinion opposing a sidewalk. Ms. Hawkes made an observation between

12:30pm and 1:30pm, counted cars, within an hour was 6 cars. Went to a Montessori School down the street, spoke to the Office, they range from ages 18 months to 8th grade, with 2-3 families in the area, all others are car pooled. She returned between 3pm and 4pm and counted 4 cars and a UPS truck. There is so much charm entering off Connor Street, with a country lane. It is narrow and at the end turns to the left and go out to 2000 East. It is a very quiet street, neighbors don't have curb, gutter, and sidewalk that exceed their property. Two houses down has curb, gutter and sidewalk and non in front of property and one property across the street. Their concerns are they purchased for the country feel. That's the appeal, no public school, only above 2300 East. For the safety of children, it would be detriment to install sidewalk for safety issues.

Patrick had a question for Staff regarding the new building property. It was designated as a public street.

Speaker # 2: Citizen

Name: Terry Wasescha

Address: 2130 East Lambourne Avenue

Comments: He confirmed there is not any traffic and has the country feel. They have water irrigation available to them. The lot across the street is narrow and no one uses the sidewalks. There just aren't any kids that go out onto Connor Street. The lot is so deep and the new homes proposed to build will not affect the traffic.

Speaker # 3: Citizen

Name: Corey Neff

Address: 2110 East 3070 South

Comments: She is for the proposal and is okay with the exception.

Patrick had questions for Staff and Counsel regarding delay agreements. Counsel believes they can use a delay agreement in this case. Policy has not been completed and an agreement to delay installation of improvements until the County decides to install is 20 years. A delay agreement is designed to have applicants pay substantially less to have the County install, but they have not done it in a few years with policy. Mr. Hawkes asked if this follows title, Counsel confirmed it does. Patrick asked the opinion of the applicant. Mr. Hawkes thinks that would be a good mutual agreement if it came down to that. Mr. Wasescha asked if they were keeping the red brick house on the property, Mr. Hawkes confirmed they plan to keep the structure. Mr. Hawkes confirmed they purchased the property with the intent and the feel of the area.

PUBLIC PORTION OF MEETING CLOSED

Motion: to grant application #28750 exception for sidewalk only along 3070 South. Applicant shall install curb and gutter along 3070 South. Exception for curb, gutter, and sidewalk along Connor Street. The applicant shall enter into an agreement with Salt Lake County that may require the applicant cover the cost of installing the above listed improvements given an exception.

Motion by: Patrick Leary, Township Executive

BUSINESS MEETING

Meeting began at – 10:32 a.m.

- 1) Approval of Minutes from the January 17, 2014 meeting.
Motion: to approve minutes from the January 17, 2014 meeting as presented.
Motion by: Patrick Leary, Township Executive
- 2) Other Business Items (as needed)

MEETING ADJOURNED

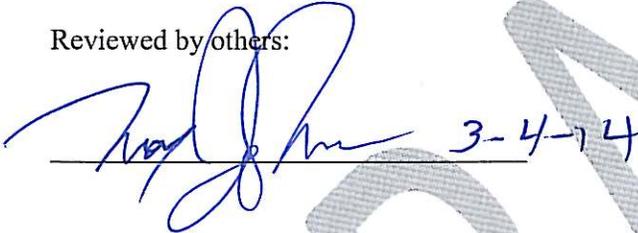
Time Adjourned – 10:32 a.m.

Minutes reviewed by:



3/4/14

Reviewed by others:


_____ 3-4-14

DRAFT