



Millcreek

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MEETING MINUTE SUMMARY
MILLCREEK PLANNING COMMISSION MEETING
Wednesday, March 15, 2017 5:00 p.m.

****Meeting minutes approved on April 19, 2017****

Approximate meeting length: 4 hours 46 minutes

Number of public in attendance: 27

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Stephens

***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	Public Mtg	Business Mtg	Absent
Tom Stephens (Chair)	x	x	
Fred Healey (Vice Chair)	x	x	
Shawn LaMar	x	x	
David Carlson	x	x	
Scott Claerhout	x	x	
Mark Mumford	x	x	
Heather Wilson	x	x	
Dave Allen	x	x	
Russ Booth	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Max Johnson		
Spencer Hymas	x	x
Todd Draper		
Tom Zumbado	x	x
Jeff Miller	x	x

PUBLIC HEARINGS

Hearings began at – 5:02 p.m.

30197 – (Continued from February 15, 2017 meeting) - Ken Menlove is requesting Conditional Use approval to build an Indoor Storage Facility. Parcel Area: .64 Acre. **Location:** 3333 South 700 East. **Zone:** C-2. **Community Council:** Millcreek. **Planner:** Tom C. Zumbado.

Salt Lake County Planning and Development Services Planner Tom Zumbado provided an analysis of the staff report.

Commissioner Stephens said there was a discussion at the February meeting about parking and asked what planning staff decided, and the planning services makes the decision as respects the number of parking stalls to be required. Mr. Zumbado confirmed this understanding. Plans for the structure are set and the rest of the plans are detailed for parking. Other critical parking will be for loading and unloading cargo vehicles and they have made accommodations for that. Commissioner Stephens asked about community council input. Mr. Zumbado said he wasn't able to attend, but a colleague did. John Janson

asked if the sidewalk will be on private property and if the building has the correct setback. Mr. Zumbado said the setbacks are set for rear ten feet with the proposal at eleven feet, and one of the comments by the traffic engineer as to whether it will meet the setback and the planning commission can set standards for approval. Mr. Janson said it appears the sidewalk will be on private property and if dedicated it will have a rear yard setback issue and ten feet to the west and how will this be resolved. Mr. Hymas said if dedication is required they would need to abide by dedication with the property owner. Mr. Janson asked if graffiti proof materials on the rear will be required. Mr. Hymas said that would be a negative impact and planning commission could address that. Commissioner LaMar asked how many units proposed. Mr. Zumbado said he isn't sure.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Owner

Name: James Mitton

Address: 2384 North 1060 East

Comments: Mr. Mitton said the design team went back and tried to reduce the height to 49.8 feet. Mr. Menlove has built 238 storage facilities. He will install fencing and planned masonry, and is willing to work with neighbors to the south, they will install windows with spandrel glass. UDOT is moving along and expects UDOT to approve their plans and 7-11 has granted cross easements. They have found parking is not a problem for their other facilities, and only need four with trip count and currently has eight. It will be called Security Pro and should be the safest facility in Utah. Hours will be from 7am to 7pm and with a complete lock down. He said if you ask any storage facility if they have had a break-in they will say yes. He said in fifteen years he has never had a break-in at any of his facilities. This will be a classy facility, and he has received a beautification award. His goal is to have the nicest storage facilities, and has won two national awards.

Commissioner Stephens asked when he said "aisle" does he mean interior. Mr. Mitton said the entrance is a forty-foot aisle in front of the building. Commissioner Stephens asked about the discussion of decorative windows facing east. Mr. Mitton said he would be fine with those windows blacked out. Commissioner Stephens said the planning commission approved a similar storage facility on 3300 South just above 700 East. Mr. Mitton said he isn't the owner of that one. Commissioner LaMar asked how many units are planned. Mr. Mitton confirmed 471 units. Commissioner LaMar asked about his other facilities. Mr. Mitton said the 400 South and Colorado Street facility has 571 units. Commissioner LaMar asked for the height again. Mr. Mitton said 49.8 feet. Commissioner Wilson asked about security and lighting for residential properties. Mr. Mitton said there will be some lighting, but it won't go into the residential areas. They will have thirty cameras, visual and motion detectors. Commissioner Allen asked for clarification on the height, which is being proposed to be 49.8 feet. Mr. Mitton said 75 feet is allowed in this zone.

Commissioner Healey arrived at 5:25

Speaker # 2: Millcreek Community Council

Name: Chris Haller

Address: 1149 East Elgin Avenue

Comments: Mr. Haller said he received the update at last meeting and he had hopes they would have had more input from citizens. The Community Council is concerned with the height, parking, and access through the 7-11, in addition to being concerned about the number of self-storage facilities in Millcreek.

Commissioner LaMar asked if the council had a recommendation as respects the height. Mr. Haller said he had missed that meeting. But Mr. Haller said an acceptable height would be forty to forty-five feet, for consistency.

Commissioner Stephens said storage units are a conditional use in Millcreek.

Speaker # 3: Citizen

Name: Bonnie Cavill

Address: 686 East 4119 South

Comments: Ms. Cavill talked about this proposal and number of self-storage facilities on 3300 South. She'd like the planning commission to go to the south adjacent property, 3.3 acres that four generations of family, friends, scouts, volunteers and farmers have enjoyed. They came to the county to talk about farming, and the county advised them about Farm Lake and they have been working with farmers for three years. When Shadybrook (to the south) was built there was a question of the property line. They have been in touch with the new owners to the east. When the self-storage application to the east was heard, they met with the builder with their concerns and they appreciate their neighbors on Scott Court. They have had multiple offers for their property. They understand that this property will be developed. She is concerned about all the square footage of the lot being used and a better use would be moderate pricing housing.

Speaker # 4: Citizen

Name: Scott York

Address: 3341 South 700 East

Comments: Mr. York said the applicant claims he has an agreement with UDOT on 700 East. When a restaurant applied for a conditional use on the same property, a state representative was adamant and didn't want to allow any more commercial access on 700 East. He advised the commission to double check the agreement with 7-11. He asked if this building crossed property lines. When he was operating his law firm his parking spaces were determined by square footage. He doesn't want light flooding into his yard and the fence line needs to be identified and would appreciate it if the builder would put up a substantial fence and maintain it. This is an area where homeless people congregate and if there is going to be a chain link fence, people can still walk in and walk around and it will be trashy. He asked about setbacks, Scott Court is private and public and property lines go to the center of the street. No curb, gutter and no sidewalk. Storm water comes across the vacant lot, there isn't a storm drain. He wants to make sure no pesticides are spread. Reducing the building to fifty feet in height will still make it look like a prison. 7-11 is eighteen to twenty feet in height and is the tallest building in the neighborhood. A Google check within one mile of his property showed forty-two existing facilities. He urged the builder to come and talk to neighbors and he asked for denial.

Commissioner Carlson arrived at 5:38pm

Speaker # 5: Owner

Name: James Mitton

Address: 2384 North 1060 East

Comments: Mr. Mitton said he will make sure the lighting is shaded so it won't be an issue. He's trying hard to make it look nice and doesn't want it to look ugly, but beautiful. The self-storage further up 3300 South is fifty-five feet in height. He said they went as low as they could. His goal is to be a great neighbor and flexible.

Commissioner Healey said the applicant has a similar facility on 500 South and asked how many units there were. Mr. Mitton said there are four parking stalls for 350-400 units. Commissioner Healey asked if

there are any problems. Mr. Mitton said they have one facility that is 20% larger that has five parking stalls to be safe. Commissioner Healey asked about UDOT and acceleration. Mr. Mitton said there would be no other business at that location that will have less trip counts. Commissioner Stephens said UDOT approval is required and that is taken care of during the technical review. Commissioner Healey asked about the discussion with UDOT. Mr. Mitton said it is going well. Commissioner Healey asked about the foundation. Mr. Mitton said they have completed phase two and checked everything with water levels and this is one reason they don't have a basement. He will build to the specifications to deal with liquefaction. Commissioner Healey asked what their plan is for storm water. Mr. Mitton said have to talk to an engineer and will do whatever it takes. Commissioner Healey asked if they are willing to stipulate that they will put in sconces with down lighting only. Mr. Mitton said yes, on south and east side.

PUBLIC PORTION OF MEETING CLOSED

Commissioner Allen asked if the sidewalk cannot be part of the setback. Mr. Hymas said when this was put through in preliminary review the setbacks were measured from the property lines after dedication.

Commissioners had a discussion regarding height, traffic, technical issues and review, previously approved storage facilities, adverse impacts, created impediments, and side yards.

Mr. Hymas said the setback on this property (facing 700 East) is sixty feet, twenty feet to asphalt, but the building is sixty feet. Commissioner Wilson said she would like modeling to determine the amount of impact on daylight that will affect the neighbors.

Motion: To approve application #30197 as presented with three conditions:

1. Perform a lot line adjustment to consolidate all affected properties into one single parcel;
2. Maximum height of forty-two feet from natural grade to highest peak; and
3. No intruding lighting, sconce lighting to building and parking.

Motion by: Commissioner Healey

2nd by: Commissioner LaMar

Vote: Commissioners voted unanimous in favor

30343 – Amend Title 19 Zoning, of the Millcreek Code of Ordinances, 2017, regarding the enactment of a new MD Zoning Ordinance as initiated by the City of Millcreek. **Presenter:** John Janson and Spencer Hymas.

Millcreek City Planning Consultant John Janson provided an analysis of the existing MD Zoning Ordinance and changes of the MD Zoning Ordinance.

Commissioners and Mr. Janson had a brief discussion regarding development agreements.

Commissioner Stephens said this is designed for Meadowbrook, and that anyone could apply for this zone. Mr. Janson said it is specific to Meadowbrook. Commissioner Carlson asked if there are significant changes since the work session. Commissioner Healey asked if green screens were added. Mr. Janson confirmed they were and 20,000 square feet limitation applies to the building foot print. Commissioner Stephens asked about the city granting more than 20,000 square feet. Mr. Janson said a development agreement will give that ability and can superseded as long as it is in keeping with the intent. Commissioner Healey asked about tattoo parlors, check cashing, vehicles from neighborhood general service, and prohibited uses and limitations.

Discussion of street facing, depth windows and lighting. Commercial uses, mixed use and self-storage operations be limited to be an accessory use, such as a residential building have a floor or two dedicated to self-storage for the residential tenants

Mr. Janson said that in the future the city would want to discuss town centers and a form based code as a tool to create a town center.

PUBLIC PORTION OF MEETING OPENED

No one from the public was present to speak.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion regarding street front windows and lighting, and where the zone is appropriate, and applying to other areas and public process, design review, and walkability.

Mr. Janson said in Meadowbrook maybe seventy-two feet makes sense and other areas, maybe forty-eight feet. Development agreements will be part of any re-zone approval to MD. Mr. Janson said ordinances are going more towards trying to set standards, as opposed to specifically limiting or allowing specific uses.

Motion: To recommend approval to Millcreek City Council of file #30343 as presented.

Motion by: Commissioner Wilson

2nd by: Commissioner Claerhout

Vote: Commissioners voted unanimous in favor

30346 – Brian McMullin is requesting a rezone from R-1-6 to R-M. **Location:** 3360 South Ararat Street. **Community Council:** Millcreek. **Planner:** Spencer Hymas

Salt Lake County Planning and Development Services Planner Spencer Hymas provided an analysis of the staff report.

Commissioner Stephens asked if 800 East had sidewalks. Mr. Hymas said “no”. Commissioner Allen asked if there is a plan for potential development. Mr. Hymas said if approved it would open the ability for the applicant to apply for conditional use which would require at least conceptual plans. Commissioner Stephens said if they were to recommend approval they could recommend with conditions. Commissioner Booth asked about the number of units, and if they would request a height of seventy-five feet. Mr. Hymas said he doesn’t know if the applicant will ask for a seventy-five foot height. Commissioner Mumford asked which neighbor he spoke with. Mr. Hymas said he wasn’t sure. Commissioner Carlson asked about the thirty foot limitation. Mr. Hymas said in R-1-6 the height could go up to thirty-five feet, subject to RCOZ limits to twenty-eight feet. RCOZ doesn’t apply to R-M zone. Commissioner Allen asked about the farm next door and higher density and valuable agricultural use. Mr. Hymas said this would be a great amenity and said access might be granted by the property owner. Commissioner Healey asked if R-M zone has a restriction on coverage or open space. Mr. Hymas said there would be a 50% requirement, subject to the developer providing additional amenities. Commissioner Healey asked about the plat at 50%. Mr. Hymas said he hasn’t done any calculations.

Mr. Janson said there are possibilities to look at the application and make sure it meets ordinances or consider a development agreement with these types of projects. A development agreement takes care of a

lot of issues. Commissioner Stephens asked whether or not to recommend not rezoning at this time or if the applicant wishes to come back with detailed plans that can be put into a development agreement. Mr. Brems said this is a recommendation to the city council. Commissioner Stephens wants the applicant to come back and have the city to enter into a development agreement. Mr. Brems said that could be done and the planning commission should just continue it to a future meeting.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Brian McMullin

Address: 2997 Conner Street

Comments: Mr. McMullin said he is anticipating two stories, no basement and is going for the farm look. Wood siding, 1,442 square feet, two car garage, price point fairly broad. 50% open space for gardens. Wood fencing on north side. Solar heating and try to maintain existing trees. The units will be owner occupied condo units. CC&R's will be in place for maintenance and provide controls. Patios will be off the back and open.

Commissioner Mumford asked about access, single point of access for emergency vehicles. Mr. McMullin said the project will have adequate emergency access and that the engineer will consider all options and put plans together to see how the council feels and will provide full blown drawings. Commissioner Mumford would like to know the feedback from neighbors.

Speaker # 2: Millcreek Community Council

Name: Chris Haller

Address: 1149 East Elgin Avenue

Comments: Mr. Haller said the Community Council discussed height, feasibility study, parking and bike access and HOA. Recommendation was to approve at a thirty foot height, and nine units maximum.

Speaker # 3: Citizen

Name: Scott York

Address: 3341 South 700 East

Comments: Mr. York said his property is to the west. He has been a good neighbor and thinks, in an ideal world, the property should be used for farming. fourteen families with kids might create a burden on his property. He is concerned about an irrigation canal running across the property.

Speaker # 4: Citizen

Name: Ray Courtney

Address: 3374 South Ararat

Comments: Mr. Courtney said the property should be developed properly. fourteen units, two cars, total twenty-eight cars. There will be too much traffic and should be cut down to minimum units or street will be destroyed. The planned density is too high. Height could be thirty feet. Unit owners will have the ability to rent out units. The whole street is R-1-6, bigger town home and apartment building should have plenty of parking and frontage, but this project has no frontage. Road is not wide.

Speaker # 5: Citizen

Name: Teresa Seeberg

Address: 3370 South Ararat

Comments: Ms. Seeberg said she is "piggy-backing" Mr. Courtney's comments. There are three families with children on that road. People use this road to bypass 3300 and 900 East, creating additional traffic. Height is a concern.

Speaker # 6: Citizen

Name: Kim Codery

Address: Not Provided

Comments: Ms. Codery advised she is Mr. McMullin's ex-spouse. She said she has no interest financially other than trying to create a greenspace. She is interested in different concepts, walkable grow boxes, small back yards. She wants two bedrooms, one car garage. She is willing to live on a land as an operator and see something different can be done, smaller units grow boxes, chickens and build a co-op and onsite manager. Proposed as a vision as a different development. If that property is proposed as small homes it will not be financially viable. No huge backyards, walking paths.

PUBLIC PORTION OF MEETING CLOSED

Commissioners discussed improvement to the area, number of units, development agreement, height and density.

Mayor Silvestrini said his vision is to allow development agreements in all zones. Focusing on immediate need for the R-M zone and move to commercial and manufacturing zone update. He doesn't have a problem with committing to a development agreement at this time. Mayor Silvestrini said if an applicant wanted to come to them with a development agreement he wouldn't have a problem.

PUBLIC PORTION OF MEETING REOPENED

Speaker # 7: Applicant

Name: Brian McMullin

Address: 2997 Conner Street

Comments: Mr. McMullin said he is happy to do a development agreement as it is a prudent way to develop this site. This is a difficult site and he knew about the irrigation canal. He understands there are a lot of questions that remain unanswered. He wants more than nine units, because a higher density will result in lower cost. If they can work together and stipulate a development agreement, they are for it.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and Counsel had a discussion regarding entering into a voluntary development agreement and whether they start requiring them now. Discussed continuing this application to another month and the impact of density.

Motion: To continue application #30346 to the May 17th meeting to allow the applicant time to attempt to draft a design plan and specifications so as to maintain green space, limit height and coverage, and only develop as residential property.

Motion by: Commissioner Mumford

2nd by: Commissioner Healey

Vote: Commissioner Carlson voted nay, all other commissioners voted in favor. Motion passed.

30202 – Patrick Evans is requesting a preliminary plat approval for a 2 lot Subdivision. **Location:** 3055 South 1935 East. **Zone:** R-1-8. **Community:** Canyon Rim. **Planner:** Spencer Hymas

Salt Lake County Planning and Development Services Planner Spencer Hymas provided an analysis of the staff report.

Commissioner Stephens asked if the exception in the staff report is for curb, gutter, and sidewalk. Mr. Hymas said yes and that there was a setback issue.. Maybe ten feet is adequate and privacy can be maintained. Commissioner Carlson asked about the new development across the street and how do the setbacks compare. Mr. Hymas said if applicant is held to a RCOZ standard, which would be an adequate amount to be compatible. Commissioner Allen asked what an adequate setback is. Mr. Hymas nothing less than eight feet will be adequate. Commissioner Wilson asked if we should be encouraging curb, gutter, and sidewalk. Mr. Hymas said he is applying for an exception request which requires the approval of the city council. the transportation engineer is present and can answer questions. Curb, gutter, and sidewalk is required. Jena Carver, the transportation engineer, said there is sidewalk on the two lots to the south and road is a little slimmer. She does not suggest the planning commission recommend approval of the exception. A waterway to the north and to the south, even without sidewalk, requires curb and gutter put in.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Patrick Evans

Address: 3054 South 2000 East

Comments: Mr. Evans said he's not bringing up height issues. Looking for a realistic look at this and what is reasonable. 3000 south and 3080 south provides full access, 3060 south is a main connecting road. It will not increase traffic. He will live behind the flag lot with his disabled sibling. He is doing this at his own expense. He wants to build a modest home on the front lot. He wants to reduce the setback, continue eight feet only on the north side. It opens up a drive access and the buildable lot is shrunk down. On 3000 South there is no sidewalk and no sidewalks all the way up to 3060 south. What's reasonable is curb, gutter, and sidewalk to be installed on the west side of the road, there will still be gaps. He doesn't believe curb, gutter, and sidewalk will be continued through, if continued through it'll be on the west side. If they want to widen the road, they'll be encroaching on the right of way. People walk on this street very little. Realistically he doesn't believe a sidewalk will be done in an improvement and is asking for something reasonable.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion regarding sidewalk and rolled curb, flag lots, whether or not it makes sense to install sidewalk only at one property, and setback compatibility.

Mr. Brems said they can do a delay agreement and when it comes along, they can install it then and the city will install them.

Motion: To approve application #30202 subdivision plat as presented with Staff Recommendations and one additional condition:

4. Exception to adjust North setback to eight feet.

Motion by: Commissioner LaMar

2nd by: Commissioner Mumford

Vote: Commissioners voted unanimous in favor

Motion: To recommend application #30202 to the Millcreek City Council to enter into a delay agreement with the applicant on Curb, Gutter, and Sidewalk.

Motion by: Commissioner Wilson

2nd by: Commissioner Carlson

Vote: Commissioners LaMar, Mumford and Stephens voted nay, all other commissioners voted in favor. Motion passed

29946 – Greg Kimball is requesting conditional use approval for a 12-Unit Apartment project. **Location:** 4230 South Highland Drive. **Zone:** R-M. **Community Council:** Millcreek. **Planner:** Jeff Miller

Salt Lake County Planning and Development Services Planner Spencer Hymas provided an analysis of the staff report.

Commissioner Wilson asked what the community council recommendation is. Mr. Hymas said demand is for less open space and more amenities. Commissioner Carlson asked if this is the height the applicant is building. Commissioner Stephens asked Mr. Miller what corner of the elevation is at forty-seven feet. Mr. Miller said north to the highest height of the building. Commissioner Stephens said from Highland Drive, you would look down to the west. Mr. Miller said the buildable part of the lot is mostly flat. Commissioner Mumford said there is a gully. Mr. Miller said it is proposed to pipe the irrigation canal as it runs across their property and under the parking lot. Commissioner Allen asked how high the retaining wall will be. Mr. Miller said he believes four feet, but might be two tiered. Commissioner Mumford asked if the two trees will remain. Mr. Miller confirmed they will remain. Commissioner LaMar asked about amenities for open space. Mr. Miller said the proposed amenities are a 1,000 square foot playground and three putting greens. Mr. Miller said recreational open space is a policy, not an ordinance. With policies, they allow variation to be left up to the planning commission. Commissioner LaMar asked if the parking was covered, would a certain amount guest parking be mandated, as opposed to being at the planning commission's discretion. Mr. Miller said in the past, all uncovered has required additional parking. Commissioner Allen asked where guests would park. Mr. Miller said anticipated twenty-four stalls would be parking for guests and renters. No parking along Highland Drive or on Treeview. Mr. Miller said the building to the south is probably three stories. Commissioner Claerhout expressed concern about overshadowing. Mr. Miller said there will be a significant grade off Highland Drive. Seventy to eighty feet separating from setback and is significant, which will reduce shadowing of adjacent properties.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: On behalf of Mr. Kimball

Name: Joseph Cottle

Address: 53 South 600 East

Comments: The application is in accordance with the general plan and meets the goals and objectives, increases safety and walkability, and the general welfare. He provided a PowerPoint presentation. He said it is significant to point out that the proposed building only covers 19% of the property. If sidewalk and park strip were included, it would bring him within 1% of goal. Dedication of the street to the city and allow a deviation from the standard of the policy. 19.71 allows from deviations from strict standards. 19.80.040 if covered parking is provided, then guest parking should be provided, but doesn't provide guest parking, but two stalls. This proposal will enhance the safety of pedestrians and he respectfully request approval.

Commissioner Allen asked about the red portion of the street that isn't part of the inclusion. Mr. Miller said the density calculation is estimated at pre-dedication. If the open space is calculated after the dedication the open space will be 43%. Commissioner Stephens asked which part of the building is the front. Mr. Miller said on a corner lot it would be what makes the most sense, the way the site is set up and measured, and the front is on the Highland Drive side. Commissioner Stephens asked about the setback from Treeview Drive. Mr. Miller said sixteen feet is the separation from the sidewalk. Commissioner

Healey asked if this was left as a private street, would the project be feasible Mr. Miller said it is a private street and wouldn't have to put in curb, gutter, and sidewalk, but would be responsible for snow removal.

Speaker # 2: Citizen

Name: Linda McGraw

Address: 1664 Treeview Drive

Comments: Ms. McGraw said she is the owner of the property to the west. The property has an irrigation canal that has flooded and the property has been in disarray. They have a lot of children. He owns the property across the street and there is debris and garbage cans lined up. The street is twenty-two feet wide and having twelve more units will make it really congested. Highland is dangerous and she is concerned about twelve more units. If she had any confidence in the applicant, they'd be thrilled. The applicant has owned the property for twelve years with very minimal upkeep with garbage and debris.

Speaker # 3: Millcreek Community Council

Name: Chris Haller

Address: 1149 East Elgin Avenue

Comments: Mr. Haller said they heard this application on March 7th and recommend favorable recommendation 5-4. This is a mixed rental, and were told four units would be three bedrooms, twenty-four parking spaces and transit friendly. They had a discussion on height, and construction and would like a one foot on grade and parapet wall. They recommend reducing the height by five feet.

Speaker # 2: Citizen

Name: Paul McGraw

Address: 1664 Treeview Drive

Comments: Mr. McGraw is concerned with the width of Treeview Drive and the high speed of traffic on this road. From Highland Drive it is hard to see Treeview. There is a bus stop for elementary school children in front of their house. He wants the line of site to be improved. He has walked up to the top to look at the line of sight. You don't see much, because you are below it. The property on the north side has so many trees. Cars park in front of the apartments. He suggests that the trees be taken out and post no parking signs. As respect to parking stalls, he doesn't think the minimum required will accommodate all the visitors and they are going to park on the street.

Speaker # 5: Citizen

Name: Ted Granger

Address: 4245 South 1650 East

Comments: Mr. Granger said he owns an adjoining property. From his front window, he has the view of the property. He has seen police cars there many times. He is concerned with the property to the north, only seven parking stalls for the six units. There is no place for guests to park. He is concerned that there could be a horrible accident. He wants good drop off and sight vision. He is concerned about small children and the ditch where they build dams and throw rocks. When the tenants on the north leave the area, any furniture they don't want is thrown on to the lower part of the property. He has tried to get enforcement out there and has had to file a formal complaint and enforcement made him clean up the property. Open space is important, this is a real problem and all the children need a place to play. He recommends considering all options.

Speaker # 6: Citizen

Name: Roger Hoole

Address: 4579 Farm Meadow Lane

Comments: Mr. Hoole said he is located south of medical building, which is the adjacent property to the south. Something should be done to have the property developed. He is concerned that Treeview is a pinch point and that the proposal twelve unit complex will leave no room on the street. One car along street you lose dedicated space. He avoids Treeview. Snow on the steep hill is dangerous. He is concerned with the proposed high density and agrees with the citizens who have spoken. There should not be any more cars unless project is reduced in size and height. He is sympathetic with the applicant as the property needs to be improved, but to put to many units on the property is not wise.

Speaker # 7: Citizen

Name: Steven Yuong

Address: 1639 East Treeview Drive

Comments: Mr. Yuong said his concern is the density and the number of proposed parking stalls. Twenty-eight bedrooms, twenty-eight parking stalls, not twenty-four. The proposed four amenities will be good, but there will not be enough parking. He expressed concern about the lack of privacy being caused by fourth floor occupants looking down on their neighbors. One identified garbage bin is not sufficient.

Speaker # 8: On behalf of Mr. Kimball

Name: Joseph Cottle

Address: 53 South 600 East

Comments: Mr. Cottle said many of the concerns will be addressed by the application, such as garbage and children playing in the ditch. The ditch will be covered. Mr. Kimball owns the road and the way forward is to get the dedication. The way forward is to approve application. The parking requirement is two stalls per unit, not one per bedroom. Removing the building will allow for greater sight. Property to the north is irrelevant and will be addressed. Removing the old building and providing a new one will create a different set of tenants. Asks for approval of the application. Height concerned with ADA access to allow accessibility. Street width is private.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and Staff had a brief discussion regarding bonding, ADA stalls, parking stalls, height, amenities, and visitor parking.

Motion: To approve application #29946 with the following conditions:

1. Application must follow the Open Space Policy (meet 44%, with the 6% reduction in open space based on bonded amenities);
2. Density is limited to 8 Units;
3. 16 Parking Stalls for Residents (2 per unit), and 6 additional Guest Parking Stalls, for a total of 22 Parking Stalls;
4. The building must be used for residential;
5. The proposed amenities must be bonded for;
6. Height is limited to 40 feet from the natural grade to the highest point of the roof.

Motion by: Commissioner Healey

2nd by: Commissioner Mumford

Vote: Commissioners voted unanimous in favor

30113 – Christian Neff is requesting permission to subdivide his current parcel into three distinct pieces: two to be classified as lots of record (Lots A & B) and one to cede to a neighboring parcel belonging to his father (Lot C). **Parcel Area:** .96 Acre. **Location:** 2136 Evergreen Avenue. **Zone:** R-1-10. **Planner:** Tom C. Zumbado

Salt Lake County Planning and Development Services Planner Tom Zumbado provided an analysis of the staff report.

Commissioner Allen asked if Lot C is buildable. Mr. Zumbado said it will be a two lot subdivision with the third lot to be ceded. Commissioner Healey asked which lot Mr. Neff will be building on. Mr. Zumbado confirmed Lot B. Commissioner Mumford asked where the access is to Lot C. Mr. Zumbado said to the north. Mr. Brems suggested to turn Lots A and B into Lots 1 and 2.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Christian Neff

Address: 2136 Evergreen Avenue

Comments: Mr. Neff confirmed the description by Mr. Zumbado is accurate.

Commissioner Healey asked if he has any objection to Mr. Brems suggestion. Mr. Neff said no, only as long as they can live in the home. Lot C will be with the parcel next to it and as a lot line adjustment.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30113 with Staff Recommendations as presented.

Motion by: Commissioner Wilson

2nd by: Commissioner Healey

Vote: Commissioners voted unanimous in favor

BUSINESS MEETING

Meeting began at – 9:46 p.m.

- 1) Approval of Minutes from the February 15, 2017 meeting.

Motion: To approve minutes from the February 15, 2017 meeting, with Commissioner Stephens amendments.

Motion by: Commissioner LaMar

2nd by: Commissioner Mumford

Vote: Commissioners voted unanimous in favor

- 2) Approval of Minutes from the March 6, 2017 MD zone work session.

Motion: To approve minutes from the March 6, 2017 MD Zone work session as presented.

Motion by: Commissioner Wilson

2nd by: Commissioner Carlson

Vote: Commissioners voted unanimous in favor

- 3) Ordinance Issues from today's meeting
- 4) Other Business Items (as needed)

MEETING ADJOURNED

Time Adjourned – 9:48 p.m.