

County Council Zoning Meeting

Public Meeting Agenda

Tuesday, November 15, 2016 4:00 P.M.

LOCATION: SALT LAKE COUNTY GOVERNMENT CENTER

2001 SOUTH STATE STREET, ROOM N1-110

NORTH BUILDING, MAIN FLOOR

(385) 468-6700

UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707.

TTY USERS SHOULD CALL 711.

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

Rezones – 2nd Reading –

29966 – Bryan Wright of Establish is requesting a zone change from R-1-10 to C-2. **Location:** 3785 South Highland Drive. **Acreage:** The combined parcels equal to ≈1.03 acres. **Community Council:** East Mill Creek. **Planner:** Tom Zumbado

Rezones – To be Heard –

29972 – Salt Lake County Township Services is requesting approval for a rezone from M-1 (Manufacturing & Light Industrial) & M-2 (Manufacturing & Heavy Industrial) to MD-3 (Mixed Development). **Location:** Approx. 4186 S Main Street. **Area:** This request includes eighteen parcels at approximately 22.2 total acres. **Community Council:** Millcreek. **Planner:** Max Johnson

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OFFICE OF TOWNSHIP SERVICES

Planning and Development Services
2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050
Phone: (385) 468-6700 • Fax: (385) 468-6674
www.pwpds.slco.org

File # 29966

Rezone Request Summary and Recommendation

Public Body: Salt Lake County Council

Meeting Date: November 8, 2016

Parcel ID(s): #1633327001, #1633327002 and #1633327003

Current Zone: R-1-10 **Proposed Zone:** C-2

Property Address: 3785 South Highland Drive

Request: Rezone

Planning Commission: Millcreek

Township/Unincorporated: Millcreek Township

Community Council: East Mill Creek

Planner: Tom C. Zumbado

Planning Commission Recommendation: Approval

Community Council Recommendation: Approval

Planning Staff Recommendation: Approval

Applicant Name: Bryan Wright

PROJECT DESCRIPTION

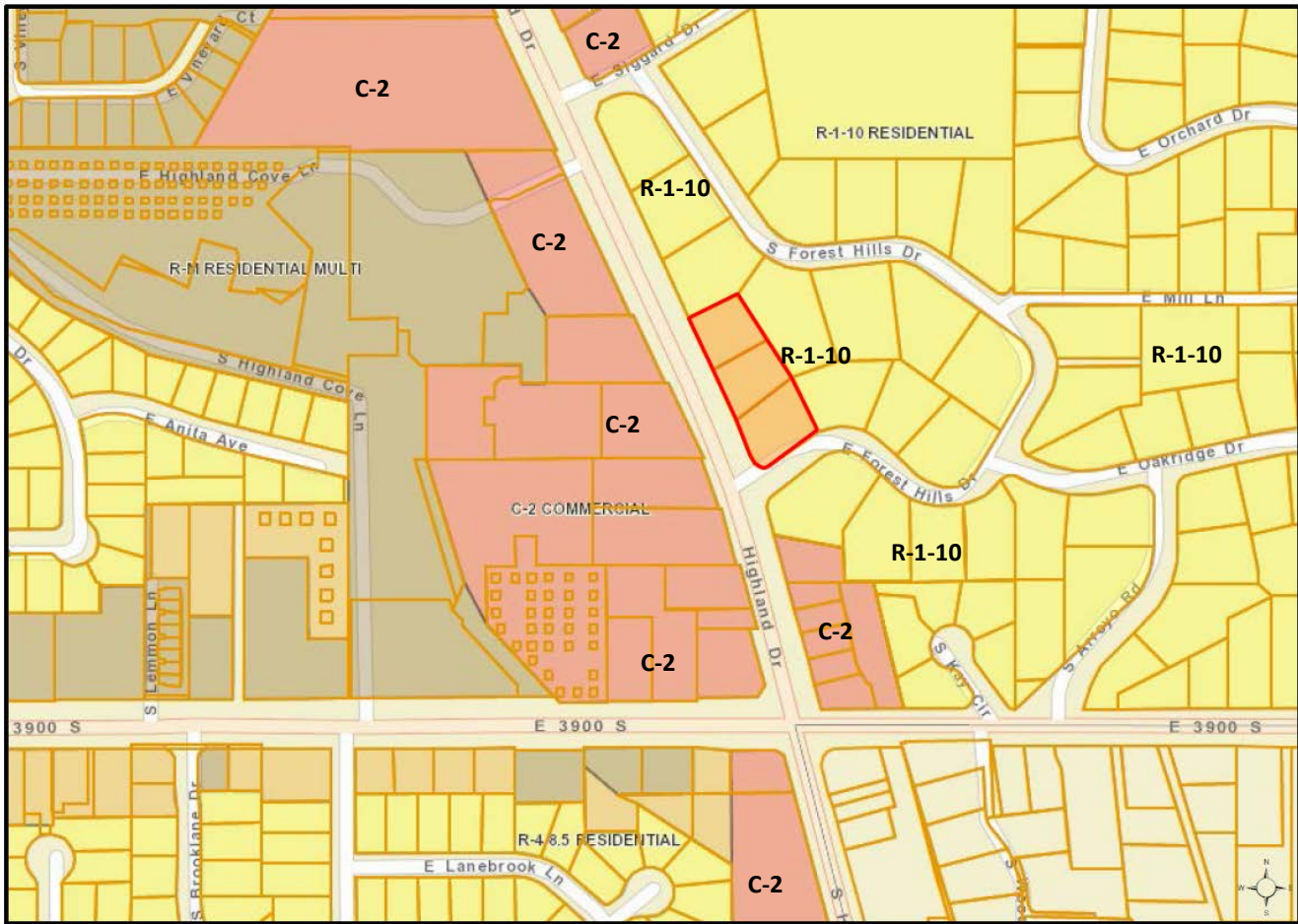
Bryan Wright is requesting a zone change from R-1-10 to C-2 for the purpose of developing an office building for their architecture firm, Establish.

SITE & VICINITY DESCRIPTION (see attached map)

Located at the corner of Highland Drive and East Forest Hills Drive, the three parcels of land encompassed in File #29966 are currently vacant and undeveloped. The immediate neighbors to the north, east and south are R-1-10 parcels. However, the land directly west, along with other parcels along Highland Dr. (at 3900 S. and also at Siggard Dr.) are in the C-2 zone.

File #29966: Rezone Request from R-1-10 to C-2

3785 So. Highland Dr. (Parcels #1633327001, #1633327002 and #1633327003)



GENERAL PLAN CONSIDERATIONS

As it stands, the Millcreek General Plan Map identifies this area as “stable.” However, Highland Dr. is a major corridor through the township and the approval of this project may contribute to goals in the general plan, including:

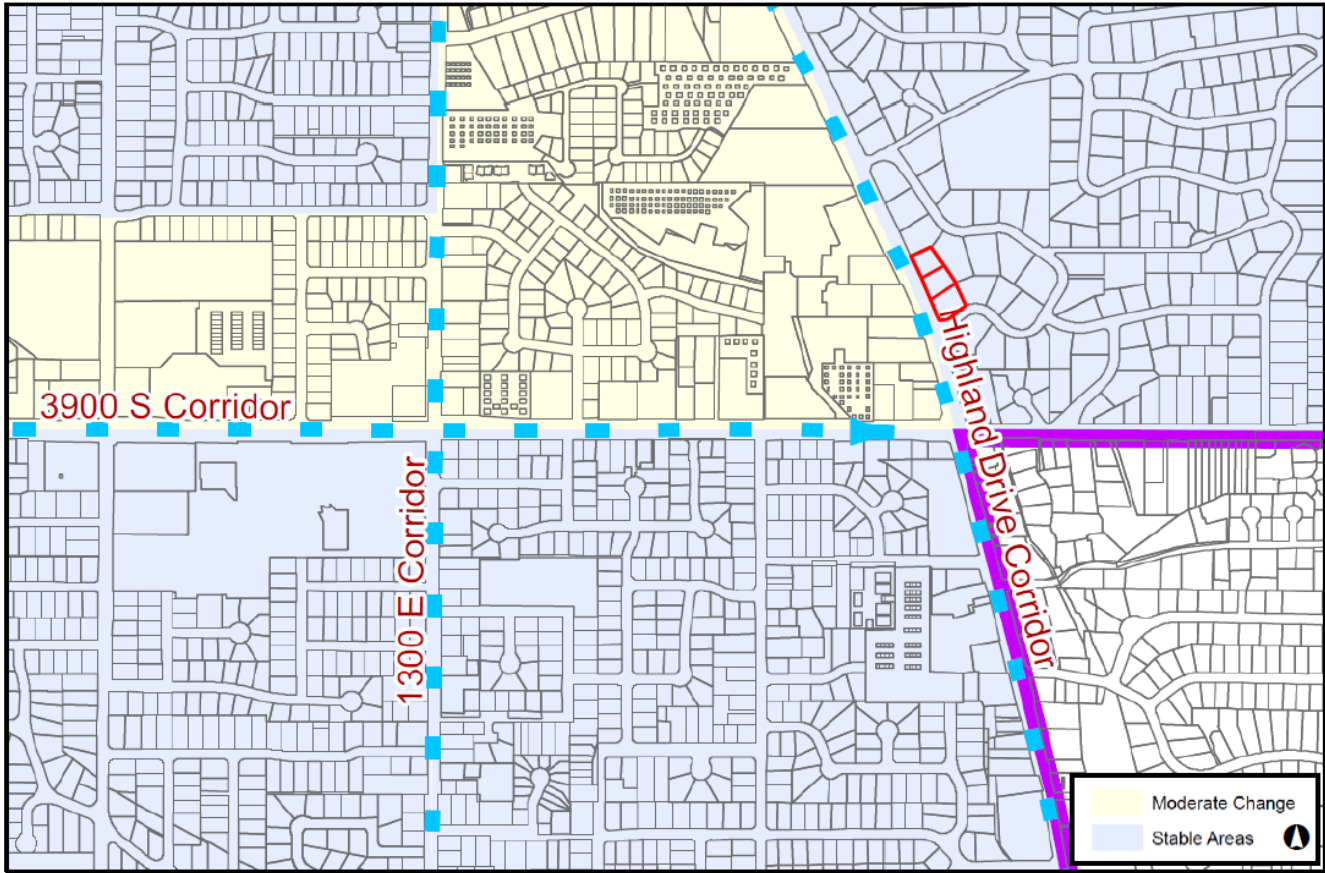
Objective 4.2: Consider a mixed-use pattern of development for major centers, arterials and nodal points to create density and critical population mass to support diverse activities.

Objective 4.3: Develop neighborhood level retail, commercial activity and professional services for quick and easy access by residents.

Objective 4.5: Identify and pursue strategically-targeted business clusters that can provide job opportunities and broaden the economic base of Millcreek Township.

Objective 4.6: Improve the quality of streetscape along key corridors in Millcreek’s neighborhoods, especially along major arterial streets.

File #29966: General Plan Map (Project Parcels Outlined in Red)



ZONE CONSIDERATIONS

Requirement	Existing R-1-10 Zone (RCOZ)	Proposed C-2 Zone
Height	30 Feet	75 Feet Limit
Front Yard Setback	30 Feet	20 Feet
Side Yard Setback	10 Feet	None, except that wherever a building is located upon a lot adjacent to a residential land use, there shall be provided a side yard of not less than ten feet on the side of the building adjacent to the residential property, and on corner lots the side yard which faces on a street shall be not less than twenty feet.
Rear Yard Setback	30 ft. without garage, 15 ft. with garage	None, except that on corner lots which rear upon the side yard of another lot in a residential or agricultural zone, the minimum rear yard shall be ten feet.
Lot Width	80 Feet	None
Lot Area	Minimum 10,000 Square Feet	None
Parking	A driveway shall be provided for vehicular access from the street or right-of-way to the required parking spaces of any dwelling	One space for each 250 square feet of gross floor area.

Compatibility with existing buildings in terms of size, scale and height.	Yes
Compliance with the General Plan.	Yes

NEIGHBORHOOD RESPONSE

At the regularly scheduled meeting of the Millcreek Township Planning Commission on August 10 2016, File #29966 was met with a considerable amount of public scrutiny. It was inquired as to the intended use of the property, the proposed structure to be built and the long-term implications of the rezone.

COMMUNITY COUNCIL RESPONSE

At their regularly scheduled meeting on August 4 2016, the East Mill Creek Community Council unanimously recommended approval for File #29966 with an added height restriction of 40 feet.

PLANNING COMMISSION RESPONSE

At their regularly scheduled meeting on August 10 2016, the Millcreek Township Planning Commission recommended approval for File #29966 with added zoning conditions of a height restriction of 40 feet and for the property to be limited to permitted uses and professional offices. The vote was 3 in favor with 2 against.

COUNTY COUNCIL RESPONSE

At their regularly scheduled meeting on November 1 2016, the Salt Lake County Council voted to continue File #29966 to their next regularly scheduled meeting for November 8 2016. The reason for the continuation was to allow staff to clarify the exact wording of the Millcreek Township Planning Commission’s motion, conditions and official recommendation to the County Council.

PLANNING STAFF ANALYSIS

August 10 2016 Meeting Summary and Approved Minutes: Millcreek Township Planning Commission
 Staff examined the minutes from the August 10 planning commission meeting for Millcreek and extracted this screenshot detailing the exact wording of the motion, its conditions and the resulting vote:

PUBLIC PORTION OF MEETING CLOSED

Commissioners and Staff had a brief discussion regarding C-2 zones, possibility of building homes. Mr. Hymas said when properties are along the corridor in the general plan it states they are adaptable and there are goals. Discussion about mixing use in the C-2 zone. Mr. Zumbado confirmed it is 1.03 acres.

Commissioners, Counsel and Staff had a brief discussion.

Motion: To recommend approval of application #29966 to the County Council with Staff Recommendations and two conditions:

1. Limit height to 40 feet
2. Limit uses only to Permitted uses in the C-2 zone, including office use.

Motion by: Commissioner Janson

2nd by: Commissioner LaMar

***Vote:** Commissioners Jemming and Stephens voted nay, all other commissioners in favor (of commissioners present) Motion passed.

**Commissioners participating in vote were Tom Stephens (Chair), Andrew Gruber, John Janson, Jon Jemming (Alternate) and Shawn LaMar.*

County Ordinance 19.14 (R-1-10 Zone)

Staff has verified that the proposed use is not listed in either the permitted or conditional uses for the R-1-10 Zone.

County Ordinance 19.62 (C-2 Zone)

Staff has verified that the proposed use is listed as a permitted use in the C-2 Zone.

County Ordinance 19.90 (Amendments and Rezoning)

The county council may amend the number, shape, boundaries or area of any zone or any regulation within any zone. Any such amendment shall not be made or become effective unless the same shall have been proposed by or be first submitted for the recommendation of the relevant planning commission.

Millcreek General Plan

The overall intent of this general plan is to make the planning process simple, fair, efficient, and predictable. For each area of the County it spells out what kind of development is considered desirable and appropriate.

Goal 4: Promote the development of viable commercial, employment, and activity centers to serve the community.

Millcreek General Plan Map

1. The Official Map is intended to serve as a guide to areas of anticipated and desired stability or growth absorption.

2. The Official Map should be used in conjunction with the Best Practices and the Context sections of the General Plan when making planning decisions.

3. The colors shown on the Official Map indicate a range in the level of stability and intensity of and activity within the Township.
4. The colors shown on the Official Map do not relate to any particular land use or zoning designation.
5. The Zoning Map, rather than the Official Map, should be used to make changes to specific land uses.
6. This Official Map format does not allow staff at the Planning and Development Services desk to suggest whether or not a proposed zone change will be approved.
7. When making planning decisions:
 - a. Locate the proposed change on the Official Map.
 - b. Determine the anticipated level of stability and intensity of the area in which the proposed change occurs (Green, Blue, Yellow, Red, and Corridor)
 - c. Determine if the proposed change would result in a level of change that is consistent with the Official Map.
 - d. Determine if the proposed change is consistent with the relevant Best Practice(s) Core Concepts and Key Questions.
 - e. Determine whether or not to recommend or approve the proposed change.

PLANNING STAFF RECOMMENDATION

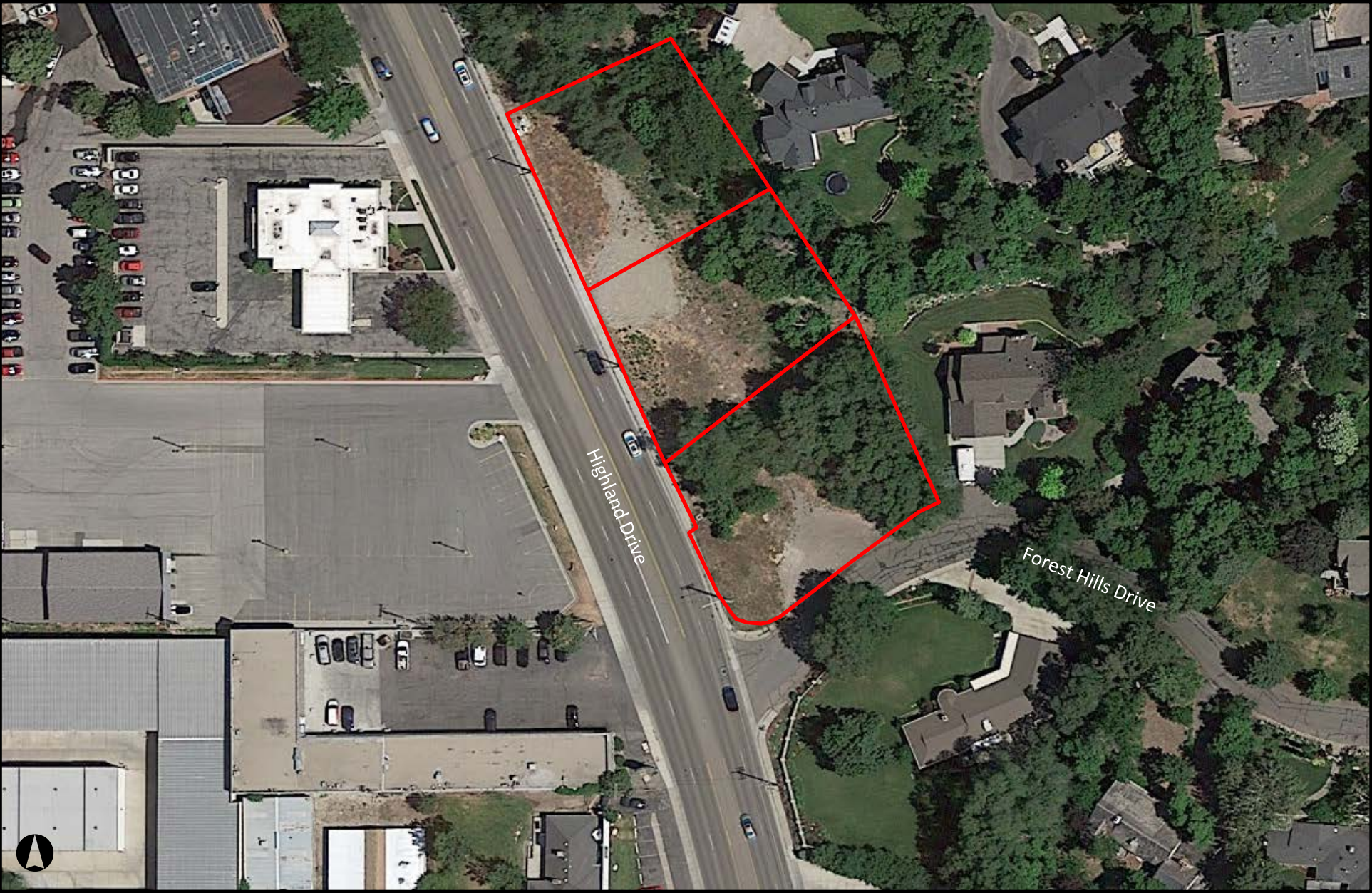
It is the recommendation of Planning Staff that the Salt Lake County Council grant approval to File #29966 for the purpose of building a future commercial office building with the following conditions:

- A. Limit height to 40 feet
- B. Limit uses to only permitted uses in C-2 zone, including office use

File #29966 Aerial Image: Rezone Request – R-1-10 to C-2

3785 South Highland Drive, Parcel ID(s): #1633327001, #1633327002 and #1633327003

(Parcel lines are approximated)



C-2 Zone: Permitted Uses

- Accessory uses and buildings customarily incidental to permitted uses;
- Addressograph shop;
- Antique shop without outside display;
- Archery shop and range, providing the use is conducted within a completely enclosed building;
- Art needlework shop;
- Art shop and/or artist supply;
- Athletic goods store;
- Automobile service station;
- Awning sales and repair;
- Baby formula service; baby diaper service; babysitter agency;
- Bakery;
- Bank;
- Barbershop;
- Beauty shop;
- Bicycle shop;
- Blueprinting and/or Photostatting;
- Bookstore;
- Bowling alley, including billiard and/or pool tables;
- Bus terminal;
- Cafeteria; catering establishment;
- Candy store; confectionery;
- Carbonated water sales;
- Class A beer outlet;
- Class B beer outlet;
- Clothes cleaning, dyeing and pressing;
- Clothing store;
- Coal and fuel sales office;
- Costume rental;
- Dancing;
- Department store;

- Delicatessen;
- Dog training, provided all training is within a completely enclosed building;
- Dramatics school;
- Drapery and/or curtain store;
- Dressmaking;
- Drive-in refreshment stand;
- Drugstore;
- Dry goods store;
- Electrical and heating appliances and fixture sales and repair;
- Egg candling and sales;
- Employment agency;
- Film exchange;
- Five-and-ten cent store;
- Fix-it shop;
- Flooring or floor repair shop;
- Florist shop;
- Fountain equipment supply;
- Frozen food lockers;
- Fruit or fruit juice store; fruit and/or vegetable stand;
- Fur sales, storage and/or repair;
- Furniture sales and/or repair;
- Gift shop;
- Greenhouse and nursery; plant materials; soil and lawn service;
- Grocery;
- Gunsmith;
- Gymnasium;
- Hardware store, not including the sale of lumber;
- Health food store;
- Hobby and/or crafts shop;
- Home day care/preschool, subject to Section 19.04.293;
- Hospital supplies;
- House cleaning and repair; house equipment display;
- Ice cream shop;

- Ice vendor units and/or reach-in ice merchandiser units; electrical icemaker units; ice storage of not more than five tons' capacity;
- Insulation sales;
- Interior decorating store;
- Jewelry store;
- Janitorial service;
- Key and lock service;
- Laundry, automatic self-help type; laundry agency;
- Leather goods sales;
- Linen shop;
- Luggage shop;
- Machine tools sales;
- Manicuring, pedicuring and electrolysis of hair;
- Medical and dental clinic and laboratory;
- Milk distributing station and sale of dairy products, excluding processing or bottling;
- Military store;
- Mobile lunch agency;
- Monument sales, retail;
- Motorboat sales;
- Music store;
- Newsstand;
- Notions;
- Novelty shop;
- Numismatic shop; gold, silver and platinum dealer;
- Nurses' agency;
- Office, business or professional; office supply; office machines sales and repair;
- Oil burner shop;
- Optometrist and/or oculist;
- Ornamental iron, sales only;
- Painter and/or paint store;
- Pest extermination and control office;
- Pet shop;
- Photographer and/or sale of photographic supplies;

- Popcorn and/or nut shop;
- Radio and television sales and repair and/or station;
- Residential facility for elderly persons;
- Restaurant;
- Roofing sales;
- Safe sales;
- Secondhand shop;
- Shoe shop; shoeshine shop; shoe repair shop;
- Sewing machine shop;
- Stationery and greeting card sales;
- Swimming pool;
- Tailor shop;
- Taxidermist;
- Taxi stand;
- Tire shop, sales only;
- Theater, indoor;
- Tobacco shop;
- Towel and linen supply service;
- Travel bureau;
- Upholstery shop;
- Variety store;
- Wallpaper store;
- Weather-stripping shop.

C-2 Zone: Conditional Uses

- Agency for the sale of new motor vehicles, trailers and campers, including the incidental sale of used motor vehicles, trailers and campers, provided this use is incidental and located on the same property as the primary use of new motor vehicle sales; agency for the rental of motor vehicles, trailers or campers;
- Ambulance service;
- Apartments for elderly persons;
- Arcade, not to be located within a one thousand foot distance, via the most direct pedestrian route, of the property line of any school or private educational institution having an academic curriculum similar to that ordinarily given in public schools. For purposes of measuring distance, a pedestrian route shall not include a route which requires crossing a physical barrier such as a fence, canal or freeway, or include trespassing across private property.
- Athletic club and/or health club;
- Automobile repair, including incidental body and fender work, painting and upholstery and/or welding; automatic automobile wash;
- Automobile service center, which is limited to tune-ups, lubrication and oil change, front-end alignment, brake repair, and muffler repair, providing there is not outside storage of parts or materials;
- Baking, ice cream making and/or candy making;
- Bath and massage (every massage technician shall be licensed by the state);
- Bed and breakfast inn, which may include a restaurant and conference meeting rooms;
- Cat and dog groomery, excluding overnight boarding;
- Cemetery, mortuary, etc.;
- Check cashing, provided that each check cashing business shall be located a minimum distance of six hundred feet from any other similarly licensed facility;
- Class C fireworks store;
- Copy service;
- Day care/preschool center;
- Golf course;
- Hardware store, including the sale of lumber, providing all storage of lumber is within a completely enclosed building;
- Home day care/preschool, subject to Section 19.04.293;
- Home occupation;
- Hospital;
- Hotel and apartment hotel;
- Indoor firearms and/or archery range;

- Mini-storage units, secondary to the main use of the parcel;
- Mobile home park;
- Mobile store provided it meets the following requirements:
 - A. A location on improved property including a main building with paved parking, and landscaping, curb, gutter and sidewalk if required by the county.
 - B. A maximum display area of one hundred square feet outside the portable structure, a minimum of ten feet behind the property line, not on landscaped areas, and not obstructing access to the property.
 - C. Compliance with the sign ordinance.
 - D. The structures comply with the yard requirements of the zone.
 - E. The mobile store including display area shall not be located within the clear view of intersecting streets.
 - F. Written approval from the property owner to locate on the site.
- Motel;
- Multiple dwellings; group dwellings;
- Neighborhood storage;
 - Open storage for recreational vehicles only (campers, snowmobiles, etc.), but not to include the storage, keeping or abandonment of junk, including scrap metals or other scrap material, or for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery, or parts thereof, as in an impound lot or junkyard, etc.; and such use will be required to install a six-foot solid visual barrier fence or masonry wall around the entire storage area (chain-link with slats is acceptable) as a conditional use in the commercial C-2 zone, and as an accessory use only to a main use, such as a service station, carwash or similar use. Gravel or grass surfacing will be allowed for the storage area;
- Package agency;
- Parking lot;
- Planned unit development;
- Plumbing shop;
- Printing shops;
- Private nonprofit locker club;
- Private post office box service;
- Private school;
- Public and quasi-public use;
- Rail transit mixed-use, provided it meets the following requirements:
 - A. The planning commission shall determine the density based on the specific development proposal, site location and surrounding land uses.
 - B. The property is located within one-quarter mile of a rail station.

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

— Reception center and/or wedding chapel;

— Recreation, commercial;

— Reiki business provided it meets the following requirements:

- A. Hours of operation shall be between 7:00 a.m. and 10:00 p.m.
- B. Each practitioner that is not an employee of the business licensee shall have a Salt Lake County business license.
- C. Neither clients nor practitioners shall appear on the premises in a state of nudity or semi-nudity, as defined in the Sexually Oriented Business Chapter of Title 5 of this Code; and
- D. The premises shall not be used for any conduct that violates Section 58-47h-501 of the Utah Massage Therapy Practice Act (2013) or sexual conduct that violates Title 76 of the Utah Criminal Code.

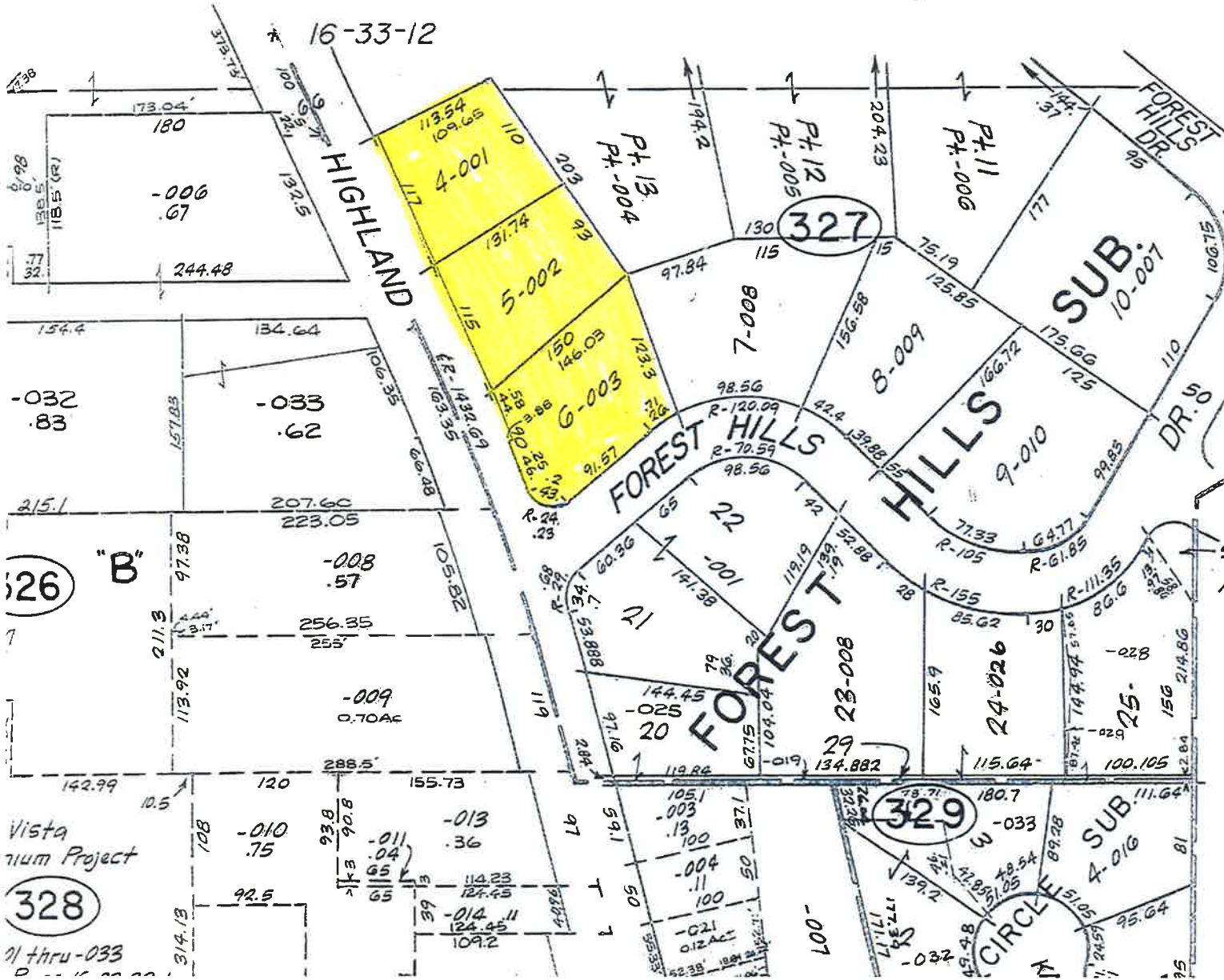
— Rent-all store, provided that there is not outside storage;

— Resource recycling collection point provided it meets the following requirements:

- A. A location on improved property including a main building with paved parking, and landscaping, curb, gutter and sidewalk if required by the county.
- B. All material shall be contained within an enclosed container.
- C. The structures or bins comply with the yard requirements of the zone.
- D. Written approval from the property owner to locate on the site.
- E. Maintenance of the site in a clean, neat and orderly manner.

— Restaurant liquor license;

- Seed and feed store;
- Shared parking;
- Sign-painting shop;
- Single-family dwelling in conjunction with a service station;
- State store;
- Swap meets and flea markets within drive-in theaters or enclosed buildings;
- Tanning studio;
- Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work;
- Theaters, outdoor, providing:
 - A. A solid fence or masonry wall with a minimum height of six feet shall be constructed on all sides.
 - B. Driveways and parking areas shall be provided with properly maintained dustless surfaces.
 - C. Automobile off-street storage areas for automobiles awaiting entrance to the theater shall have a capacity of at least fifteen percent of the number of automobile parking spaces provided inside the theater.
 - D. Minimum area for a single-screen theater shall be ten acres; minimum area for a two-screen theater shall be twelve acres.
- Transfer company, provided trucks no larger than two tons' capacity are used;
- Unoccupied model buildings for display, accessory to a sales office;
- Veterinary, providing operation is completely enclosed within an air-conditioned building.



"A"
 AMMENDED PLAT OF LOTS
 201 THRU 205
 "B"
 B.F.S. 10 ACRE PLAT A
 "C"
 ERIC KERR MINOR SUB
 "D"
 ORCHARD COURT
 PUD

SEE DETAIL
 16-33-41

Vista
 num Project
 328
 01 thru 033

NOT FOR CONSTRUCTION

TOPOGRAPHIC SURVEY

3775 SO & 3785 SO HIGHLAND DRIVE
(ALSO) 1637 E FOREST HILLS DRIVE

LOTS 4-5-6, FOREST HILLS SUBDIVISION
LOCATED WITHIN SOUTHWEST 1/4 OF SECTION 33,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
SALT LAKE COUNTY, UTAH.

PROPERTY DESCRIPTION

Lot 6, FOREST HILLS SUBDIVISION, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder.

Less and Excepting:
Beginning at the Northwest corner of said Lot 6, and running thence North 53°03'00" East 1.210 m (3.97 feet) along the Northwest corner line of said Lot 6; thence South 24°48'00" East 13.589 m (44.58 feet); thence South 55°11'59" West 1.183 m (3.88 feet) to the Southwest corner of said Lot 6; thence North 24°48'00" West 13.334 m (43.75 feet) along said lot line to the point of beginning.

Lots 4 & 5, FOREST HILLS SUBDIVISION, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder.

Less and Excepting:
Beginning at the Northwest corner of said Lot 4, and running thence North 65°16'24" East 1.185 m (3.89 feet) along the Northwest corner line of said Lot 4 to a point 11.250 m (36.91 feet) perpendicularly distant Easterly from the centerline of said project; thence South 24°48'00" East 70.458 m (231.16 feet) along a line parallel to said centerline to the Southeast corner of said Lot 4; thence South 53°03'00" West 1.210 m (3.97 feet) along said lot line to the Southwest corner of said Lot 5; thence North 24°48'00" West 70.715 m (232.00 feet) along the Southwest corner line of said Lots 4 and 5 to the point of beginning.

SURVEYOR'S NARRATIVE

This survey was performed at the request of Bryan Wright. For the purpose of locating property lines as they related to existing improvements.

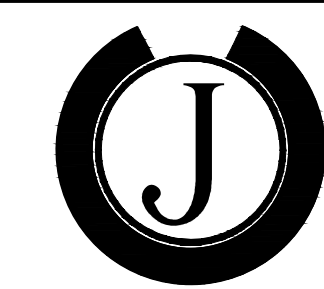
The basis of bearing was derived from the Street monuments on Highland Drive which has a bearing of N 24°48'00" W 821.76. (As shown hereon.)
* FOR EASEMENTS SEE TITLE REPORT & RECORDED SUBDIVISION PLATS.
* UTILITIES, PIPES, WIRES ETC. MAY NOT BE SHOWN ON THIS MAP: NO UNDERGROUND UTILITIES SURVEYED, THIS NOT INTENDED TO BE USE FOR DESIGN/SITE PURPOSES. CALL BLUE STAKING FOR GROUND LOCATIONS. AS THEY EXIST.

* NO UNDERGROUND UTILITIES SURVEYED.
* CALL BLUE STAKING FOR GROUND LOCATIONS. AS THEY MAY EXIST.

SURVEYOR'S CERTIFICATE

I, TIMOTHY R. JOHANSON, Do hereby certify that I am a Registered Land Surveyor and that I hold certificate No. 5152650, as prescribed under the laws of the State of Utah and that I have made a survey of the tract of land shown on this plat.

REV #	DESC.	DESCRIPTION	DATE

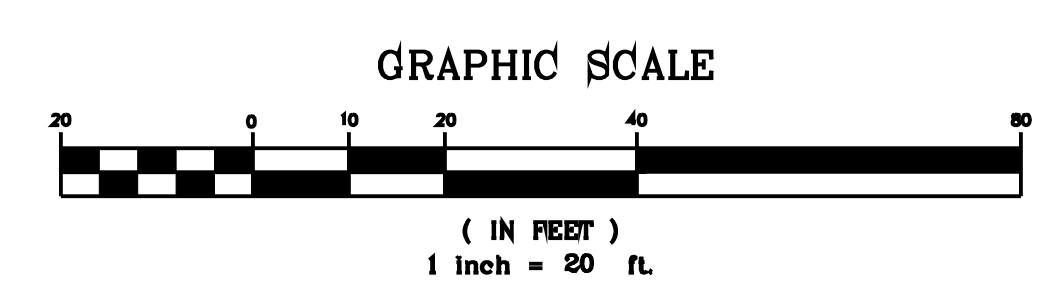
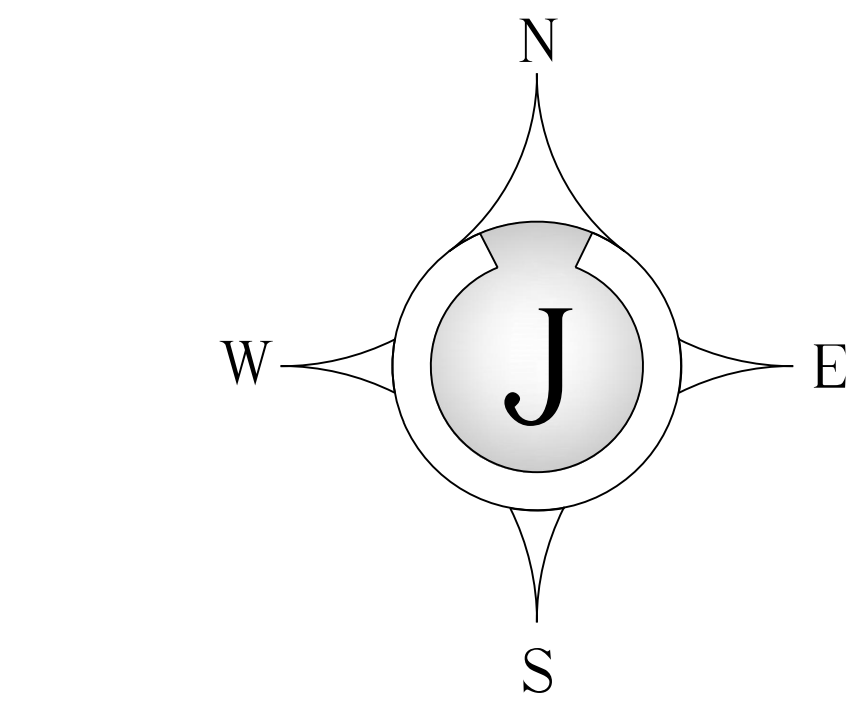
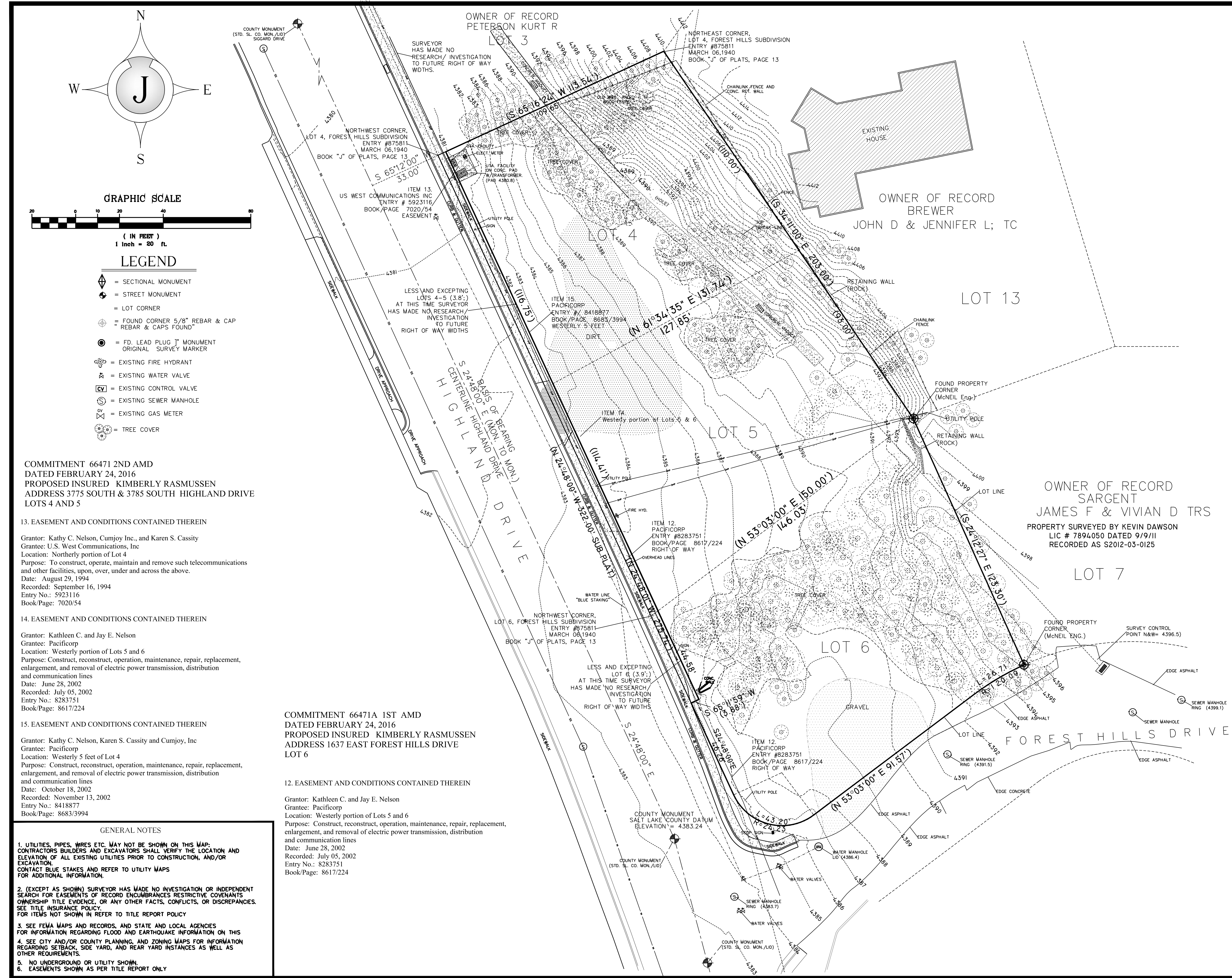


JOHANSON LAND CONSULTANTS

SURVEYING PLANNING LAND DEVELOPMENT
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JLCSURVEY.COM
johansonsurvey@gmail.com

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This drawing is and at all times remains the exclusive property of Johanson Land Consultants, LLC shall not be used with out complete authorization and written support.

STAMP	PROJECT NO.
PRELIMINARY	JLC-16-037 HIGHLAND DR
	DATE: 06/08/2016
	DRAWN BY: RKJ
	CKD BY:
	SHEET NUMBER
	1 OF 1



- LEGEND**
- = SECTIONAL MONUMENT
 - = STREET MONUMENT
 - = LOT CORNER
 - = FOUND CORNER 5/8" REBAR & CAP
 - = FOUND CORNER 5/8" REBAR & CAPS FOUND
 - = FD, LEAD PLUG " MONUMENT ORIGINAL SURVEY MARKER
 - = EXISTING FIRE HYDRANT
 - = EXISTING WATER VALVE
 - = EXISTING CONTROL VALVE
 - = EXISTING SEWER MANHOLE
 - = EXISTING GAS METER
 - = TREE COVER

COMMITMENT 66471 2ND AMD
DATED FEBRUARY 24, 2016
PROPOSED INSURED KIMBERLY RASMUSSEN
ADDRESS 3775 SOUTH & 3785 SOUTH HIGHLAND DRIVE
LOTS 4 AND 5

13. EASEMENT AND CONDITIONS CONTAINED THEREIN
Grantor: Kathy C. Nelson, Cumjoy Inc., and Karen S. Cassidy
Grantee: U.S. West Communications, Inc
Location: Northern portion of Lot 4
Purpose: To construct, operate, maintain and remove such telecommunications and other facilities, upon, over, under and across the above.
Date: August 29, 1994
Recorded: September 16, 1994
Entry No.: 5923116
Book/Page: 7020/54

14. EASEMENT AND CONDITIONS CONTAINED THEREIN
Grantor: Kathleen C. and Jay E. Nelson
Grantee: PacifiCorp
Location: Westerly portion of Lots 5 and 6
Purpose: Construct, reconstruct, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines
Date: June 28, 2002
Recorded: July 05, 2002
Entry No.: 8283751
Book/Page: 8617/224

15. EASEMENT AND CONDITIONS CONTAINED THEREIN
Grantor: Kathy C. Nelson, Karen S. Cassidy and Cumjoy, Inc
Grantee: PacifiCorp
Location: Westerly 5 feet of Lot 4
Purpose: Construct, reconstruct, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines
Date: October 18, 2002
Recorded: November 13, 2002
Entry No.: 8418877
Book/Page: 8683/3994

COMMITMENT 66471A 1ST AMD
DATED FEBRUARY 24, 2016
PROPOSED INSURED KIMBERLY RASMUSSEN
ADDRESS 1637 EAST FOREST HILLS DRIVE
LOT 6

12. EASEMENT AND CONDITIONS CONTAINED THEREIN
Grantor: Kathleen C. and Jay E. Nelson
Grantee: PacifiCorp
Location: Westerly portion of Lots 5 and 6
Purpose: Construct, reconstruct, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines
Date: June 28, 2002
Recorded: July 05, 2002
Entry No.: 8283751
Book/Page: 8617/224

- GENERAL NOTES**
1. UTILITIES, PIPES, WIRES ETC. MAY NOT BE SHOWN ON THIS MAP: CONTRACTORS BUILDERS AND EXCAVATORS SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND/OR EXCAVATION. CONTACT BLUE STAKES AND REFER TO UTILITY MAPS FOR ADDITIONAL INFORMATION.
 2. (EXCEPT AS SHOWN) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD ENCUMBRANCES RESTRICTIVE COVENANTS OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS, CONFLICTS, OR DISCREPANCIES. SEE TITLE INSURANCE POLICY. FOR ITEMS NOT SHOWN IN REFER TO TITLE REPORT POLICY.
 3. SEE FEMA MAPS AND RECORDS, AND STATE AND LOCAL AGENCIES FOR INFORMATION REGARDING FLOOD AND EARTHQUAKE INFORMATION ON THIS PROJECT.
 4. SEE CITY AND/OR COUNTY PLANNING, AND ZONING MAPS FOR INFORMATION REGARDING SETBACK, SIDE YARD, AND REAR YARD INSTANCES AS WELL AS OTHER REQUIREMENTS.
 5. NO UNDERGROUND OR UTILITY SHOWN.
 6. EASEMENTS SHOWN AS PER TITLE REPORT ONLY.

ESTABLISH

EKD Development
3785 South Highland Drive
Millcreek, Utah

20 June 2016
Existing Site
A100

3225 South 900 East Salt Lake City, Utah 84106 (801) 467-1268

NOT FOR CONSTRUCTION

TOPOGRAPHIC SURVEY

3775 SO & 3785 SO HIGHLAND DRIVE
(ALSO) 1637 E FOREST HILLS DRIVE

LOTS 4-5-6, FOREST HILLS SUBDIVISION
LOCATED WITHIN SOUTHWEST 1/4 OF SECTION 33,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN
SALT LAKE COUNTY, UTAH.

PROPERTY DESCRIPTION

Lot 6, FOREST HILLS SUBDIVISION, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder.

Less and Excepting:
Beginning at the Northwest corner of said Lot 6, and running thence North 53°03'00" East 1.210 m (3.97 feet) along the Northwest corner line of said Lot 6; thence South 24°48'01" East 13.589 m (44.58 feet); thence South 65°11'59" West 1.183 m (3.88 feet) to the Southwesterly lot line of said Lot 6; thence North 24°48'01" West 13.334 m (43.75 feet) along said lot line to the point of beginning.

Lots 4 & 5, FOREST HILLS SUBDIVISION, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder.

Less and Excepting:
Beginning at the Northwest corner of said Lot 4, and running thence North 65°16'24" East 1.185 m (3.89 feet) along the Northwest corner line of said Lot 4 to a point 11.250 m (36.91 feet) perpendicularly distant Easterly from the centerline of said project; thence South 24°48'01" East 70.458 m (231.16 feet) along a line parallel to said centerline to the Southeast corner of said Lot 5; thence South 53°03'00" West 1.210 m (3.97 feet) along said lot line to the Southwesterly corner of said Lot 5; thence North 24°48'00" West 70.715 m (232.00 feet) along the Southwesterly lot lines of said Lots 4 and 5 to the point of beginning.

SURVEYOR'S NARRATIVE

This survey was performed at the request of Bryan Wright. For the purpose of locating property lines as they related to existing improvements.

The basis of bearing was derived from the Street monuments on Highland Drive which has a bearing of N 24°48'00" W 821.76. (As shown hereon.)

* FOR EASEMENTS SEE TITLE REPORT & RECORDED SUBDIVISION PLATS.

* UTILITIES, PIPES, WIRES ETC. MAY NOT BE SHOWN ON THIS MAP: NO UNDERGROUND UTILITIES SURVEYED, THIS NOT INTENDED TO BE USE FOR DESIGN/SITE PURPOSES. CALL BLUE STAKING FOR GROUND LOCATIONS. AS THEY EXIST.

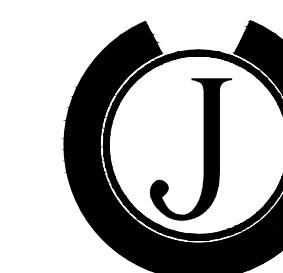
* NO UNDERGROUND UTILITIES SURVEYED.
* CALL BLUE STAKING FOR GROUND LOCATIONS. AS THEY MAY EXIST.

SURVEYOR'S CERTIFICATE

I, TIMOTHY R. JOHANSON, Do hereby certify that I am a Registered Land Surveyor and that I hold certificate No. 5152650, as prescribed under the laws of the State of Utah and that I have made a survey of the tract of land shown on this plat.

REVISIONS:

REV #	DESC.	DESCRIPTION	DATE



JOHANSON LAND CONSULTANTS

SURVEYING PLANNING LAND DEVELOPMENT

770 EAST MAIN STREET

SUITE 131

LEHI CITY, UTAH 84043

PHONE (801) 707-9463

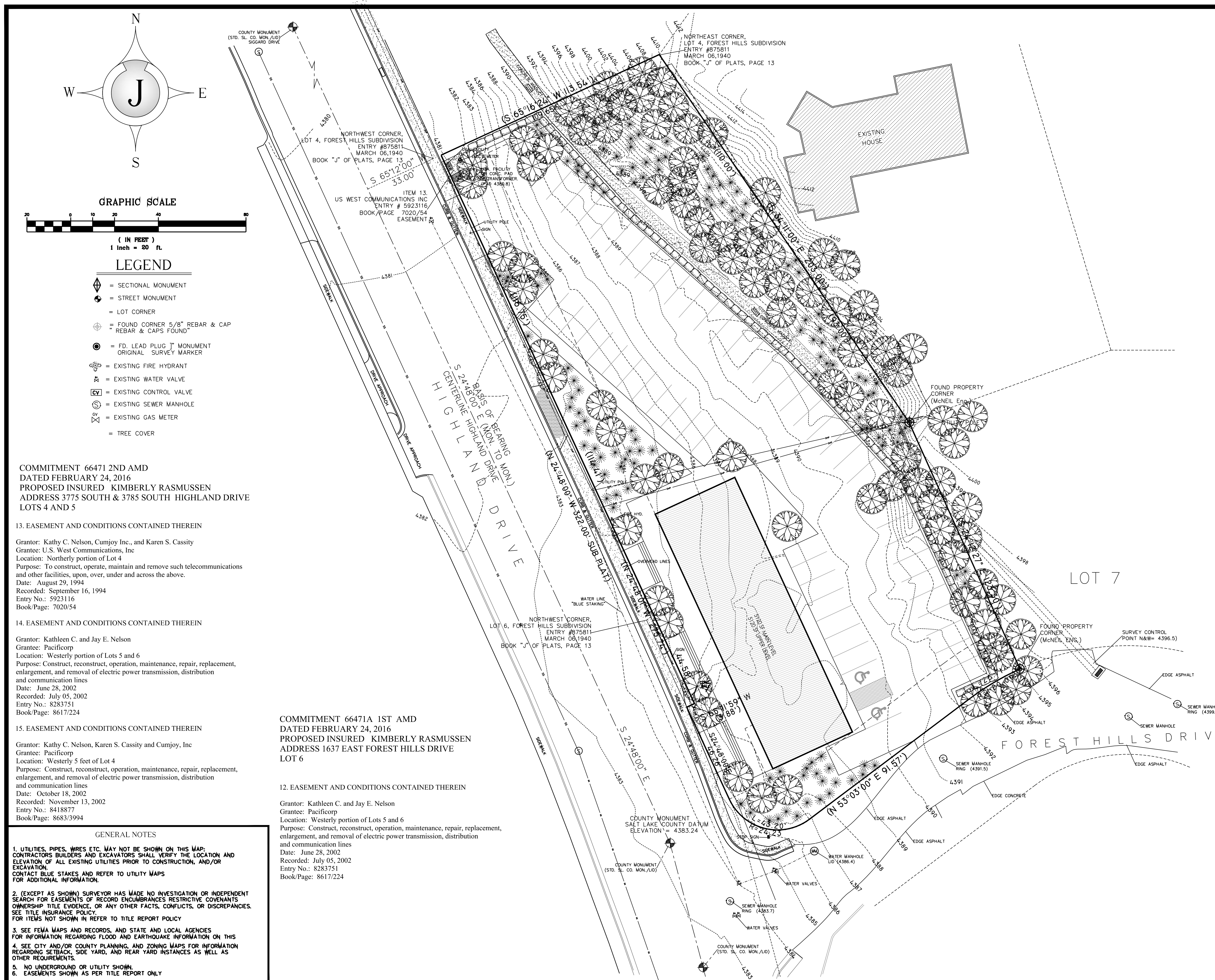
JLCSURVEY.COM

johansonsurvey@gmail.com

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This drawing is and at all times remains the exclusive property of Johanson Land Consultants, LLC shall not be used with out complete authorization and written support.

STAMP	PROJECT NO.
PRELIMINARY	JLC-16-037 HIGHLAND DR
	DATE: 06/08/2016
	DRAWN BY: RKJ
	CHKD BY:
	SHEET NUMBER
	1 OF 1



COMMITMENT 66471 2ND AMD
DATED FEBRUARY 24, 2016
PROPOSED INSURED KIMBERLY RASMUSSEN
ADDRESS 3775 SOUTH & 3785 SOUTH HIGHLAND DRIVE
LOTS 4 AND 5

13. EASEMENT AND CONDITIONS CONTAINED THEREIN

Grantor: Kathy C. Nelson, Cumjoy Inc., and Karen S. Cassidy
Grantee: U.S. West Communications, Inc
Location: Northern portion of Lot 4
Purpose: To construct, operate, maintain and remove such telecommunications and other facilities, upon, over, under and across the above.
Date: August 29, 1994
Recorded: September 16, 1994
Entry No.: 5923116
Book/Page: 7020/54

14. EASEMENT AND CONDITIONS CONTAINED THEREIN

Grantor: Kathleen C. and Jay E. Nelson
Grantee: PacifiCorp
Location: Westerly portion of Lots 5 and 6
Purpose: Construct, reconstruct, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines
Date: June 28, 2002
Recorded: July 05, 2002
Entry No.: 8283751
Book/Page: 8617/224

15. EASEMENT AND CONDITIONS CONTAINED THEREIN

Grantor: Kathy C. Nelson, Karen S. Cassidy and Cumjoy, Inc
Grantee: PacifiCorp
Location: Westerly 5 feet of Lot 4
Purpose: Construct, reconstruct, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines
Date: October 18, 2002
Recorded: November 13, 2002
Entry No.: 8418877
Book/Page: 8683/3994

COMMITMENT 66471A 1ST AMD
DATED FEBRUARY 24, 2016
PROPOSED INSURED KIMBERLY RASMUSSEN
ADDRESS 1637 EAST FOREST HILLS DRIVE
LOT 6

12. EASEMENT AND CONDITIONS CONTAINED THEREIN

Grantor: Kathleen C. and Jay E. Nelson
Grantee: PacifiCorp
Location: Westerly portion of Lots 5 and 6
Purpose: Construct, reconstruct, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines
Date: June 28, 2002
Recorded: July 05, 2002
Entry No.: 8283751
Book/Page: 8617/224

GENERAL NOTES

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ESTABLISH

EKD Development
3785 South Highland Drive
Millcreek, Utah

20 June 2016

Site Plan

A101

3225 South 900 East Salt Lake City, Utah 84106 (801) 467-1268









File # 29972

Staff Report Summary and Recommendation for Rezone Application

Public Body: Salt Lake County Council

Meeting Date: November 15, 2016 (Rescheduled)

Parcel ID: Numerous Parcels (16)

Current Zone: M-1 & M-2 Proposed Zone: MD-3

Property Address: 4186 South Main Street (Approximately)

Request: Rezone approximately 22.20 acres

Community Council: Millcreek

Township/Unincorporated: Millcreek

Planner: Max Johnson

Planning Commission Recommendation: Recommendation for Approval with a reduction in the total land area proposed (22.20 acres to 9.33 acres).

Community Council Recommendation: The Community Council recommended Approval of rezoning the property from M-1 & M-2 to MD-3

Planning Staff Recommendation: Recommend Approval of the initial request of approximately 22.20 acres.

Applicant Name: Salt Lake County Township Services (email: mrjohnson@slco.org; phone: (385)468-6699)

PROJECT DESCRIPTION

Hearing Date Packet for Project #29972 – November 15, 2016

Updated July 27, 2016

This item was heard by the County Council on August 30, 2016, and was continued to a future date. As this application is due to expire on December 4, 2016, the request for rezone is being brought back before the County Council for a final public meeting and/or possible decision.

Updated July 27, 2016

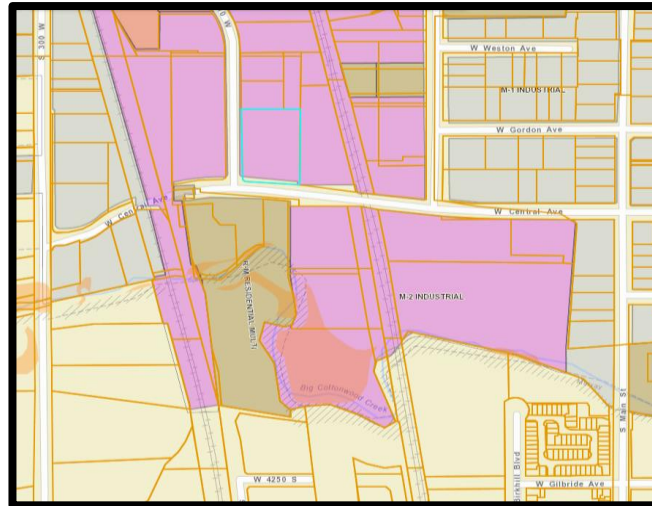
The Millcreek Township Planning Commission recommended approval of the rezone request from M-1 & M-2 to MD-3 on July 13, 2016. The Planning Commission did, however, modify the area of their Approval of the reclassification from the original application to the parcels fronting on Main Street, thereby reducing the size of their rezone action of the initial request from sixteen parcels at 22.20 acres, to six parcels totaling 9.33 acres.

Updated July 7, 2016

As there was significant discussion at the Planning Commission meeting of June 15, 2016, which created additional questions to explore, and several affected property owner's concerned with the rezoning request, the planning commission continued this item to the meeting of July 13, 2016.

The applicant, Salt Lake County Township Services, requested approval last month of a zone change from M-1 (light industrial) & M-2 (heavy industrial), to R-M (residential multi-family, which also includes uses such as professional office, and rail transit mixed-use, for example). Based upon significant input from the community, staff has since amended their request from an R-M zone to an MD-3 (mixed-use) zone.

SITE & VICINITY DESCRIPTION (see attached map)



This request proposes to rezone approximately 22.20 acres in the western portion of Millcreek Township, which is illustrated on the zone map above and the area map below. The subject property is adjacent to R-M zoned property on the west, and Murray City on the south. To the north across Central Avenue, both M-1 & M-2 zoning exists, while property to the east across Main Street is zoned M-1 & R-M. This request would not result in negative impacts as recent area developments are of like use and intensity as those projected for future growth in this area. The introduction of an MD-3 zone allows for some retail uses that were not allowable under the R-M zone. This zone would also reduce densities for new multi-family developments by roughly 50 percent.

Property History

The West Millcreek redevelopment project area has an extensive history. It was established in 2009 and includes 184 acres between 3900 South and Big Cottonwood Creek and from State Street, west to the train tracks and I-15.

The Redevelopment Agency collaborated with the Wasatch Choice for 2040 Consortium to facilitate local planning efforts for affordable housing, mass transit, and economic development adjacent to transit as part of the U.S. Housing and Urban Development (HUD) Sustainable Communities Grant. The Redevelopment Agency also partnered with the University of Utah on a comprehensive market analysis of urban growth and real estate opportunities along the southeast boundaries of the West Millcreek Urban Renewal Area (URA).

In 2015, after an additional two year effort, the Millcreek Planning Commission and the Salt Lake County Council approved the Millcreek Meadowbrook Small Area Plan. This plan is an outgrowth of the previous studies. The plan states that: "... the first light rail line ... and the two transit stops within the area has resulted in private market pressure for the area to transition from an industrial area with limited infrastructure to a mixed use area with the infrastructure required to support a significant increase in residents and employees."

Key recommendations of the plan include: 1) The study area should be designated a Transit Supportive District (TSD) with the highest densities within a 1.4 mile radius of each of the two transit stops and slightly lower

densities linking the two station areas; 2) Planning and zoning in each jurisdiction (Murray, South Salt Lake, and Salt Lake County) should be revised to encourage the densities and uses most likely to contribute to a vibrant TSD including urban parking ratios, office with structured parking, retail to support area residents and employees, and light industrial compatible with a dense development form; 3) Urban design should enhance and encourage a pedestrian environment providing linkages between the two transit stops and residential and commercial properties within the TSD; 4) Pedestrian and bicycle linkages should include both on-road and dedicated trail options to provide internal connectivity and to connect the TSD to adjacent areas and the valley-wide trail system; 5) A grocery store should be sought for the TSD within the next five years to serve current and new residents within a one mile radius of the area. The preferred location is near 3900 South State Street; and 6) new park acreage to maintain a level of service of at least 3.5 acres per 1,000 persons within the TSD should be included in development plans.

Since the adoption of the plans in Murray and South Salt Lake, the Fireclay and Birkhill developments have led to the creation of over 975 housing units. South Salt Lake has seen the development of several hundred units and has just approved a new 58 unit development. In Salt Lake County, we have watched the development of the Bud Bailey housing project, Meadowbrook apartments, and most recently, the renovation of the laundry tower and the construction of the Artesian Springs Apartment Complex with 378 units currently under construction. Originally planned as a four phase development with 378 units, by the fall of 2016 all phases will be under construction; three years ahead of schedule.

The property owner of the WindRiver parcel has completed the clean-up of his property from prior code enforcement issues stemming from a concrete crushing facility, and currently has it listed for sale. Over the past six months we have received inquiries from potential buyers to purchase the property and construct a freight distribution center, a bio-diesel plant, and a medical waste disposal incinerator. All are permitted under the existing M-1 or M-2 zoning. Staff has also met with developers who want to construct a mixed use development, similar to Artesian Springs, or the projects in Murray. On June 20, 2016, staff toured the site with a developer from Chicago, interested in constructing a mixed use facility with support retail and residential units.

Staff proposes to rezone this area as MD-3 in keeping with the Master Plan, Small Area Plan, and the Wasatch 2040 Vision. This zoning will allow for continued mixed use residential with support retail, while prohibiting manufacturing uses.

Concerns have been raised by property owners who have existing manufacturing operations at this location which would become non-conforming uses, the Planning Commission who would like to see the rezone area smaller and less dense, which the MD-3 zone would allow, the Community Council and other interested Millcreek citizens who worry about adding more housing when the area could continue to be a commercial revenue generator for the new city, and perhaps should be rezoned C-1 or C-2, if not remain M-1 or M-2.

Staff has also received feedback from Millcreek residents requesting that this area be retained for a grocery store. It is important to note that in 2015, when the former call center tenants moved out of the large building at 3900 South State Street, that had formerly been a Smith's, Pan N Pak, and most recently a call center, staff showed the facility to real estate personnel from Kroger (Smith's) and Associated Foods, and spoke with representatives of smaller chains. Neither Smith's nor Associated Foods was interested, as they felt the building would need to be demolished, in addition to access problems with the site. The smaller stores wanted the building subdivided into smaller units which the owners were unwilling to do. Further, the sale price of \$7,500,000 was considerably more than grocery users were willing to pay.

Millcreek Rezone Parcels



Millcreek Rezone Parcels



Meaghan Fox
Salt Lake County Planning & Development
7/27/16

0 100 200 400 Feet



GENERAL PLAN CONSIDERATIONS

All property involved in this request is in the Millcreek RDA area and is within a **Red area** on the official map of the Millcreek Township General Plan. The plan describes the following with respect to a **Red area**:

A **Red area** is one that has obvious potential for the future absorption of growth, and is likely to experience significant change in overall area character over time. The level of stability of Red areas is defined as follows:

- 1- Major changes in land use will occur, and represent a significant diversion from the typical land uses in the area/corridor. Growth in these areas will increase, significantly raising the intensity of land uses. Changes in land uses may affect the majority of the area/corridor, and are not limited to a specific cluster.
- 2- Improvements are likely to occur which will significantly alter the appearance, economics, or sustainability of the area/corridor. Improvements will have a theme, and will create a destination or attraction. Development of this area will likely require consolidation of land and coordinated planning.
- 3- Mobility networks will be redesigned and will include highly connected, formalized, and multi-modal facilities. Public transit will have dedicated or fixed rights-of-way. Walkability and connectivity are critical to the success of the area/corridor.

ZONE CONSIDERATIONS

Requirement	Existing Zone	Proposed Zone – MD-3
Height	M-1 – CU approval M-2 – CU approval	3 stories
Front Yard Setback	M-1 – 20' from street M-2 – 20' from street	30 feet
Side Yard Setback	M-1 – 20' from street M-2 – 20' from street	30 feet
Rear Yard Setback	M-1 – 20' from street M-2 – 20' from street	30 feet
Lot Width	M-1 – None (20' setback from street) M-2 – None (60' setback from street)	250 feet
Lot Area	M-1 - None M-2 - None	3 acres
Parking	M-1 – CU approval M-2 – CU approval	Shared parking encouraged. Chapter 19.80 (Off-Street Parking Requirements) are applicable.
Lot Coverage	M-1 – Limited to 80% of lot area M-2 – Limited to 80% of lot area	Maximum of 40% of lot area
Density	M-1 – N/A M-2 – N/A	Multi-family dwellings allow for 12.0 units per acre

Compatibility with existing buildings in terms of size, scale and height.	Use Dependent
Compliance with Landscaping Requirements Verified.	Reviewed in CU review
Compliance with the General Plan.	Yes

ISSUES OF CONCERN/PROPOSED MITIGATION

The property has changed little over time as this has been a manufacturing area for many years. Over the most recent 5-10 years, however, the property has entered a transitioning phase as the use functionality of the area has become more depressed. There are productive manufacturing uses in the area, though they are few and dispersed. New multi-family developments in the vicinity (both in the County as well as in Murray City) along with two TRAX light rail stations have created opportunities for economic growth and revitalization of the area. As the property is within an RDA area, the County is vested to assist in this effort. Examples include the RDA opportunities as well as investments in roadway infrastructure currently in design to improve Main Street adjacent to the eastern boundary of this property. This design will include efficiency in traffic movement through safe and prudent implementation that will accommodate multi-modal transportation options including elements friendly to pedestrians and bicycles. The proposed change in zoning to an MD-3 zone would also allow for light retail uses.

NEIGHBORHOOD RESPONSE

Updated July 7, 2016

As of July 7, 2016, there have been two comments from affected property owners. One of the responses voiced opposition to the rezone and one response was inquiring into the request with no formal opinion at the time.

Planning Commission Meeting – June 15, 2016

At the Millcreek TPC meeting of June 15th, several affected property owners were in attendance and spoke in opposition to the application. Individuals opposed, who spoke on the record include:

Doug Black – He mentioned that a change to R-M would curtail his ability to properly manage his investments.

Del Davis – He said that he is against this proposal. He has been at his present location for over 35 years and has developed his business. This rezone will reduce his value by approximately \$630,000. In addition, he has paid \$750,000 in property taxes. He uses the access road extensively with semi-trucks both delivering salt and shipping finished product. He does not believe this access road is conducive to high density development.

Chad Pugh – Attorney for Ash Grove Cement Company and Geneva Rock said that both owners are opposed to this application. Mr. Pugh said that Geneva would be tremendously impacted by this rezone. If approved, the non-conforming result of the rezone on Geneva's property would limit the ability for him to expand his business. The features of this property (ease of access, proximity to freeways, and location near a rail line), are features conducive to his business and hard to find in other locations.

Jay Ritchie – Mr. Ritchie of Geneva Rock said that approval of this rezone would require him to do mass pours and create several loads during the nights. Being labeled non-conforming would make his business feel economically unfeasible.

Steve Benton – Mr. Benton asked why the County is initiating this rezone and not Millcreek City.

In addition to affected property owners, three other members of the public spoke on the record. They are identified as follows:

Chris Haller – Representative for the Millcreek Community Council voiced concerns from the Community Council regarding: 1) the result would be an increase in density; 2) the short time frame from when Millcreek will become

a city; 3) his council was opposed unanimously; 4) the council was concerned about losing potential tax base; and 5) they would prefer parks and open space.

Jeff Guy – A citizen in the area was concerned that he received notice the day of the meeting.

Hooper Knowlton – Mr. Knowlton, developer of the Birkhill development in Murray and Artesian Springs across the street from the property in question, spoke in favor of the rezone.

Packet of June 15, 2016

As of June 10, 2016, neighborhood response has totaled five comments. There are two affected property owners who are opposed to the rezone, two responses in favor, and one jurisdictional response neutral, though supportive toward working collaboratively to integrate the community and all transportation and trail connections in a responsible and beneficial manner.

COMMUNITY COUNCIL RESPONSE

Updated July 7, 2016

Staff attended the Millcreek Area Council meeting on June 30th to discuss the rezone effort in an effort to bring all of the Millcreek area community council's up to date on this request to rezone. The Council suggested a compromise zoning request that would be more compatible to the area and current site characteristics pertaining to allowable uses. The council supported the effort to rezone the property from M-1 & M-2, but felt that the R-M zone did not provide for commercial opportunities while currently offered excessive densities for the area. The suggestion from the Area Council to the Millcreek Community Council was to rezone to an MD-3 zone, with the intent to revisit the issue when Millcreek City initiates operations in 2017.

At their meeting of July 5, 2016, the Millcreek Community Council unanimously recommended approval of the rezoning request from M-1 & M-2, to MD-3.

Packet of June 15, 2016

The community council voted to continue this application at their meeting of June 7, 2016. In addition, a comment was added to the recommendation suggesting that this effort be postponed until Millcreek becomes a city January 1, 2017.

PLANNING COMMISSION RESPONSE

Updated July 13, 2016

This item was heard by the Millcreek Township Planning Commission on July 13, 2016, and recommended approval of the rezone request from M-1 & M-2 to MD-3. The Planning Commission did, however, modify the area of their Approval of the reclassification from the original application to the parcels fronting on Main Street, thereby reducing the size of their rezone action of the initial request from sixteen parcels at 22.20 acres, to six parcels totaling 9.33 acres.

PLANNING STAFF ANALYSIS

Updated July 7, 2016

Staff recognizes that minor changes to the MD-3 zone may be appropriate in the short-term should permitted and conditional uses be requested, but that an assessment of the overall MD-3 zone does adequately support the ideals of the Millcreek General Plan and the Millcreek Meadowbrook Small Area Plan, and therefore, recommends approval of this request.

Packet of June 15, 2016

The rezoning effort has been initiated by Salt Lake County Township Services to support community desires as described in the Millcreek Township General Plan and the Millcreek / Meadowbrook Small Area Plan. The Millcreek General Plan describes the area as desirous of “focused area of change.” Any such area is identified on the official map as a “red” area, and as such, directs staff to support change and interpret community interest as desirous of change.

The Millcreek / Meadowbrook Small Area Plan, recommends designating the subject area as a Transit Supportive District (TSD) and providing for increased densities. The plan suggests density to be highest at the nearest proximity to transit stations and gradually reduce as distances from transit stations increase. The plan suggests creating a vibrant TSD for this area. Creating this change in existing neighborhood character would require:

- a) Revise zoning in the area and develop more conducive long range goals for the area
- b) Increase density
- c) Reduce parking requirements
- d) Allow for office uses and more structured parking opportunities
- e) Infuse retail uses in the area
- f) Be more cognizant of green infrastructure and low impact development needs in the area, particularly near Big Cottonwood Creek.

Following are excerpts from the zoning ordinance, specifically the sections pertinent to the existing zones on the property, M-1 & M-2, as well as the proposed use, R-M.

Description of Existing Zones – M-1

Chapter 19.66 - M-1 MANUFACTURING ZONE

19.66.010 - Purpose of provisions.

The purpose of the M-1 zone is to provide areas in the county for light industrial uses.

(Prior code § 22-29-1)

19.66.020 - Permitted uses.

Permitted uses in the M-1 zone include:

- Accessory uses and buildings customarily incidental to permitted uses;
- Agriculture;
- Animals and fowl for family food production;
- Animal hospitals;
- Assembly of medical supplies;
- Boatbuilding;
- Bottling works, soft drinks;
- Bookbinding;
- Carpenter shop; cabinet shop;

- Carpet and rug cleaning and dyeing;
- Class B beer outlet;
- Construction of buildings to be sold and moved off the premises;
- Dairy;
- Dog and cat kennel and/or groomery;
- Egg candling, processing and sales;
- Electric appliance and/or electronic instruments;
- Express office;
- Garage, public;
- Honey extraction;
- Ice manufacture and storage;
- Knitting mill;
- Laboratory;
- Laundry;
- Machine shop;
- Manufacture and maintenance of the following:
 - A. Business machines,
 - B. Cameras and photographic equipment,
 - C. Electric and neon signs, billboards and/or commercial advertising structures,
 - D. Light sheet metal products, including heating and ventilating ducts and equipment, cornices and eaves, Venetian blinds, window shades and awnings,
 - E. Musical instruments,
 - F. Novelties,
 - G. Rubber and metal stamps,
 - H. Toys;
- Meat products smoking, curing and packing, provided that no objectionable fumes are emitted;
- Monument works;
- Motor vehicles, trailers, bicycles and machinery assembling, painting, upholstering, rebuilding, repairing, rentals, sales and reconditioning;
- Office, business and/or professional;
- Outdoor chemical toilet rental;
- Parking lot;
- Printing, including engraving and photoengraving;
- Radio and television transmitting towers;
- Restaurant liquor license;
- Recycling collection center operated within an enclosed building;
- Rent-all stores;
- Restaurant;
- Sandblasting;

- Service station;
- Sign-painting shop;
- Tire retreading and/or vulcanizing;
- Transfer company;
- Upholstering, including mattress manufacturing, rebuilding and renovating;
- Used car lot;
- Veterinary;
- Warehouse;
- Weaving;
- Wholesale business.

(Ord. 1169 §§ 5, 6, 1991; 1986 Recodification; § 1 (part) of Ord. passed 2/1/84; prior code § 22-29-2)

19.66.030 - Conditional uses.

Conditional uses in the M-1 zone include:

- Airport;
- Auction;
- Automatic automobile wash;
- Bank;
- Battery manufacture;
- Blacksmith shop;
- Building material sales yard, including the sale of rock, sand, gravel and the like, as an incidental part of the main business, but excluding concrete mixing, except as such concrete mixing is necessary in the preparation and manufacture of any of the products specified in this section;
- Class C fireworks store;
- Coal, fuel and wood yards;
- Contractors' equipment storage yard or rental of equipment used by contractors;
- Day care/preschool center;
- Drag strip racing;
- Draying, freighting or trucking yard or terminal;
- Electrical contractor;
- Foundry, casting lightweight nonferrous metal without causing noxious odors or fumes;
- Fertilizer and soil conditioner manufacture, processing and/or sales, providing only nonanimal products and byproducts are used;
- Firearms and/or archery range;
- Gymnasium;
- Impound lot, providing there is no dismantling or demolition of automobiles or other vehicles conducted on the premises;
- Indoor firearms and/or archery range;
- Manufacture, compounding, processing, packaging and treatment of the following products:
 - A. Bakery goods,

- B. Candy,
- C. Cosmetics,
- D. Dairy products,
- E. Pharmaceuticals,
- F. Toiletries,
- G. Food products, excluding the following: Fish, sauerkraut, vinegar, yeast, and the rendering of fat,
- H. Pickles;

— Manufacturing, compounding, assembling and treatment of articles of merchandise from the following previously prepared materials: Bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fish, glass, hair, horn, leather, paper, paint, plastics, precious or semiprecious metals or stones, rubber, shell, straw, textiles, tobacco, wood or yarn;

— Manufacture of brick, and all clay, ceramic, cinder, concrete, synthetic, cast-stone, plastic and pumice stone products, including, in addition, the manufacture or fabrication of building blocks, tile or pipe from raw material for use in building construction or for sewer or drainage purposes, and excluding rock or gravel crushing of raw materials, except as such rock or gravel crushing of raw materials is incidental to the manufacture or fabrication of the above-described products, and provided that such crushing facilities shall be located not closer than two hundred feet to any property line;

- Metal plating; metal anodizing; metal polishing;
- Motion picture studio;
- Package agency;
- Planing mill;
- Planned unit development;
- Private school;
- Public and quasi-public use;
- Radio and television stations;
- Recreation, commercial;
- Restaurant liquor license;
- Sanitary landfill;
- Sexually oriented business;
- Shared parking;
- Single-family dwelling constructed prior to the passage of the ordinance codified in this section, to be retained on a separate lot;
- State store;
- Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon the completion or abandonment of the construction work;
- Welding shop.

(Ord. 1416 § 2 (part), 1998; Ord. 1170 § 6 (part), 1991; Ord. 1136 § 6, 1990; Ord. 1008 § 3 (part), 1987; 1986 Recodification; prior code § 22-29-3)

19.66.040 - Lot area.
In the M-1 zone:

- A. A single-family dwelling on the same lot with another use(s) allowed in the zone shall occupy a minimum area of five thousand square feet, separated from the other use(s) with a permanent fence;
- B. Single-family dwellings retained on a separate lot from other use(s) shall be a minimum of twenty thousand square feet, exclusive of access rights-of-way;
- C. Other uses: None;
- D. Industrial developments over one acre must follow the conditional use permit procedure pursuant to Section 19.84.020 of this title.

(Prior code § 22-29-4)

19.66.050 - Lot width and yards.

In the M-1 zone:

- A. Single-family Dwelling on the Same Lot With Other Uses.
 - 1. The required fence shall constitute the property line for the purpose of yard requirements where an actual property line does not exist.
 - 2. The minimum side yard shall be five feet, and the total of the two required side yards' width shall not be less than sixteen feet. On corner lots, the side yard which faces on a street shall not be less than twenty feet.
 - 3. The minimum depth of the rear yard shall not be less than fifteen feet.
 - 4. The width of the yard at any point shall be equal to, or greater than the maximum width of the dwelling, plus the required side yards.
- B. Single-family Dwellings Retained on a Separate Lot.
 - 1. The minimum side yard shall be five feet, and the total width of the two required side yards shall be not less than sixteen feet. On corner lots, the side yard which faces on a street shall not be less than twenty feet.
 - 2. The minimum depth of the rear yard shall be fifteen feet.
 - 3. The minimum depth of the front yard shall be twenty feet.
 - 4. The minimum width of the lot shall be sixty feet.
 - 5. Access shall be from a private right-of-way or public street with a minimum width of thirty feet.
- C. Other Uses. None, except that no commercial or industrial building or structure shall be located closer than twenty feet to any street.

(Prior code § 22-29-5)

19.66.060 - Coverage restrictions.

In the M-1 zone, no building, structure or group of buildings, with their accessory buildings, shall cover more than eighty percent of the area of the lot.

(Prior code § 22-29-6)

Description of Existing Zones – M-2

Existing Zone

Chapter 19.68 - M-2 MANUFACTURING ZONE

19.68.010 - Purpose of provisions.

The purpose of the M-2 zone is to provide areas in the county for heavy industrial uses.

(Prior code § 22-30-1)

19.68.020 - Permitted uses.

Permitted uses in the M-2 zone include:

- Accessory uses and buildings customarily incidental to permitted uses;
- Agriculture;
- Animal hospital;
- Assembly of medical supplies;
- Bag cleaning;
- Blacksmith shop;
- Blueprinting, photostating and duplicating;
- Boatbuilding;
- Boiler works;
- Bookbinding;
- Bottling works;
- Breweries;
- Carpenter shop; cabinet shop;
- Carpet and rug cleaning and dyeing;
- Cement, mortar, plaster or paving materials central mixing plant;
- Class B beer outlet;
- Coke ovens;
- Construction of buildings to be sold and moved off the premises;
- Dairy;
- Drive-it-yourself agency;
- Dog and cat kennel and/or grooming;
- Egg candling, processing and sales;
- Electric appliance and/or electronic instruments assembling;
- Employment office;
- Express office;
- Feed, cereal or flour mill;
- Forage plant;
- Foundry;
- Gymnasium;
- Honey extraction;
- Ice manufacture and storage;
- Impound lot, provided there is no dismantling or demolition of automobiles or other vehicles conducted on the premises;
- Knitting mill;
- Laboratories;
- Laundry;
- Lithographing, including engraving and photoengraving;

- Machine shop;
- Manufacture, fabrication, assembly, canning, compounding, packaging, processing, treatment, storage and/or maintenance of the following:
 - A. Airplanes and parts; automobiles and parts; alcohol,
 - B. Bakery goods; brass; business machines,
 - C. Candles; candy, cans, cameras and photographic equipment, including film; cast-stone products; celluloid; cement and cinder products; copper; ceramic products; clay products,
 - D. Dyestuffs,
 - E. Electric and neon signs, billboards and/or commercial advertising structures; emery cloth; excelsior,
 - F. Feathers; felt; fiber; fish; food products,
 - G. Glass; glucose; gypsum,
 - H. Hair; hardware,
 - I. Ink; iron,
 - J. Lampblack; linoleum; lime,
 - K. Machinery; malt; matches; meats; musical instruments,
 - L. Novelties,
 - M. Oilcloth; oiled rubber goods; oxygen,
 - N. Paper; paint; pulp; pickles; pottery; plaster; plaster of Paris; plastic,
 - O. Salt; sauerkraut; sheet metal; shellac; shoddy; shoe polish; soap and detergents; soda; starch; steel,
 - P. Terra cotta; tile; toys; turpentine,
 - Q. Varnish; vinegar,
 - R. Yeast;
- Meat products smoking, curing and packing, providing that no objectionable fumes are emitted;
- Metal plating; metal anodizing; metal polishing;
- Monument works;
- Motor vehicles, trailers, bicycles and machinery assembling, painting, upholstering, rebuilding, repairing, rentals, sales, and reconditioning;
 - Office, business and/or professional;
 - Outdoor chemical toilet rentals;
 - Parking lot;
 - Printing and newspaper publishing;
 - Radio and television transmitting towers;
 - Recycling collection center operated within an enclosed building;
 - Rent-all store;
 - Restaurant;
 - Sandblasting;
 - Service station;
 - Sign-painting shop;

- Tire retreading and/or vulcanizing;
- Transfer company;
- Upholstering, including mattress manufacturing, rebuilding and renovating;
- Used car lot;
- Veterinary;
- Warehouse;
- Weaving;
- Wholesale business.

(Ord. 1169 § 7, 1991; 1986 Recodification; § 1 (part) of Ord. passed 2/1/84; prior code § 22-30-2)

19.68.030 - Conditional uses.

Conditional uses in the M-2 zone include:

- Airport;
- Auction;
- Automatic automobile wash;
- Bank;
- Battery manufacture;
- Building material sales yard, including the sale of rock, sand, gravel and the like as an incidental part of the main business;
- Class C beer outlet;
- Coal, fuel and wood yards;
- Contractors' equipment storage yard or plant, or rental of equipment used by contractors;
- Day care/preschool center;
- Drag strip racing;
- Draying, freighting or trucking yard or terminal;
- Electrical contractor;
- Fertilizer and soil conditioner manufacturing, processing and/or sales, providing only nonanimal products and byproducts are used;
- Incinerator, nonaccessory, provided that no objectionable fumes and odors are emitted;
- Junkyard, provided the use is fenced with a visual barrier;
- Lumberyard;
- Manufacture, processing, compounding, packaging, treatment and/or storage of the following products:
 - A. Acetylene gas,
 - B. Pharmaceuticals,
 - C. Toiletries and/or cosmetics;
- Manufacturing, compounding, assembling and treatment of articles of merchandise from the following previously prepared materials: Bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fish, glass, hair, horn, leather, paper, paint, plastics, precious or semiprecious metals or stones, rubber, shell, straw, textiles, tobacco, wood or yarn;
- Metals crushing for salvage; metals and metal products treatment and processing;

- Oil or lubricating grease compounding;
- Organic disposal site, minimum lot area fifty acres;
- Package agency;
- Petroleum refining and storage;
- Planing mill;
- Planned unit development;
- Private school;
- Public and quasi-public use;
- Radio and television stations;
- Railroad yards, shop and/or roundhouse;
- Rock crusher;
- Sanitary landfill;
- Shared parking;
- Single-family dwelling constructed prior to the passage of the ordinance codified in this section, to be retained on the same lot with another use allowed in the zone;
- Single-family dwelling constructed prior to the passage of the ordinance codified in this section, to be retained on a separate lot;
- Uses which follow, provided they are located at least three hundred feet from any zone boundary:
 - A. Animal byproducts plants; offal or dead animal reduction or dumping,
 - B. Blast furnace,
 - C. Fat rendering,
 - D. Garbage,
 - E. Gravel pits; quarries; mines,
 - F. Manufacturing, processing, refining, treatment, distillation, storage or compounding of the following: Acid, ammonia, asphalt, bleaching powder and chlorine, bones, chemicals of an objectionable or dangerous nature, coal or wood, creosote, disinfectants or insecticides, fireworks or explosives, furs, gas, gelatine or size, glue, hides, ore, plastic, tallow, grease or lard, potash, pyroxylin, roofing or waterproofing materials, rubber or guttapercha, tar and wool,
 - G. Ore beneficiation,
 - H. Smelting or refining,
 - I. Steel or iron mill,
 - J. Stockyards.

(Ord. 1416 § 2 (part), 1998; Ord. 1170 § 5, 1991; Ord. 1058 § 2, 1989; 1986 Recodification; prior code § 22-30-3)

19.68.040 - Lot area.

In the M-2 zone:

- A. A single-family dwelling on the same lot with another use(s) allowed in the zone shall occupy a minimum area of five thousand square feet, separated from the other use(s) with a permanent fence.
- B. Single-family dwelling retained on a separate lot from other use(s) shall be a minimum of twenty thousand square feet, exclusive of access rights-of-way;
- C. Other uses: None;

- D. Industrial developments over one acre shall follow the conditional use permit procedure pursuant to Section 19.84.020 of this title.

(Prior code § 22-30-4)

19.68.050 - Lot width and yards.

In the M-2 zone:

- A. Single-family Dwelling on the Same Lot With Other Uses.
 - 1. The required fence shall constitute the property line for the purpose of yard requirements where an actual property line does not exist.
 - 2. The minimum side yard shall be five feet and the total width of the two required side yards shall be less than sixteen feet. On corner lots, the side yard which faces on a street shall not be less than twenty feet.
 - 3. The minimum depth of the rear yard shall not be less than fifteen feet.
 - 4. The width of the yard at any point shall be equal to or greater than the maximum width of the dwelling plus the required side yards.
- B. Single-family Dwelling Retained on a Separate Lot.
 - 1. The minimum side yard shall be five feet, and the total width of the two required side yards shall not be less than sixteen feet. On the corner lots, the side yard which faces on a street shall not be less than twenty feet.
 - 2. The minimum depth of the rear yard shall be fifteen feet.
 - 3. The minimum depth of the front yard shall be twenty feet.
 - 4. The minimum width of the lot shall be sixty feet.
 - 5. Access shall be from a private right-of-way or public street with a minimum width of thirty feet.
- C. Other Uses. None, except no commercial or industrial building or structure shall be located closer than twenty feet to any street.

(Prior code § 22-30-5)

19.68.060 - Coverage restrictions.

In the M-2 zone, no building, structure or group of buildings, with their accessory buildings, shall cover more than eighty percent of the area of a lot.

(Prior code § 22-30-6)

Description of Proposed Zone – MD-3

Proposed Zone

Chapter 19.55 - MD-1 AND MD-3 MIXED DEVELOPMENT ZONES

19.55.010 - Purpose of provisions.

The purpose of the mixed use development zone is to provide a variety of uses (limited commercial, office and residential) as an appropriate transition between high-traffic arterial streets and nearby residential uses. This district is intended to ensure compatibility of new development and residential conversions with existing and future residential development. It is also intended to ensure as well as encourage assemblage of properties in a unified plan with a coordinated and harmonious development which will promote outstanding design without unsightly and unsafe strip commercial development. Specific measures to mitigate negative impacts of mixed use developments include standards for perimeter walls, vehicular access, lighting, signage, etc., which will be required at the time of design and site plan approval. Landscaping shall be as specified in Chapter 19.77 of this title.

(Ord. 1609 § 13 (part), 2007; Ord. 1113 § 1 (part), 1990)

19.55.020 - Design and site plan approval.

Design and site plan approval including, but not limited to, architecture, building materials, lighting, signage, vehicular access and noise for all development in the MD-1 and MD-3 zones is required by the planning commission as a conditional use pursuant to the requirements of Sections 19.84.020 through 19.84.130. Landscaping shall be as specified in Chapter 19.77 of this title.

(Ord. 1609 § 13 (part), 2007; Ord. 1113 § 1 (part), 1990)

19.55.030 - Permitted uses.

A. Permitted uses in the MD-1 zone include:

- Accessory uses and buildings customarily incidental to a permitted use or a conditional use;
- Agriculture;
- Antique shop;
- Art gallery;
- Art needlework shop;
- Art shop and/or artist supply;
- Bank or financial institution;
- Barber shop;
- Beauty shop;
- Bed and breakfast homestay;
- Boardinghouse;
- China and/or silver shop;
- Copy service;
- Floral shop;
- Gift shop;
- Greeting card sales;
- Handicraft shop;
- Hobby and/or crafts shop;
- Home occupation;
- Household pets;
- Key and lock service;
- Manicuring, pedicuring and electrolysis of hair;
- Medical, optical and dental labs;
- Notions;
- Office, business or professional;
- Optometrist and/or oculist;
- Parking lot;
- Photographer;
- Public and quasi-public uses;
- Residential facility for elderly persons;
- Residential facility for persons with a disability;
- Stationery shop;
- Tailor shop;
- Temporary buildings for uses incidental to construction work.

B. Permitted uses in the MD-3 zone include:

- Accessory uses and buildings customarily incidental to a permitted use or a conditional use;
- Agriculture;
- Antique shop;
- Art gallery;
- Art needlework shop;
- Art shop and/or artist supply;
- Bank or financial institution;
- Barber shop;
- Beauty shop;
- Bed and breakfast homestay;
- Boardinghouse;
- Bookstore;

- China and/or silver service;
- Copy service;
- Floral shop;
- Gift shop;
- Greeting card sales;
- Handicraft shop;
- Health food store;
- Hobby and/or crafts shop;
- Household pets;
- Key and lock service;
- Manicuring, pedicuring and electrolysis of hair;
- Medical, optical and dental labs;
- Notions;
- Office, business or professional;
- Office supply;
- Optometrist and/or oculist;
- Parking lot;
- Pharmacy;
- Photographer;
- Public and quasi-public uses;
- Residential facility for elderly persons;
- Stationery shop;
- Tailor shop;
- Temporary buildings for uses incidental to construction work;
- Travel bureau.

(Ord. No. 1753, § III, 8-6-2013; Ord. 1535, § 5 (part), 2004; Ord. 1452, § 14, 1999; Ord. 1249, §§ 2, 3, 1993; Ord. 1200, § 6, 1992; Ord. 1198, § 8 (part), 1992; Ord. 1113, § 1 (part), 1990)

19.55.040 - Conditional uses.

A. Conditional uses in the MD-1 zone include:

- Bed and breakfast inn; which may include a restaurant and conference meeting rooms;
- Bicycle shop;
- Bookstore;
- Class B beer outlet;
- Clothes cleaning, dyeing and pressing agency;
- Day care/preschool center;
- Health food store;
- Laundry, automatic self-help type;
- Lodginghouse;
- Nursery and greenhouse excluding retail sales;
- Nursing home;
- Planned unit development;
- Private educational institution;
- Private nonprofit recreational grounds and facilities;
- Reception center;
- Residential uses with a maximum density of seven units/acre, including group dwellings, planned unit developments, apartments, multiple dwellings, etc.;
- Restaurant, excluding fast-food or drive-through window;
- Restaurant liquor license;
- Shared parking;
- Shoe repair shop;
- Short-term rental;
- Tanning studio;
- Veterinary, provided the operation is completely enclosed within an air-conditioned soundproofed building. The noise from the animals shall not be audible at the property line;
- Wedding chapel.

B. Conditional uses in the MD-3 zone include:

- Bed and breakfast inn; which may include a restaurant and conference meeting rooms;

- Bicycle shop;
 - Bookstore;
 - Class B beer outlet;
 - Clothes cleaning, dyeing and pressing agency;
 - Day care/preschool center;
 - Gymnastics, dance, dramatic, cosmetic, modeling and art studios;
 - Health food store;
 - Laundry, automatic self-help type;
 - Lodginghouse;
 - Mortuary;
 - Music store;
 - Nursery and greenhouse;
 - Nursing home;
 - Planned unit development;
 - Private educational institution;
 - Private nonprofit recreational grounds and facilities;
 - Reception center;
 - Residential uses with a maximum density of twelve units/acre, including group dwellings, planned unit developments, apartments, multiple dwellings, etc.;
 - Restaurant, excluding fast-food or drive-through window;
 - Restaurant liquor license;
 - Shared parking;
 - Shoe repair shop;
 - Short-term rental;
 - Tanning studio;
 - Veterinary, provided the operation is completely enclosed within an air-conditioned soundproofed building. The noise from the animals shall not be audible at the property line;
 - Wedding chapel.
- (Ord. 1416 § 2 (part), 1998; Ord. 1361 § 9, 1996; Ord. 1293 § 3, 1995; Ord. 1249 § 4, 1993; Ord. 1198 § 7 (part), 1992; Ord. 1113 § 1 (part), 1990)

19.55.050 - Hours of operation.

Commercial uses shall not be open for business before six a.m. or after eleven p.m.
(Ord. 1113 § 1 (part), 1990)

19.55.060 - Businesses and uses—Conditions.

The uses specified in this chapter for the MD-1 and MD-3 zones shall be permitted only under the following conditions:

- A. No manufacturing is allowed;
 - B. No outside storage of any stock, motor vehicles or other property is allowed except for two delivery vehicles three-quarter ton or smaller.
- (Ord. 1113 § 1 (part), 1990)

19.55.070 - Area and width.

In the MD-1 and MD-3 zones the minimum lot area and width shall be as follows:

- A. MD-1 Zone.
 - 1. Minimum lot area: one acre;
 - 2. Minimum lot width: two hundred feet.
 - B. MD-3 Zone.
 - 1. Minimum lot area: three acres;
 - 2. Minimum lot width: two hundred fifty feet.
- (Ord. 1113 § 1 (part), 1990)

19.55.080 - Yard requirements.

In the MD-1 and MD-3 zones the minimum yard requirements for all main and accessory buildings are as follows:

- A. MD-1 Zone.
 - 1. Front yard: thirty feet;
 - 2. Side yard: thirty feet;

3. Rear yard: thirty feet.
- B. MD-3 Zone.
 1. Front yard: thirty feet;
 2. Side yard: thirty feet;
 3. Rear yard: thirty feet.

The planning commission may vary the yard requirements for conversion of an existing use to a mixed development use.

(Ord. 1113 § 1 (part), 1990)

19.55.090 - Building height.

- A. No building or structure located in an MD-1 zone shall contain more than one and one-half stories or exceed twenty feet in height.
- B. No building or structure located in an MD-3 zone shall contain more than three stories, except a building or structure located within fifty feet of a residential zone boundary line or a residential use shall not contain more than two stories.
- C. No residential building shall contain less than one story.
- D. The planning commission may vary the height requirements for conversion of an existing use to a mixed development use.

(Ord. 1113 § 1 (part), 1990)

19.55.100 - Coverage restrictions.

In the MD-1 and MD-3 zones no building or group of buildings with their accessory buildings, shall cover more than forty percent of the area of the lot.

(Ord. 1113 § 1 (part), 1990)

19.55.110 - Perimeter wall.

All mixed use developments shall have a decorative tinted concrete or masonry wall on all rear and side yards not fronting on a public street.

All perimeter walls shall be a minimum of six feet high unless the planning commission requires a higher wall as part of the conditional use approval.

(Ord. 1113 § 1 (part), 1990)

19.55.120 - Landscaping.

Landscaping shall be as specified in Chapter 19.77 of this title.

(Ord. 1609 § 13 (part), 2007; Ord. 1113 § 1 (part), 1990)

19.55.130 - Lighting.

The maximum height of luminaries shall be eighteen feet unless the planning commission requires a lower height as part of the conditional use approval. The light shall be low intensity, shielded from uses on adjoining lots, and directed away from adjacent property in a residential zone or an adjacent residential use. All parking luminaries, except those required for security, must be extinguished one hour after the end of business hours. The exception for security lighting applies to twenty-five percent of the total luminaries used, unless the planning commission approves a higher percentage as part of the conditional use approval.

(Ord. 1113 § 1 (part), 1990)

19.55.140 - Noise.

The noise level emanating from any use or operation shall not exceed the limits in the health department health regulation number twenty-one, or its successor, regarding noise control. The noise level shall not in any case exceed five decibels above the ambient level of the area measured at the property line. For the purposes of compliance with health regulation number twenty-one all properties located within a mixed development zone shall be considered residential.

(Ord. 1473 (part), 2001; Ord. 1113 § 1 (part), 1990)

19.55.150 - Screening.

When off-street parking areas are situated across the street from a property in a residential zone, a masonry wall or berm a minimum of three feet in height shall be erected in the landscaped front yard or landscaped side yard which faces on a street on corner lots to adequately screen the parking areas from the residential properties.

B. All ground-mounted mechanical equipment including, but not limited to, heating and air conditioning units, and trash receptacle areas shall be completely screened from surrounding properties by a masonry wall or shall be enclosed within a building.

C. The design of all roof appurtenances including, but not limited to, air conditioning units, and mechanical equipment shall be approved by the planning commission to minimize visibility from on-site parking areas, adjacent public street and adjacent residentially zoned property.

D. All utility connections shall be designed to be compatible with the architectural elements of the site so as not to be exposed except where necessary. Pad-mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment. Power lines and other utility cables shall be installed underground where possible.

(Ord. 1113 § 1 (part), 1990)

19.55.160 - Access.

The number of access points along public streets shall be minimized by sharing and linking parking areas with adjacent properties. Reciprocal ingress and egress, circulation and parking agreements shall be required to facilitate the ease of vehicular movement between adjoining properties. On corner sites access points shall be located as far from the corner as reasonably possible and in no case less than forty feet from the point of intersection of the property lines. Vehicular circulation shall be designed to limit the intrusion of traffic into residential areas, and minimize access on streets used by schoolchildren.

(Ord. 1113 § 1 (part), 1990)

19.55.170 - Odor.

No use shall be permitted which creates odor in such quantity as to be readily detectable beyond the boundaries of the site.

(Ord. 1113 § 1 (part), 1990)

19.55.180 - Design considerations.

In order to meet the purposes of this chapter the planning commission shall consider the following prior to approval of any plan:

A. Lots should be accumulated to provide the minimum lot area. Individual lots with an area smaller than the minimum lot area are not suitable for a mixed development.

B. The development shall provided on-site amenities and appropriate buffering to adjacent properties and uses.

C. The scale of the development shall be in character with the surrounding land uses.

D. Safe access shall be provided within the site and to public streets.

E. The development shall have a residential character if adjacent to residential areas.

(Ord. 1113 § 1 (part), 1990)

19.55.190 - Consistency with general plan.

Mixed development uses shall be consistent with the county general plan.

(Ord. 1473 (part), 2001: Ord. 1113 § 1 (part), 1990)

19.54.150 - Applicability to lots of record and waivers from slope requirements. Chapter 19.56 - C-1

COMMERCIAL ZONE

PLANNING STAFF RECOMMENDATION

There have been many inquiries and interest about relocating additional manufacturing uses into the area since one of the largest parcels has recently underwent some major aesthetic improvements. As an effort to preserve the wishes of the community by rezoning the property to uses more functional and appropriate with the future plans and wishes of the overall community, the County is proceeding with this application. The Millcreek CC unanimously recommended approval of the zone change request from M-1 & M-2, to MD-3.

The General Plan and the West Millcreek / Meadowbrook Small Area Plan (MM SAP), support transitioning uses in this portion of the Township from a manufacturing area to more of a multi-family residential focus, which is

consistent with recent redevelopment that has occurred in the area. As the MM SAP was recommended for adoption by the Millcreek TPC and adopted by the County Council last summer, the County is addressing the wishes of the community and moving forward to rezone this property, which is located within the Millcreek RDA. Recognizing that some commercial uses are desired and that density in excess of 12 units per acre is currently not desired by the Millcreek Area Council and the Millcreek Community Council, staff is supportive of a zone change to an MD-3 zone rather than the initial request for an R-M zone, for all 22.20 acres.

June 13, 2016
Salt Lake County Proposition # 29972
Change in Zoning M1-2 to RM

Morgro Inc.
145 W. Central Ave.
Salt Lake County

Reasons for Opposition to Rezoning

1. Morgro has resided on this property for over 37 years and has paid at least \$750,000 in property taxes.
2. The value of our current property would be diminished by approximately \$630,000 if rezoning should be changed to RM due to the loss of the value of the buildings and improvements which could not be considered in RM zoning.
3. There have been at least 6-8 High Density Developments in a one mile radius in the past 2-3 years.
4. Unified Sheriff Authority has noted that crime incidences increase in high density neighborhoods.
5. Raw land is available along Main Street which could be zoned as RM and not negatively impact property values.

Suggestions and Modifications to the Proposal

1. The RDA has conducted a blight study of the properties in question and has concluded that the area is blighted. They would assist property owners to move or improve according to the needs of the area. Tax funds are deferred to the RDA for this purpose. We submit that this process is more cost effective and palatable to existing property owners.
2. Is it necessary to designate all of the property in the designated area as RM?
 - a. There exists a natural barrier west of tracks and 3rd West which could be excluded from RM zoning.

We at Morgro understand the need for community development and planning. We are simply asking for the opportunity to respond to these needs in a cost efficient and timely manner.

Delbert L. Davis, President



June 15, 2016

R. CHAD PUGH
Direct (801) 578-6998
chad.pugh@stoel.com

VIA HAND DELIVERY AT COMMISSION MEETING

Millcreek Township Planning Commission
Planning and Development Services
2001 South State Street N3600
Salt Lake City, Utah 84114

**Re: Planning Commission Meeting on Proposed Rezone of Property Located at
Approximately 4186 South Main Street -- File 29972**

Dear Commissioners:

Stoel Rives, LLP represents Ash Grove Cement Company ("**Ash Grove**") and Geneva Rock Products, Inc. ("**Geneva Rock**") in regards to Salt Lake County Township Services' ("**Township Services**") request to rezone approximately 22.20 acres at 4186 South Main Street, Millcreek, UT 84107 (the "**Property**") from M-1 and M-2 to R-M (the "**Rezone Request**"). Ash Grove is an owner of a portion of the Property and currently leases its property to Geneva Rock (the "**Ash Grove Property**").

Township Services' request should be denied because (1) the current zoning of the Property is *critical* to the business operations of Geneva Rock and Ash Grove (a supplier of Geneva Rock) in the areas served by the transfer facilities located upon the Property; (2) the Property is uniquely situated for its present business uses and would be impossible to replicate in other locations in Salt Lake County; and (3) the current zoning of the Property and the operations of Geneva Rock and Ash Grove at the Property have no material adverse impacts on the surrounding areas. Accordingly, Ash Grove and Geneva Rock request that the Planning Commission deny the Rezone Request.

A. The Current Zoning of the Property is Critical to the Economic Viability of the Present Business Uses on the Property.

Since at least the early 1980s, Ash Grove and others have used the Ash Grove Property as a storage and transfer station for raw materials used for the production of concrete. The Ash Grove Property is essential to Geneva Rock's business operations throughout Salt Lake County as a central source for concrete raw materials distribution to operations throughout the Salt Lake

Valley. Due to the cyclical demand for concrete, Geneva Rock's use of the Ash Grove Property can vary considerably depending on the time of the year. For example, Geneva Rock is presently using it to transfer significant raw materials to the Salt Lake City Airport. In contrast, at other times during the year when concrete demand is low, there may be little activity at the Ash Grove Property. Given the nature of the concrete business, if the Planning Commission rezones the Property and designates the present uses on the Property as "non-conforming," Ash Grove's and Geneva Rock's business costs would significantly increase because they would be required to continuously operate and use the facility upon the Ash Grove Property year round and during periods of low concrete use. There is real risk that such a requirement would make its current uses economically unfeasible. In addition, the Property's current zoning is essential because Ash Grove and Geneva Rock need the ability to expand or adapt their operations upon the Property in the future as demand and product requirements dictate, which would be impossible if the Property is rezoned R-M. Consequently, it is critical to Ash Grove and Geneva Rock's businesses to maintain the current zoning on the Property.

B. The Property is Uniquely Situated for its Present Business Use and Would Be Impossible to Replicate.

The Property is exceptionally well located for Ash Grove and Geneva Rock's businesses. The Property is centrally located in Salt Lake County, has close access to major freeways such as I-15, and has a rail spur and rail service through the nearby light rail. Ash Grove and Geneva Rock have searched for similar available properties in Salt Lake County and has been unsuccessful locating any property that meets these criteria, and in that sense, the Property is absolutely unique to their requirements. In short, the Property is irreplaceable for Ash Grove and Geneva Rock, and as summarized above, the current zoning is critical to Ash Grove and Geneva Rock's business operations in this area.

C. The Current Zoning of the Property Has No Adverse Impacts on the Surrounding Areas.

The Property is presently surrounded by many other industrial uses. These businesses are operated in this area for important reasons, namely the Property's central location in Salt Lake County and its close proximity to major freeways and rail lines. No serious claim can be made that Ash Grove and Geneva Rock's current business uses of the Property are negatively impacting the surrounding areas in a material way. Specifically, Ash Grove and Geneva Rock's uses are "low traffic" and are "clean" -- i.e. all transfers of materials are received, stored and shipped through closed containers and sealed steel silos.

Millcreek Township Planning Commission
June 15, 2016
Page 3

Based on the foregoing, Ash Grove and Geneva Rock urge the Planning Commission to reject the Rezone Request and maintain the current zoning on the Property.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Chad Pugh". The signature is written in a cursive style with a large, sweeping flourish at the end.

R. Chad Pugh

June 13, 2016

Salt Lake County Proposition # 29972

Change in Zoning M1-2 to MD-3

Morgro Inc.
145 W. Central Ave.
Salt Lake County

Reasons for Opposition to Rezoning

1. Morgro has resided on this property for over 37 years and has paid at least \$750,000 in property taxes.
2. The property we are located on will sustain us for the next 10 years given our current increase in growth.
3. The value of our current property would be diminished by approximately \$630,000 if rezoning should be changed to MD-3. It would occur from the loss in value of the buildings and improvements which could not be considered in MD-3 zoning.

We believe the three parcels located west of the “tracks line” could be excluded from MD-3 zoning and the county/mill creek township could still accomplish its long term planning goals.

a. Rational.

- i. The 3 properties mentioned above are separated from the other parcels by the “tracks line” running North and South of its boundaries. There are no contiguous boundaries with the other parcels.
- ii. The 3 parcels are located on a private right of way with an easement through each of the owner’s property.
- iii. Access, the Morgro property is bounded on three sides by Cottonwood Creek and resides in a cull de sac at the end of the road.
- iv. Morgro receives and dispatches over 4000 trucks during the winter season which would impact development in the aforementioned property.
- v. It is our intention to occupy the property for the next 10 years which we believe would inhibit the development of the two adjacent parcels North of Morgro.

Delbert L. Davis, President

Morgro Inc.



Via E-mail

Salt Lake County Council
Max Burdick, Chair
mburdick@slco.org
2001 South State Street N2-200
Salt Lake City, Utah 84114-4575

*Re: Application No. 29972: Rezone Application for Meadowbrook Acres,
Approx. 22.20 Acres*

Dear Honorable Salt Lake County Council,

The Millcreek Township Council and all four community councils in Millcreek Township previously recommended to the Millcreek Township Planning Commission rezoning of the property in the above-referenced application from M1 or M2 to MD3 to accommodate multiuse development consistent with the Meadowbrook Small Area Plan. In deliberating regarding this matter the Planning Commission subsequently determined to recommend a zone change to the Salt Lake County Council of only part of the property subject to this application. The Planning Commission specifically excluded property owned by property owners who objected to the change, who already have existing manufacturing uses on their property. The Planning Commission did recommend a zone change for the remaining property in the application.

The Millcreek Township Council, with half of the candidates for Millcreek City office in attendance, considered this matter again at its regular meeting on August 23, 2016. It is the unanimous recommendation of those candidates present as well as the Millcreek Township Council that you approve the zone change as recommended by the Millcreek Township Planning Commission. We believe that this zone change is necessary to preserve the benefits to our community and our future city of the Meadowbrook Small Area Plan and that the zone change from manufacturing to a mixed use zone is consistent with that plan. Particularly given pressures for development threatening new manufacturing uses which would stall implementation of the Meadowbrook Small Area Plan for many years, we believe it is imperative that the County Council act upon this now and prior to any moratorium regarding rezoning comes in to effect pursuant to county ordinance or otherwise. We unanimously recommend that you approve the zone change recommended by the Planning Commission for this application.

Sincerely,

Millcreek Township Council

A handwritten signature in blue ink, appearing to read "Jeff Silvestrini", is written over the name of the signatory.

Jeff Silvestrini, Treasurer

**SALT LAKE COUNTY
ORDINANCE**

ORDINANCE NO. _____, 2016

AN ORDINANCE, AMENDING TITLE 19, ENTITLED "ZONING" OF THE SALT LAKE COUNTY CODE OF ORDINANCES, 2001, BY RECLASSIFYING CERTAIN PROPERTY LOCATED IN SALT LAKE COUNTY FROM THE M-1 & M-2 ZONE TO THE MD-3 ZONE

The Salt Lake County Council of Salt Lake County, State of Utah, ordains as follows:

Section 1: Section, 19.06.020, The Zoning Map of Salt Lake County, Salt Lake County Code of Ordinances 2001, is hereby amended, as follows:

The property described in **Application #29972** filed by Salt Lake County Township Services, Economic Development Department, located at approximately **4186 South Main Street** within Salt Lake County, is hereby reclassified from the M-1 & M-2 Zones (MANUFACTURING) to the MD-3 Zone (MIXED DEVELOPMENT), said property being described as follows:

PARCEL NOS:

Parcel #'s	Current Zone		Parcel #'s	Current Zone
21-01-226-005	M-2		21-01-228-011	M-2
21-01-226-008	M-2		21-01-228-014	M-2
21-01-226-009	M-2		21-01-228-015	M-1 & M-2
21-01-226-003	M-2		21-01-228-002	M-1
21-01-226-006	M-2		21-01-228-003	M-1
21-01-226-007	M-2		21-01-228-007	M-1
21-01-226-004	M-2		21-01-228-008	M-1
21-01-228-012	M-2		21-01-228-006	M-1

LEGAL DESCRIPTIONS:

Parcel #1

VTDI 21-01-226-005-0000

LOC: 165 W CENTRAL AVE

SUB: UNKNOWN

TYPE UNKN PLAT

08/02/2016 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY

BEG 1320 FT W FR SE COR SEC 36, T 1S, R 1W, S L M; E 232.32

FT; S 9-10' E 278.77 FT; W 276.73 FT; N 275.21 FT TO BEG.

1.61 AC.

Parcel #2

VTDI 21-01-226-006-0000
LOC: 165 W CENTRAL AVE
SUB: BLK 010 10ACRE PLAT A TYPE PLOT PLAT
08/02/2016 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
BEG 1087.68 FT W FR SE COR OF SEC 36, T 1S, R 1W, S L M; E
54.18 FT; S 9-21' E 278.92 FT; W 55.08 FT; N 9-10' W 278.77
FT TO BEG. 0.35 AC

Parcel #3

VTDI 21-01-226-008-0000
LOC: 155 W CENTRAL AVE
SUB: UNKNOWN TYPE UNKN PLAT
08/02/2016 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
BEG 1320 FT W & 275.21 FT S FR SE COR SEC 36, T 1S, R 1W,
SLM; E 276.73 FT; S 9-10' E 25.45 FT; W 280.78 FT; N 25.12
FT TO BEG. 0.16 AC

Parcel #4

VTDI 21-01-226-009-0000
LOC: 155 W CENTRAL AVE
SUB: BLK 010 10ACRE PLAT A TYPE PLOT PLAT
08/02/2016 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
BEG 1320 FT W & 300.33 FT S FR SE COR SEC 36, T 1S, R 1W,
SLM; E 280.78 FT; S 9-10' E 245 FT; W 314.12 FT; N 18.77 FT
TO CEN BIG COTTONWOOD STREAM; N 23-58'30" E 45.5 FT; N
8-01'30" W 171.12 FT; N 12.1 FT TO BEG. 1.60 AC.

Parcel #5

VTDI 21-01-226-003-0000
LOC: 145 W CENTRAL AVE
SUB: UNKNOWN TYPE UNKN PLAT
08/02/2016 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
BEG 1087.68 FT W & 549.23 FT S 9-10' E FR SE COR SEC 36, T
1S, R 1W, S L M; S 9-10' E 161 FT TO CEN BIG COTTONWOOD
CREEK; S 15-24' W 30.73 FT; S 21-26' E 238 FT; S 59- W 41.6
FT; N 81-30' W 25 FT; N 55-30' W 40.80 FT; N 68-37' W 186.6
FT; S 85-26' W 105.13 FT; SW'LY 57.94 FT; N 48-14' W 55 FT;
N 7-50' W 170 FT; N 31-37' W 118 FT; N 14-50' E 83.5 FT M OR
L; S 76-33' E 84 FT; N 72-06' E 29.5 FT; THENCE LEAVING SD
CREEK S 18.71 FT; E 314.42 FT TO BEG. 3.9 AC M OR L.

Parcel #6

VTDI 21-01-226-004-0000

LOC: 145 W CENTRAL AVE

SUB: BLK 010 10ACRE PLAT A TYPE PLOT PLAT

08/02/2016 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
BEG 1087.68 FT W & 549.23 FT S 9-10' E FR SE COR SEC 36, T
1S, R 1W, S L M; E 55.96 FT; S 9-21' E 124.15 FT TO CEN BIG
COTTONWOOD STREAM; S 66-40' W 49.98 FT; S 15-24' W 17.27 FT;
LEAVING CEN SD STREAM N 09-10' W 161 FT TO BEG. 0.17 AC

Parcel #7

VTDI 21-01-226-007-0000

LOC: 153 W CENTRAL AVE

SUB: UNKNOWN TYPE UNKN PLAT

08/02/2016 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
BEG 1087.68 FT W & S 9-10' E 278.77 FT FR SE COR OF SEC 36,
T 1S, R 1W, S L M; S 9-10' E 270.45 FT; E 55.96 FT; N 9-10'
W 270.31 FT; W 55.08 FT TO BEG. 0.34 AC M OR L.

Parcel #8

VTDI 21-01-228-011-0000

LOC: 81 W CENTRAL AVE

SUB: UNKNOWN TYPE UNKN PLAT

08/02/2016 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
BEG S 41-47'06" E 50.05 FT & N 89-58'30" W 450 FT & S
0-01'30" W 33 FT FR NE COR OF SEC 1, T 2S, R 1W, S L M;
NW'LY ALG CURVE TO R 283.43 FT; S 0-04'53" W 15.49 FT; S
89-58'30" E 282.88 FT TO BEG. 0.034 AC M OR L.

Parcel #9

VTDI 21-01-228-012-0000

LOC: 81 W CENTRAL AVE

SUB: BLK 010 10ACRE PLAT A TYPE PLOT PLAT

08/02/2016 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
BEG S 41-47'06" E 50.05 FT & N 89-58'30" W 450 FT & S
0-01'30" W 33 FT & NW'LY ALG CURVE TO R 3.13 FT FR NE COR OF
SEC 1, T 2S, R 1W, S L M; S 0-05'39" W 157.15 FT; S
89-14'06" E 212.51 FT; S 0-45'54" W 35 FT; N 89-14'06" W
714.57 FT TO E'LY R OF W OF UNION PACIFIC RR; N 09- 02'48" W
52.81 FT; NW'LY ALG CURVE TO L 182.66 FT; S 83-15'40" E
244.61 FT; SE'LY ALG CURVE TO L 300.4 FT TO BEG. EXCEPT BEG
S 41-47'06" E 50.05 FT & N 89-58'30" W 450 FT & S 0-01'30" W
33 FT FR NE COR OF SD SEC 1; NW'LY ALG CURVE TO R 283.43 FT;
S 0-04'53" W 15.49 FT; S 89-58'30" E 282.88 FT TO BEG. 2.62
AC M OR L.

Parcel #10

VTDI 21-01-228-014-0000

LOC: 41 W CENTRAL AVE

SUB: BLK 010 10ACRE PLAT A TYPE PLOT PLAT

08/02/2016 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY

BEG S 41-47'06" E 50.05 FT & N 89-58'30" W 206.9 FT & S 0-01'30" W 33 FT FR NE COR SEC 1, T 2S, R 1W, S L M; N 89-58'30" W 243.1 FT; W'LY 3.13 FT ALG A 2590.25 FT RADIUS CURVE TO R; S 0-05'39" W 157.5 FT; S 89-14'06" E 212.51 FT; S 0-45'54" W 35 FT; S 89-14'45" E 36.56 FT M OR L TO W BDRY LINE GORDON SOUTH LAWN ADD; N 3-50' E 186.41 FT; N 56-13'07" W 17.51 FT TO BEG. 0.96 AC M OR L.

Parcel #11

VTDI 21-01-228-015-0000

LOC: 4186 S MAIN ST

SUB: UNKNOWN TYPE UNKN PLAT

08/02/2016 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY

BEG N 87-01'34" E 16.16 FT & N 0-15'54" E 1741.07 FT & N 76-16'11" W 33.93 FT FR E 1/4 COR SEC 1, T 2S, R 1W, S L M; N 76-16'11" W 23.32 FT; N 40-00'30" W 154.8 FT; N 68-26'54" W 290.8 FT; N 76-57'23" W 457 FT; S 29-13'33" W 51.05 FT; N 8-59' W 359.4 FT; S 89-14'45" E 748.55 FT M OR L; S 3-50' W 368.14 FT; N 85-15' E 197.01 FT; S 0-15'54" W 283.64 FT TO BEG. 7.05 AC M OR L

Parcel #12

VTDI 21-01-228-002-0000

LOC: 4142 S MAIN ST

SUB: GORDON SOUTH LAWN ADDITION TYPE UNKN PLAT

08/02/2016 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY

LOTS 1 THRU 10, BLK 4, GORDON SOUTH LAWN ADD, 0.98 AC

Parcel #13

VTDI 21-01-228-003-0000

LOC: 4150 S MAIN ST

SUB: GORDON'S SOUTH LAWN ADD. TYPE UNKN PLAT

08/02/2016 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY

LOTS 11 12 & 13 BLK 4 GORDON'S SOUTH LAWN ADD, 0.32 AC

Parcel #14

VTDI 31-01-228-007-0000

LOC: 4170 S MAIN ST

SUB: GORDONS SOUTH LAWN ADDN TYPE SUBD PLAT

08/02/2016 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY

LOTS 14, THRU 16, BLK 4, GORDON SOUTH LAWN ADDITION, 0.32 AC

Parcel #15

VTDI 21-01-228-008-0000

LOC: 4176 S MAIN ST

SUB: GORDON'S SOU TYPE UNKN PLAT

08/02/2016 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY

LOTS 17 & 18, BLK 4, GORDON'S SOUTH LAWN ADD, 0.22 AC

Parcel #16

VTDI 21-01-228-006-0000

LOC: 4180 S MAIN ST

SUB: GORDON'S SOUTH LAWN ADD. TYPE UNKN PLAT

08/02/2016 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY

LOTS 19 20 & 21 BLK 4 GORDON'S SOUTH LAWN ADD, 0.44 AC

The above-described entire tract contains 22.2 acres more or less.

Section 2: The map showing such change shall be filed with the Salt Lake County Planning Commission in accordance with Section 19.06.020 of the Salt Lake County Code of Ordinances, 2001.

Section 3: This ordinance shall take effect fifteen (15) days after its passage and upon at least one publication in a newspaper published in and having general circulation in Salt Lake County, and if not so published within fifteen (15) days then it shall take effect immediately upon its first publication.

IN WITNESS WHEREOF, the Salt Lake County Council has approved, passed and adopted this ordinance this _____ day of _____, 2016.

SALT LAKE COUNTY COUNCIL

Max Burdick, Chair

ATTESTED:

Sherrie Swensen, County Clerk

APPROVED AS TO FORM

R. Christopher Preston
Deputy District Attorney
Date : _____

ORDINANCE HISTORY

Council Member Bradley voting	_____
Council Member Bradshaw voting	_____
Council Member Burdick voting	_____
Council Member DeBry voting	_____
Council Member Granato voting	_____
Council Member Jensen voting	_____
Council Member Newton voting	_____
Council Member Snelgrove voting	_____
Council Member Wilson voting	_____

Vetoed and dated this _____ day of _____, 2016.

Mayor Ben McAdams or Designee

(Complete as Applicable)

Veto override: Yes ___ No ___ Date: _____

Ordinance published in newspaper: Date: _____

Effective date of ordinance: _____