



Meeting Minute Summary for:
Millcreek Township Planning Commission
September 17, 2009
As Approved by the Millcreek Township Planning Commission
On October 15, 2009

In attendance: Commissioners Dennis Alexander, Neil Abercrombie, Janice Jardine, Kevin Oakes, Gary Sackett, Leslie Van Frank
Staff: Planners Craig Hinckley, Travis Van Ekelenburg, Tom Schafer
Coordinator: Josh Bass

Meeting Commenced at: 9:04 am
Public in attendance: 6
Summary Prepared by: J. Bass

Chairman Sackett opened the meeting and welcomed the public, and in so doing described the procedures for consideration and action on agenda items.

First item of business: Approval of August 20, 2009 Minutes.

Motion and Conditions: Motion to postpone until next month allowing for further review by the commission.

by: Commissioner Van Frank

2nd by: Commissioner Alexander

Voted for motion: All members present

Voted against motion: None - No members abstained or were recused

Item #2: Update status of the Millcreek General Plan process

Chairman Sackett stated for the record that Max Johnson of the Planning and Development Services Division staff had provided an update on the General Plan at the Commission's pre-meeting earlier that day. The Plan has been forwarded to the County Council for its review and subsequent action.

Decision Items

Chairman Sackett announced that Application #s 24591 and 24879 shall be heard simultaneously as both relate to the same property. The prescribed sequence of actions would be to hear and decide on #24591 first, as that application is for Preliminary Subdivision Plat Approval, after which Application #24879 – an Exception Request for Curb, Gutter and Sidewalk would be heard.

The specifics of the requests are as follow:

Application #: 24591

A request by Aimee McConkie for preliminary subdivision plat approval of a two-lot subdivision on a .87 acre site located at 3375 South Oakwood Street in an R-1-8 (Single-Family Residential) Zone. Planner: Craig A. Hinckley.

Application #: 24879

A request by Aimee McConkie for approval of an exception to street development standards for property located at 3375 South Oakwood Street. Specifically, the request relates to the installation of curb, gutter, and sidewalk improvements within the public right-of-way. Planner: Craig A. Hinckley.

Staff Presentation

Craig Hinckley, planner and project manager for these applications, provided a brief overview of the surrounding area with a particular emphasis on flag lot developments, a type of land subdivision that is seen a lot within this particular area of Mill Creek. Mr. Hinckley then spoke more directly of the subject property and noted in particular some of the concerns raised by reviewing agencies. Installation of an automatic fire suppression system (a sprinkler system) within the home that will ultimately be built on the newly- subdivided flag lot was noted in particular. The other issues of concern are as outlined in the staff report provided to the Commission on this application.

Applicant Statement.

Ms. McConkie, the applicant in this matter, stated that out of recognition of the area's historic character she had taken it upon herself to discuss the county's normal requirements for curb, gutter and sidewalk improvements with her neighbors. The consensus of those surveyed was that the neighborhood's aesthetic values should be strongly favored and that the mature trees that would be lost with the installation of such improvements preserved instead.

Community Council – No Comment

No one spoke for or against this application

Commission Discussion – no further discussion on #24591.

Motion and Conditions: To approve Application #24591 subject to the recommendations of staff, including the 7 conditions of approval listed in the staff report.

by: Commissioner Van Frank

2nd by: Commissioner Jardine

Voted for motion: All

Voted against motion:. No members abstained or were recused

Motion and Conditions: To forward a favorable recommendation on Application #24879 to the Mayor's office, such recommendation to grant the requested exception from normally-required curb, gutter and sidewalk improvements.

By: Commissioner Van Frank

2nd by: Commissioner Alexander

Discussion regarding the motion:

In that the entire side of the street on which the subject property is located has no curb gutter and sidewalk at this time and that installation of such improvements would be best accomplished if provided along the entire street, rather than through a 'piece meal approach', the Commission cited its appreciation for the noted aesthetic concerns, the feel of the area that would be maintained through retention of the street as a quiet private country lane, and the value of preserving the mature trees found throughout the area.

Voted for motion: All

Voted against motion:. No members abstained or were recused

Application #: 24724

A request by Mr. Gary Wright, owner of the property to which this request applies and located at 2285 East Fisher Lane, for a Zoning Map amendment from A-1 (Agricultural) to R-1-8 (Single Family Residential).
Community Council – Canyon Rim; Planner: Travis Van Ekelenburg.

Staff Presentation

Travis Van Ekelenburg, planner and project manager for this application, provided a brief overview of staff’s analysis of this request, noting in particular the property’s history of use and the applicant’s desire to rezone to R-1-8 a that portion of his property on which his house is located and to sell the back portion to his neighbor behind him, retaining that property’s current zoning of A-1.

The requested rezone to R-1-8 will not create any zoning violations or new non-compliance concerns. On the basis of staff’s analysis a recommendation of approval to the County Council was suggested for the reasons outlined in staff’s report on this request. It was further noted for the record that no concerns had been raised by members of the public during the Commission’s earlier discussion of this request on August 8th.

Applicant Statement

Mr. James Stringham, on behalf of the property owner and applicant in this matter, indicated that it was his intent to purchase the back portion of Mr. Wright’s property that would retain the current zoning classification of A-1 (Agricultural).

Community Council

No Community Council comments were provided on this request.

Public Comment

No members of the public spoke for or against this application.

Commission Discussion

No further discussion.

Motion and Conditions: To forward a favorable recommendation on Application #24724 to the Salt Lake County Council with regards to the requested rezoning of the subject property from A-1 to R-1-8.

by: Commissioner Van Frank

2nd by: Commissioner Jardine

Voted for motion: All

Voted against motion:. No members abstained or were recused

Adjournment at 9:25 am

Approved on this date of _____

_____ **Chair’s Signature**