



Public Works
Planning & Development Services Division
<http://www.utah.gov/pmn/index.html>

Salt Lake County Planning Commission Public Meeting Agenda

REVISED

(See “←” below right)

**November 14, 2012
9:00 A.M.**

THE MEETING WILL BE HELD IN THE COUNTY COUNCIL CHAMBERS, COUNTY GOVERNMENT CENTER, MAIN FLOOR, ROOM #N1100, 2001 SOUTH STATE STREET. ANY QUESTIONS, CALL 468-2000

REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 468-2120 OR 468-2351: TDD 468-3600.

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

Business Items – 9:00 a.m.

- 1) Adoption of minutes from the October 10, 2012 meeting.
- 2) Salt Lake County General Plan update
- 3) Other Business

Public Hearings – (Immediately following business items)

28039 – Darlene Batatian of Mountain Land Development Services on behalf of Salt Lake County Service Area No.3 – Request for approval of a preliminary plat for the Wasatch Portal Subdivision (1-lot Sub. for a Public/Quasi-Public Use) – **Address:** 9525 East Little Cottonwood Canyon Rd. (Snowbird Entry 4) – **Zone:** FR-20 – **Planner:** Spencer G. Sanders.

28040 – Darlene Batatian of Mountain Land Development Services on behalf of Snowbird Ltd. – Request for approval of a preliminary plat for the Snowbird Anna Claim Subdivision (~~6-lot~~ 7-lot ← FCOZ Clustered Sub. for Single-Family Homes) – **Address:** 8901 E. Little Cottonwood Canyon Rd. – **Zone:** FR-20 – **Planner:** Spencer G. Sanders.

Meeting Adjournment

Rules of Conduct for the Planning Commission Meeting

- First: Applications will be introduced by a Staff Member.
- Second: The applicant will be allowed up to 15 minutes to make their presentation.
- Third: The Community Council representative can present their comments.
- Fourth: Persons in favor of, or not opposed to, the application will be invited to speak.
- Fifth: Persons opposed to the application will be invited to speak.
- Sixth: The applicant will be allowed 5 minutes to provide concluding statements.

- Speakers will be called to the podium by the Chairman.
- Because the meeting minutes are recorded it is important for each speaker to state their name and address prior to making any comments.
- All comments should be directed to the Planning Commissioners, not to the Staff or to members of the audience.
- For items where there are several people wishing to speak, the Chairman may impose a time limit, usually 2 minutes per person, or 5 minutes for a group spokesperson.
- After the hearing is closed, the discussion will be limited to the Planning Commission and the Staff.



STAFF REPORT

Executive Summary									
Hearing Body:	Salt Lake County Planning Commission								
Meeting Date and Time:	Wed., Nov. 14, 2012	09:00 AM	File No:	2	8	0	3	9	
Applicant Name:	Darlene Batatian	Request:	Subdivision						
Description:	1-lot Subdivision for a Public/Quasi-public Use - Salt Lake Co. Serv. Area 3								
Location:	9525 E. Little Cottonwood Canyon Rd. (Entry No. 4)								
Zone:	FR-20 Forestry & Recreation	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>					
Planning Commission Rec:	Not Yet Received								
Community Council Rec:	Not Applicable								
Staff Recommendation:	Approval with Conditions								
Planner:	Spencer G. Sanders								

1.0 BACKGROUND

1.1 Summary

The applicant is proposing a 1-lot, subdivision for the Public Utility water provider Salt Lake County Service Area No. 3. The Service Area is proposing to move from the current location at the Fire Station to a new building to be built over the existing portal entry to the underground water storage and perfection system that supplies snowbird with water.

The lot is substandard to the minimum lot size in the FR-20 zone. However, the property is part of the resort, and most notably in 19.76, of the zoning ordinance, lots may be reduced of Public and Quasi Public uses.

The proposed building will have to go through an FCOZ Permitted Use application for site plan approval, but it is shown for reference and to make sure the lot will be of sufficient size to accommodate the use. Parking for the facility will be provided in the first for garage and portal entry. Any additional parking for customers, etc. will be leased from Snowbird at the nearby existing parking area.

The relocation of the offices from their current location to this site will facilitate better security of the portal entrance and easier access during winter months. Service vehicles will be parked in the first floor of the building at the portal entrance. Contending with weather conditions will be nearly eliminated.

1.2 Hearing Body Action

This application is on the County Planning Commission for preliminary approval of the proposed Preliminary Plat. If approved, a final Technical Review and approval of the Preliminary Plat will be required with Staff. The Final Plat will also be reviewed and approved by staff, to confirm compliance with the project's Preliminary Plat approval and Final Plat requirements.

1.3 Neighborhood Response

As of this writing there has been no response from the neighborhood. It is important to note that this project is a standard subdivision under FCOZ and the FR-20 zone. It is a use-by-right in the zone; and as such, it is not subject to a Public Hearing Notice as stipulated in state law or to Community Council review as stipulated in County Ordinances. Therefore, no mailed notices have been sent to the surrounding property owners. State law minimum public notice is posting on the agenda.

1.4 Community Council Response

As previously noted, this proposal is not Subject to Community Council review. In addition, there is no Community Council established for the Snowbird Area.

2.0 ANALYSIS

2.1 Applicable Ordinances

19.72 & 73 FCOZ Regulations

Grading - All grading for the subdivision improvements (roadways, turnarounds, driveways, etc.) must comply with FCOZ requirements pertaining to grading. This is confirmed during the final Technical Review process. The preliminary plans do not indicate any major issues that can not comply with grading standards.

Other FCOZ Regulations - Other regulations such as stream protection, wildlife corridor protection, vegetation protection and re-vegetation, slope protection, etc. all must be followed. The current proposed plans appear to meet these requirements. Final technical details and verification of compliance will be achieved by staff during the Technical Review process. Clustering the lots usually result in a plan that is more able to achieve compliance with these regulations and meet the intent and purpose of FCOZ. The current preliminary plans appear to comply with all FCOZ regulations. Final verification will take place during the Technical Review process.

Waivers and Modification - Currently, the applicant is not proposing any Waiver, Modifications, or Variances for the proposed project. The proposed preliminary grading and drainage plans reflect that none will be necessary. The proposed preliminary subdivision design appears to meet FCOZ regulations. This will be fully confirmed during the Technical Review process when final engineering designs are provided.

If during the Technical Review process it is determined that any Waivers or Modifications are required, these will have to be applied for separately and reviewed and approved by the Planning Commission or Planning and Development Services Director as provided for in the FCOZ ordinances. Likewise, if any Variances are determined to be required, these will also need to be separately applied for and approved by the County Board of Adjustment.

19.75 Geological Hazards Ordinance - A geotechnical report that addresses avalanche, soils and slope stability is required to be provided during the Technical Review process, after Planning Commission's approval. The geotechnical report will be provided by the applicant and reviewed by staff, applying any requirements in the report.

2.2 Subdivision Requirements

There are a number of regulations that govern the subdividing of property. The proposed preliminary plat has been prepared with these regulations in mind. These include but are not limited to: the subdivision must be recorded by a subdivision plat; a preliminary plat must be approved by the Planning Commission at a public hearing; the lots and access must comply with applicable zoning requirements;

and each lot must be serviced by adequate utilities, including water and sewer services. Ultimately, these will be fully verified by staff before the Final Preliminary Plat is issued.

2.3 Other Agency Recommendations or Requirements

Salt Lake County Building Section - The County Plan examiner has indicated that the lot will have to be increased in size slightly to avoid building code issues related to building within 5 feet of a property line. This should be easily accomplished during Technical Review.

Salt Lake City Watershed - Salt Lake City Public Utilities has issued a water availability letter and watershed approval. No major issues are anticipated with the proposed subdivision that can not be addressed with standard regulations.

Salt Lake Valley Health Department - The Health Department has issued an approval of the proposed subdivision with no major issues to be addressed.

Salt Lake County Unified Fire Authority - The Unified Fire Authority has recommended approval of the proposed subdivision. Access to the site is already provided that complies with UFA requirements. Any requirements for the site plan or building will be addressed during the FCOZ Permitted Use/Site Plan review process.

2.4 Other Issues

Parking - A parking agreement will have to be provided during the FCOZ Permitted Use review of the site plan for the new building if required parking cannot be maintained on the lot. It is not currently clear how many spaces are required/needed until the final design and programming of the building is completed. This will be done during the Permitted Use process after the subdivision Final Plat is recorded.

3.0 STAFF RECOMMENDATION

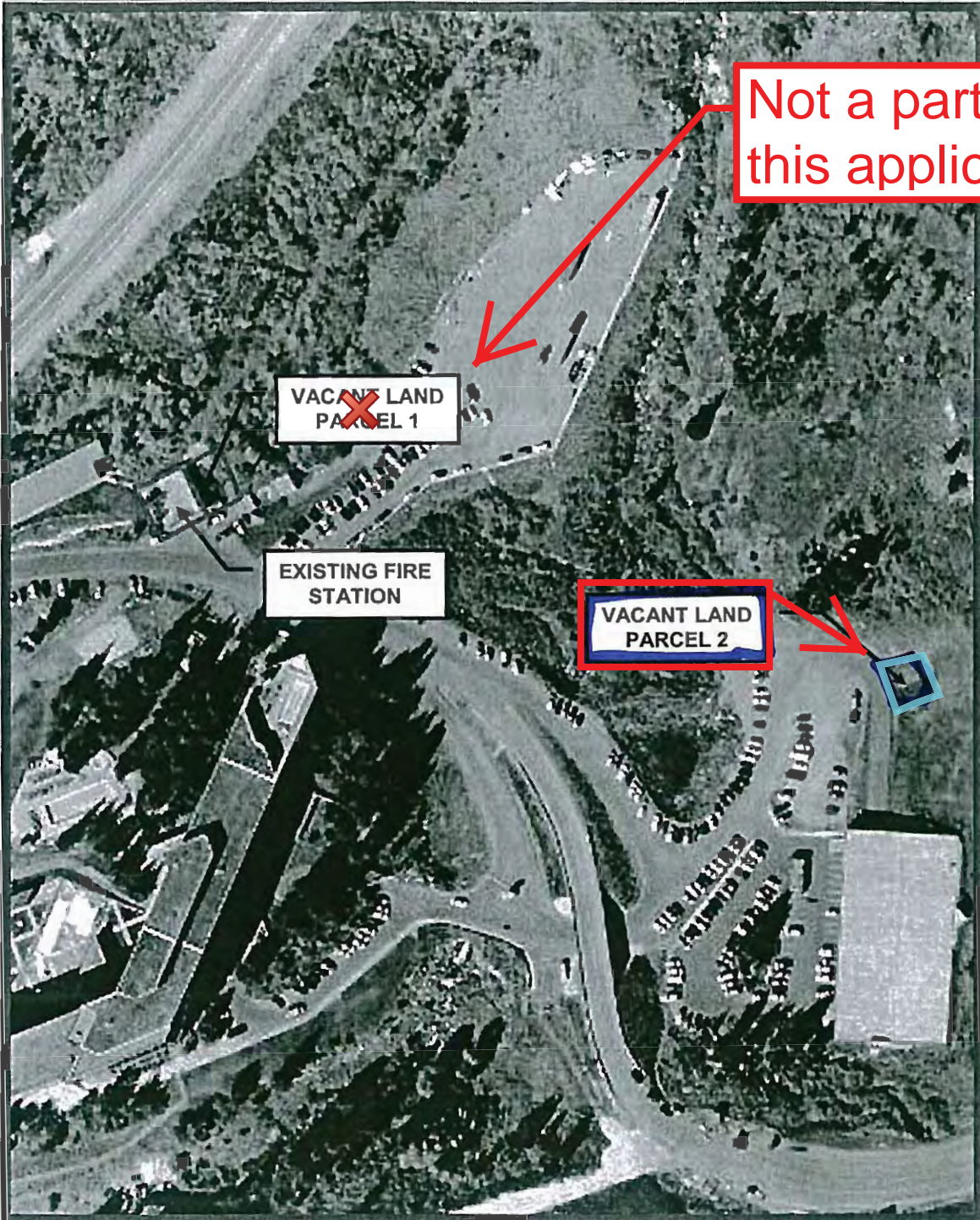
3.1 Staff recommends APPROVAL of the proposed Subdivision with the following conditions:

- 1)The applicant complete the Technical Review process with staff prior to issuance of the Final Preliminary Plat to confirm full compliance with all applicable regulations.
- 2)The applicant comply with all requirements of the applicable county reviewers and outside agencies.
- 3)If any Waivers, Modifications or Variances are necessary to approve the development as proposed, the application shall be brought back to the Planning Commission for further evaluation prior to submittal of additional applications for Waivers, Modifications or Variances.

3.2 Reasons for Recommendation

- 1) The proposed subdivision is a use-by-right within the zone and under State Law.
- 2) The proposed subdivision complies with applicable County zoning and subdivision regulations, including FCOZ, as far as can be determined at this stage of the review process.
- 3) The Technical Review Process and the proposed conditions of approval are designed to verify full compliance with all applicable regulations, both internal to the County and with outside agencies prior to Final Preliminary Plat issuance.

SUBJECT AERIAL MAP



Not a part of this application

VACANT LAND
PARCEL 1

EXISTING FIRE
STATION

VACANT LAND
PARCEL 2

Planning and Development
Interactive GIS Map

Layer Options Basemaps

Enhanced Search

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

ID 10: 3006401001
ID 14: 30064010015000
Address: 9525 E LITTLE COTTONWOOD
Acreage: 59.13999938
Owner: SNOWBIRD LTD
Owner Address: PO BOX 929000

0.5 km 0.5 mi
Latitude: 40.598947 Longitude: -111.623482



Subject Property Parking in the foreground



Alpen Vista to the South



Cliff Lodge to the West



Mt. Superior & Little Cottonwood Cyn Rd to the North

WASATCH PORTAL SUBDIVISION

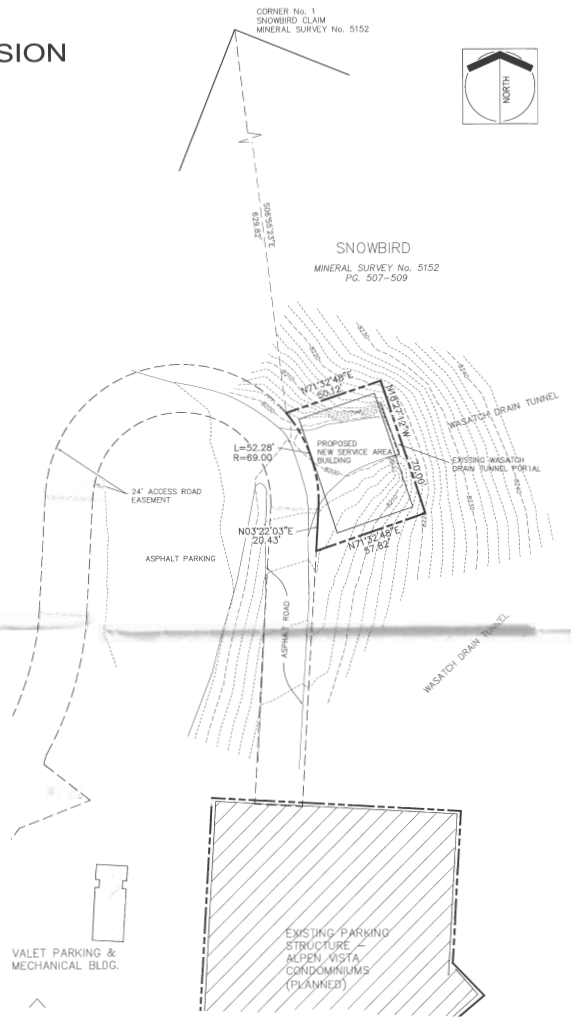
LOCATED IN
THE EAST HALF OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 3 EAST, SLB&M
SALT LAKE COUNTY, UTAH



VICINITY MAP



SNOWBIRD
MINERAL SURVEY No. 5152
PG. 507-509



LEGEND

- ⊕ FOUND STREET/SECTION MONUMENT
- FOUND REBAR AND CAP (AS NOTED)
- SET CORNER (AS NOTED)



SURVEYOR'S CERTIFICATE:

I, Russell E. Campbell, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 316833 as prescribed under the laws of the State of Utah. I further certify that by authority of the Owner, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, hereafter to be known as

SNOWBIRD PORTAL SUBDIVISION

and that same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet the frontage and area requirements of the applicable zoning ordinance.

Russell E. Campbell _____ Date _____

LEGAL DESCRIPTION

Beginning at a point South 06°55'23" East 629.82 feet from Corner No. 1 of the Snowbird Basin, Mineral Survey No. 5251, and running thence North 71°32'48" East 50.12 feet; thence South 18°27'12" East 70.00 feet; thence South 71°32'48" West 57.82 feet to the easterly line of a 24' right of way easement, thence along said easement the following 2 courses: 1) North 05°22'03" East 20.43 feet to a point of curvature of a 69.00 foot radius curve to the left, the center of which bears North 86°37'57" West, 2) northerly along the arc of said curve 52.28 feet through a central angle of 43°24'36" to the point of beginning. Containing 3,417 square feet or 0.078 acres.

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents, that the owners of the herein described tracts of land, hereby causes the same to be divided into lots and private streets, as set forth in this plat, hereafter to be known as "SNOWBIRD PORTAL SUBDIVISION".

Executed this _____ day of _____, 2012.

XXXXX, REPRESENTATIVE

ACKNOWLEDGMENT

State of Utah _____
County of Salt Lake _____

On this _____ day of _____, 2012, personally appeared before me,

the signers of the above Owner's Dedication, _____ in number, who duly acknowledged to me that they signed it freely and voluntarily and for the purposes therein mentioned.

Notary Public _____
Residing at: _____
My commission expires: _____

WASATCH PORTAL SUBDIVISION

PREPARED BY

BASELINE SURVEYING, Inc

1060 East 2100 SOUTH
Salt Lake City, UT 84106 (801) 209-2152

RECORDED #

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

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$ _____ SALT LAKE COUNTY RECORDER

UTILITIES, STREET AND ADDRESS FRONTAGE APPROVED

DATE _____ SIGNED _____

CHECKED FOR ZONING COMPLIANCE

Zone: _____ Lot Area: _____

Lot Width: _____ Front Yard: _____

Side Yard: _____ Rear Yard: _____

Date _____ Signature _____

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D. 20 _____ BY THE SALT LAKE COUNTY PLANNING COMMISSION.

CHAIR, SALT LAKE CO. PLANNING COMMISSION

HEALTH

APPROVED THIS _____ DAY OF _____ A.D. 20 _____

SALT LAKE VALLEY HEALTH DEPT.

PLANNING & DEVELOPMENT SERVICES DIVISION

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

DATE _____ ENGINEERING SECTION MANAGER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20 _____

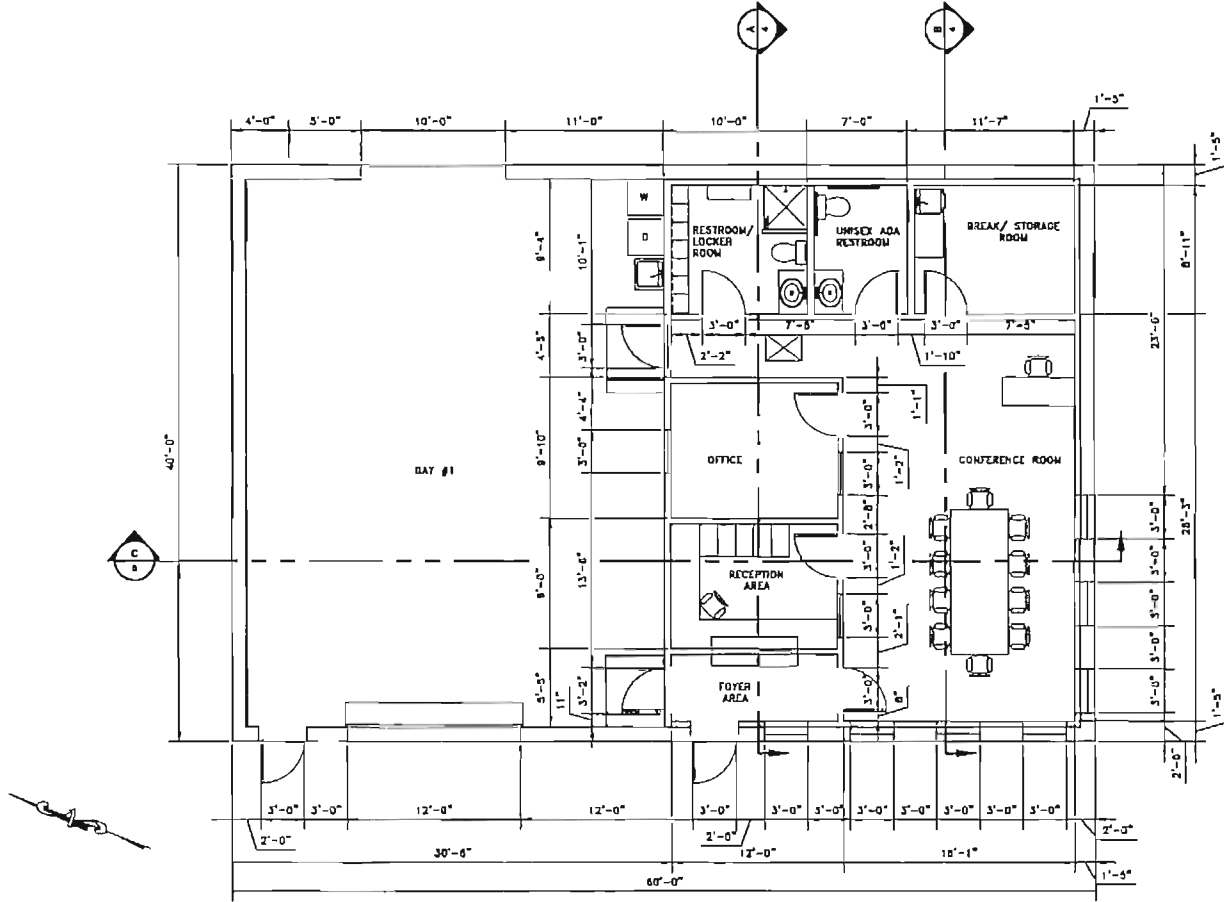
SALT LAKE COUNTY DISTRICT ATTORNEY

MAYOR

PRESENTED TO THE SALT LAKE COUNTY MAYOR THIS _____ DAY OF _____ A.D. 20 _____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR, OR DESIGNEE

06/11/2013 2:14:07 PM C:\Users\jcamp\Documents\Projects\SLC\CONSTRUCTION\plan-03



PROPOSED FLOOR PLAN

SCALE: 1/4"=1'-0"
 0 1 2 3 4 5 6
 Scale in Feet

0 1/2 1
 DRAWING IS TO SCALE
 IF DIM MEASURES:
 1" = FULL SCALE
 1/2" = HALF SCALE

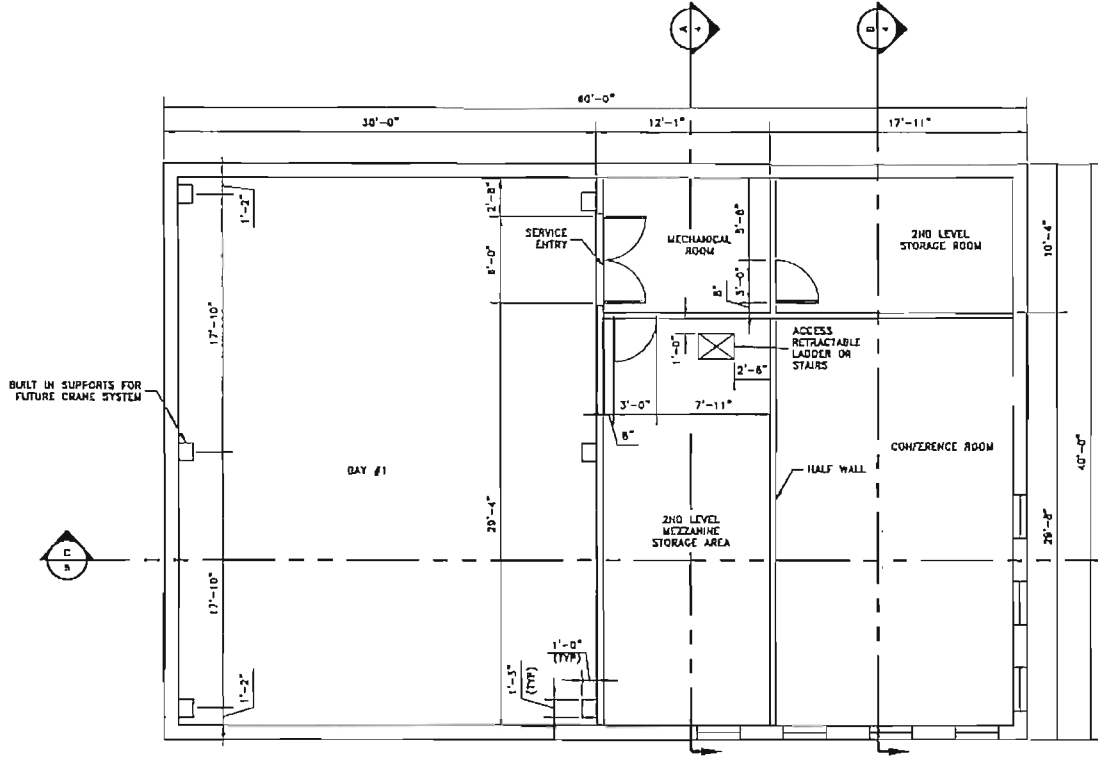
AQUA
 ENGINEERING, INC.
 533 W. 2020 S., SUITE 215 BOONVILLE, UT 84003
 PHONE (801) 256-1277 FAX (801) 256-0153

SHEET
1

SALT LAKE COUNTY
 SERVICE AREA #3
 ADMINISTRATION BUILDING
 PROPOSED FLOOR PLAN

NO.	DATE	BY	CHKD.	REVISION
1	06/10/2013	ES	JT	REVISIONS

05/13/2013 2:16:05 PM \\sds\projects\2013\20130513\20130513\20130513.dwg



UTILITY MEZZANINE FLOOR PLAN

SCALE: 1/4"=1'-0"
 0 1/2 1
 Scale in Feet

NO.	DATE	DESCRIPTION	BY	CHECKED
1	05/20/2013	REVISED	1/1	-
2		REVISED		
3		REVISED		
4		REVISED		
5		REVISED		
6		REVISED		
7		REVISED		
8		REVISED		
9		REVISED		
10		REVISED		

SALT LAKE COUNTY
 SERVICE AREA #3
 ADMINISTRATION BUILDING
 PROPOSED FLOOR PLAN

AQUA
 ENGINEERING, INC.
 8200 S. 2000 S. SUITE 215 SCARFILL, UT 84010
 PHONE (801) 284-1377 FAX (801) 284-0753

0 1/2 1
 DRAWING IS TO SCALE
 IF BAR MEASURES:
 1" = FULL SCALE
 1/2" = HALF SCALE

SHEET
2



STAFF REPORT

Executive Summary									
Hearing Body:	Salt Lake County Planning Commission								
Meeting Date and Time:	Wed., Nov. 14, 2012	09:00 AM	File No:	2	8	0	4	0	
Applicant Name:	Darlene Batatian	Request:	Subdivision						
Description:	7-lot FCOZ Clustered Subdivision								
Location:	8901 E. Little Cottnowood Canyon Rd.								
Zone:	FR-20 Forestry & Recreation	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>					
Planning Commission Rec:	Not Yet Received								
Community Council Rec:	Not Applicable								
Staff Recommendation:	Approval with Conditions								
Planner:	Spencer G. Sanders								

1.0 BACKGROUND

1.1 Summary

The applicant is proposing a 7-lot, single-family subdivision on 140 acres. The proposal is for a clustered subdivision as allowed under Foothills and Canyons Overlay (FCOZ) regulations. The proposed lots range in size from approximately 0.41 acres to 1.98 acres and comprise approximately 6.84 acres of the proposed 140 acres. The balance of the property is proposed to be a 133 acre designated Open Space Only parcel.

The subject property is zoned FR-20. In order to comply with the maximum density allowed in the zone, one single-family dwelling per 20 acres of property, the total subdivision must be a minimum of 140 acres. Clustering is allowed under FCOZ. No minimum lot size is required, but the number dwellings may not exceed the one dwelling per 20 acres density.

Access to the proposed lots will be by an existing private right-of-way that crosses the subject property by easement providing access to one existing home to the west. The right-of-way will need to be widened and improved to accommodate additional with a required fire department turn around.

Each lot is proposed to have buildable area that is 30% or less and is accessible from the proposed private right-of-way.

1.2 Hearing Body Action

This application is on the County Planning Commission for preliminary approval of the proposed Preliminary Plat. If approved, a final technical review and approval of the Preliminary Plat will be required with Staff. The Final Plat will also be reviewed and approved by staff, to confirm compliance with the project's Preliminary Plat approval and final plat requirements.

1.3 Neighborhood Response

As of this writing there has been no response from the neighborhood. It is important to note that this project is a standard cluster subdivision under FCOZ and the FR-20 zone. It is a use-by-right in the zone; and as such, it is not subject to a Public Hearing Notice as stipulated in state law or to Community Council review as stipulated in County Ordinances. Therefore, no mailed notices have been sent to the surrounding property owners. State law minimum public notice is posting on the agenda.

1.4 Community Council Response

As previously noted, this proposal is not Subject to Community Council review. In addition, there is no Community Council established for the Snowbird Property.

2.0 ANALYSIS

2.1 Applicable Ordinances

19.12 - FR-20 Zone

Minimum Lot Size: 20 acres, but maybe reduced under FCOZ clustering if balance is dedicated open space.

Maximum Density: The project may not exceed one single-family dwelling per 20-acres.

Minimum Lot Width - 300 Feet at 50-foot setback, but may be modified under FCOZ clustering approval.

Setbacks - Evaluated on a case by case basis under 19.72 FCOZ requirements pertaining to establishing a limits of disturbance for a single family home. Essentially, there must be an adequate buildable area on the lot less than 30% that is accessible from an FCOZ approvable roadway. This must be shown on the final plat. Each lot will also under go a more detailed FCOZ Permitted Use review at the time development of the lots is proposed. At this time the specific Limits of Disturbance for the individual homes on each of the lots will be determined. The plat only needs to show the feasibility.

19.72 & 73 FCOZ Regulations

Access roadway to comply with FCOZ access and slope protection requirements.

Limits of Disturbance for Lots - Each Lot to have a buildable area of 30% or less. Buildable Area (Approved Limits of Disturbance) must be shown on the final plat.

Limits of Disturbance for Roadway - Roadway must comply with FCOZ regulations regarding slope protection, etc.

Driveways - Due to the slope nature of the site individual driveways to each lot must be shown and must comply with FCOZ requirements. The Grading Specialist confirms the feasibility of the driveways during the Technical Review process.

Clustering - FCOZ allows clustering of development to place the development on the most appropriately buildable area of the property. This can be done if the clustered plan will result in greater preservation of less developable slopes and/or vegetation preservation. Therefore, in a single-family subdivision, the lots can be less than minimum lot size in the underlying zone, in this case, 20 acres. No minimum lot size is established; however, the difference between the actual size of the lots and the minimum lot size in the zone must be provided in permanently designated open space parcel within the plat.

The proposed clustered subdivision cannot violate FCOZ regulations, particularly regarding watershed, stream, slope, vegetation and wildlife habitat protection, etc. The proposal appears to result in a better plan for the site and preservation of steeper slopes. A cluster subdivision also removes from individual ownership properties that should not be disturbed. This reduces the likelihood of an individual property owner violating FCOZ regulations by disturbing these more sensitive areas. Since they don't own the m

they are less likely to disturb them for personal use.

Clustering generally results in less disturbance of the land by concentrating the development on the portions of the property that are most appropriate for it. In this case with significant slopes and sensitive lands and the fact that the property is in a watershed, a clustered development is very desirable. In return with this project 133 acres of permanent open space will be set aside.

Grading - All grading for the subdivision improvements (roadways, turnarounds, driveways, etc.) must comply with FCOZ requirements pertaining to grading. This is confirmed during the final Technical Review process. The preliminary plans do not indicate any major issues that can not comply with grading standards.

Other FCOZ Regulations - Other regulations such as stream protection, wildlife corridor protection, vegetation protection and re-vegetation, slope protection, etc. all must be followed. The current proposed plans appear to meet these requirements. Final technical details and verification of compliance will be achieved by staff during the Technical Review process. Clustering the lots usually result in a plan that is more able to achieve compliance with these regulations and meet the intent and purpose of FCOZ. The current preliminary plans appear to comply with all FCOZ regulations. Final verification will take place during the Technical Review process.

Waivers and Modification - Currently, the applicant is not proposing any Waiver, Modifications, or Variances for the proposed project. The proposed preliminary grading and drainage plans reflect that none will be necessary. The proposed preliminary subdivision designs, including lots, driveways, building areas, access, etc. appear to meet FCOZ regulations. This will be fully confirmed during the Technical Review process when final engineering design are provided.

If during the Technical Review process it is determined that any Waivers or Modifications are required, these will have to be applied for separately and reviewed and approved by the Planning Commission or Planning and Development Services Director as provided for in the FCOZ ordinances. Likewise, if any Variances are determined to be required, these will also need to be separately applied for and approved by the County Board of Adjustment. A Final Preliminary Plat could not be issued by the staff until such Waivers, Modifications and/or Variances are approved through the required public process. If they are needed, but are not approved, then the proposal can not move forward, even with an approval from the Planning Commission.

19.75 Geological Hazards Ordinance - Each building lot must be evaluated under a the Natural Hazards ordinance. The County Grading Specialist and Development Review Engineer will verify that each lot complies with the applicable regulations regarding avalanche, rock fall, debris flow and earthquake requirements. A geotechnical report that addresses rockfall, avalanche, soils and slope stability is required to be provided during the Technical Review process, after Planning Commission's approval. Any lots that can't comply with ordinance regulations and recommendations of the geotechnical engineer will have to be either re-configured or eliminated. Any proposed resolution must also comply with other regulations. The geotechnical report will be provided by the applicant and reviewed by staff, applying any requirements in the report. The plat may need to be modified, including the potential reduction of lots and/or buildable area as required. Any major changes to the plan would be brought back to the Planning Commission for further consideration.

2.2 Subdivision Requirements

There are a number of regulations that govern the subdividing of property. The proposed preliminary plat has been prepared with these regulations in mind. These include but are not limited to: the subdivision must be recorded by a subdivision plat; a preliminary plat must be approved by the Planning Commission at a public hearing; the lots and access must comply with applicable zoning requirements;

and each lot must be serviced by adequate utilities, including water and sewer services. Ultimately, these will be fully verified by staff before the Final Preliminary Plat is issued.

2.3 Other Agency Recommendations or Requirements

UDOT Review and Approval - UDOT must approve the modification to the existing access driveway as it connects to their right-of-way Little Cottonwood Canyon Road. This approval will be completed during the Technical Review process. Without UDOT approval, the final Preliminary Plat can't be issued by staff.

There are some proposed retaining walls at the entrance of the project that not only need to be approved by UDOT but the Grading Specialist as well for compliance with FCOZ regulations. The preliminary plans appear to comply. Final design plans will be confirmed in compliance during the Technical Review process.

Salt Lake City Watershed Approval - Salt Lake City Public Utilities will have to issue a final approval letter for both watershed regulations and preliminary culinary water service. This is obtained during the Technical Review process. At this time, the city has indicated any major issues with the project that would prevent the proposed development. They have indicated that the 133 acre open space designation is positive and suggest that it be preserved in some manner such as open space designation on the plat, ownership by a public entity and/or a preservation easement held by a third party. Development of the project will need to comply with watershed regulations, but this is not anticipated to be impossible to achieve.

Health Department Approval - The Health Department will need verification of culinary water service, watershed approval and sanitary sewer approval. These approvals are expected and will be obtained during the Technical Review process. A final signature on the Final Mylar is required by Health and Fire to confirm their requirements have been met.

Army Corps of Engineers - The United States Army Corps of Engineers was sent a request for Verification of Compliance. They responded and indicated that there are no wetlands on the subject property based on the information that they were provided. Therefore, they will not require any additional review.

2.4 Other Issues

Adjacent Property Owner Interest - Mr. Ian Cummings, the property owner to the west, has an interest in this proposed subdivision. His driveway to his existing home crosses the subject property by easement. This private right-of-way is proposed to be improved (widened) to provide the access to the lots within the project. A emergency service turnaround will also be provided. In addition, Mr. Cummings owns a view shed easement over the proposed two southern lots adjacent to Little Cottonwood Canyon Road and he has a right to purchase the southern two lots. His final signature will be required on the Final Plat to confirm the development does not impinge on his legal rights of access and view protection.

Open Space - As indicated the proposal includes a 133.1 acre open space parcel. This will need to be designated on the Plat as "Parcel A, Open Space Only". It is recommended that in addition to the designation that some form of third party non-profit or government control, either by ownership or by easement dedication, be provided with recording of the Final Plat. This is to insure that the parcel will remain in open space in perpetuity. If the owners within the plat own and fully control the property, they could request a plat amendment in the future to take the property out of open space. While this is highly unlikely and would be extremely difficult to get approved, a third party non-profit easement or ownership would provide more surety the open space will not be in appropriately used or developed. The exact method of dedication/preservation can be worked out with the staff prior to Final Plat recording that accomplishes the intended preservation of the open space permanently.

Access to Southern Lots - The southern lots will not be allowed access directly on to Little Cottonwood Canyon Road. Their access will be from the internal private right-of-way. A "no access" note on the Final Plat will be required.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Subdivision with the following conditions:

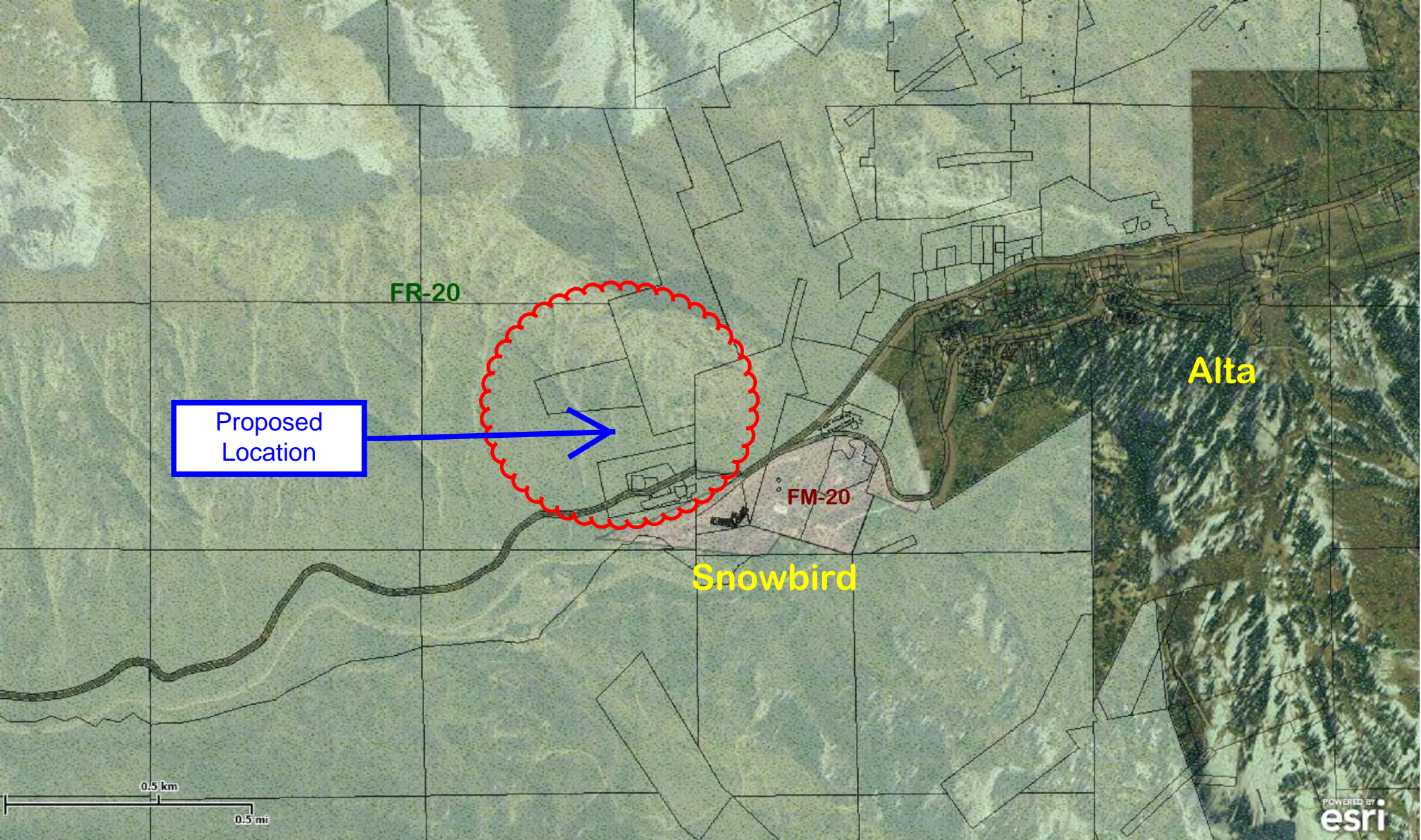
- 1)The applicant complete the Technical Review process with staff prior to issuance of the Final Preliminary Plat to confirm full compliance with all applicable regulations.
- 2)The applicant comply with all requirements of the applicable county reviewers and outside agencies, including but not limited to: Grading, Hydrology, Geology, Flood Control, Unified Fire Authority, Salt Lake City Public Utilities/Watershed Management, Salt Lake Valley Health Department, and Utah Department of Transportation.
- 3)If any Waivers, Modifications or Variances are necessary to approve the development as proposed, the applicant first look at redesign of the proposal, including the elimination of lots and bring the application back to the Planning Commission for evaluation prior to submittal of additional applications for Waivers, Modifications or Variances.

3.2 Reasons for Recommendation

- 1) The proposed use a Single-Family subdivision is a permitted use-by-right within the zone and under State Law.
- 2) The proposed subdivision complies with applicable County zoning and subdivision regulations, including FCOZ, as far as can be determined at this stage of the review process.
- 3) The Technical Review Process and the proposed conditions of approval are designed to verify full compliance with all applicable regulations, both internal to the County and with outside agencies that have some jurisdiction over subdivision approval prior to Final Preliminary Plat issuance. In addition, the issues that remain to be verified are technical in nature and have specific regulations that govern. Therefore, if the project can not comply with these ordinance regulations as determined through the Technical Review process, the Final Preliminary Plat cannot be issued and the Planning Commission Approval will be mute.

28040 Anna Claim 7-lot Sub

Aerial & Zoning



Anna Claim Subdivision

7-lots Aerial

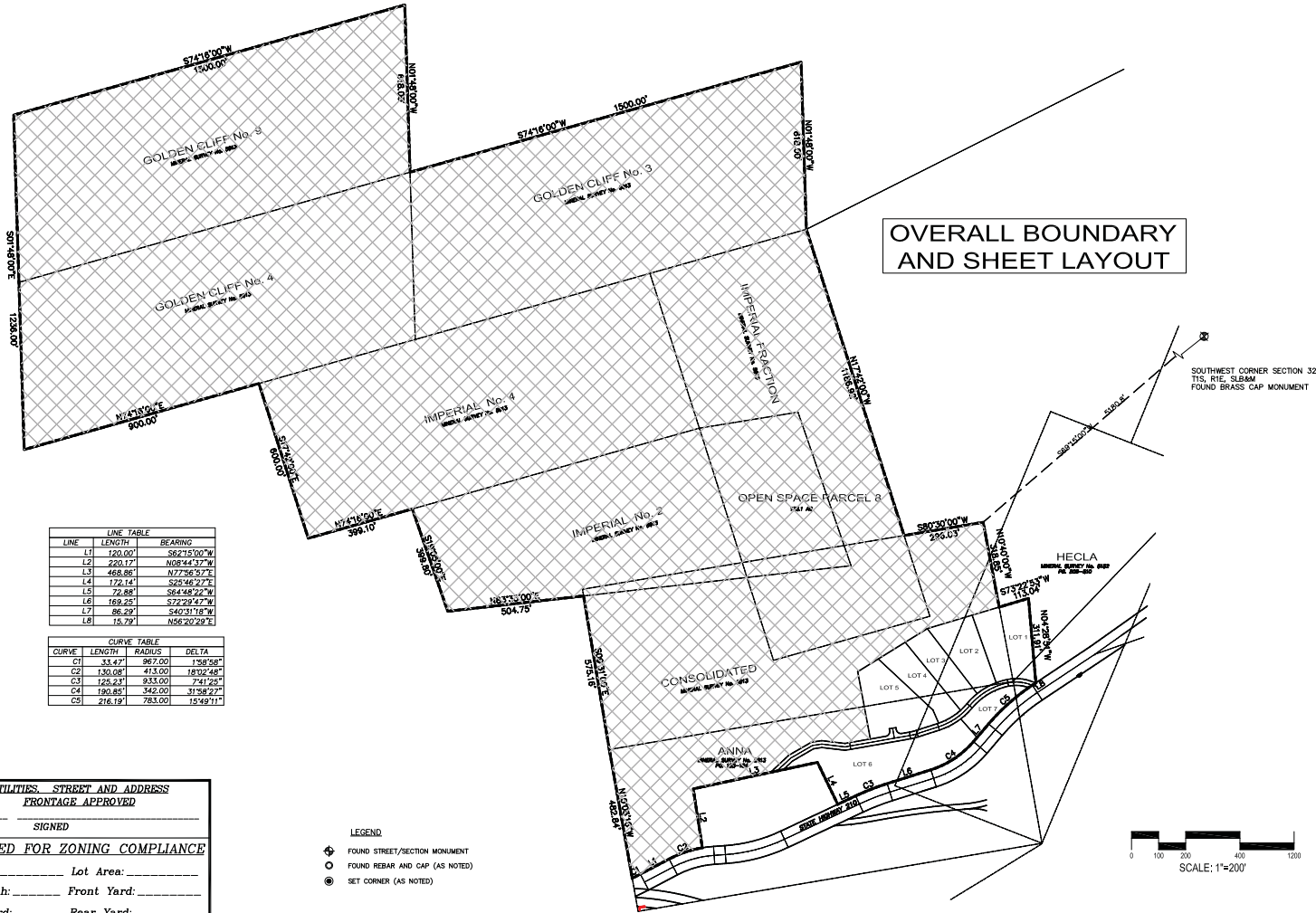


Fri Nov 2 2012 04:00:31 PM.

- Approximate Subdivision Boundary
- Approximate Lots and Driveway
- Approximate Buildable Area

ANNA SUBDIVISION

LOCATED IN
THE EAST HALF OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 3 EAST, SLB&M
SALT LAKE COUNTY, UTAH



LINE	LENGTH	BEARING
L1	120.00'	S82°15'00"W
L2	220.17'	N08°44'37"W
L3	468.86'	N77°56'57"E
L4	172.14'	S25°46'27"E
L5	72.88'	S84°49'27"W
L6	169.25'	S72°29'47"W
L7	86.29'	S40°31'18"W
L8	15.79'	N56°20'29"E

CURVE	LENGTH	RADIUS	DELTA
C1	33.47'	967.00'	1°59'58"
C2	130.08'	413.00'	18°02'48"
C3	125.23'	933.00'	7°41'29"
C4	190.85'	349.00'	31°58'57"
C5	216.19'	783.00'	15°49'11"

UTILITIES, STREET AND ADDRESS FRONTAGE APPROVED

DATE _____ SIGNED _____

CHECKED FOR ZONING COMPLIANCE

Zone: _____ Lot Area: _____

Lot Width: _____ Front Yard: _____

Side Yard: _____ Rear Yard: _____

Date _____ Signature _____

- LEGEND**
- ⊕ FOUND STREET/SECTION MONUMENT
 - FOUND REBAR AND CAP (AS NOTED)
 - SET CORNER (AS NOTED)

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE SALT LAKE COUNTY PLANNING COMMISSION.

CHAIR, SALT LAKE CO. PLANNING COMMISSION _____

HEALTH

APPROVED THIS _____ DAY OF _____ A.D. 20____

SALT LAKE VALLEY HEALTH DEPT. _____

PLANNING & DEVELOPMENT SERVICES DIVISION

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

DATE _____ ENGINEERING SECTION MANAGER _____

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____

SALT LAKE COUNTY DISTRICT ATTORNEY _____

MAYOR

PRESENTED TO THE SALT LAKE COUNTY MAYOR THIS _____ DAY OF _____ A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR OR DESIGNEE _____

SURVEYOR'S CERTIFICATE:

I, Russell E. Campbell, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 318833 as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, hereafter to be known as

ANNA SUBDIVISION

and that same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet the frontage and area requirements of the applicable zoning ordinance.

Russell E. Campbell _____ Date _____

LEGAL DESCRIPTION
XXXXXXXXXXXX

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents: That the owners of the hereon described tracts of land, hereby causes the same to be divided into lots and private streets, as set forth in this plat, hereafter to be known as "ANNA SUBDIVISION".

Executed this _____ day of _____, 2012.

XXXXX, REPRESENTATIVE _____

ACKNOWLEDGMENT

State of Utah
County of Salt Lake

On this _____ day of _____, 2012, personally appeared before me, _____

the signers of the above Owner's Dedication, _____ in number, who duly acknowledged to me that they signed it freely and voluntarily and for the purposes therein mentioned.

Notary Public _____
Residing at: _____
My commission expires: _____

ANNA SUBDIVISION

PREPARED BY
BASELINE SURVEYING, Inc
1060 East 2100 SOUTH
Salt Lake City, UT 84106 (801) 209-2152

RECORDED #

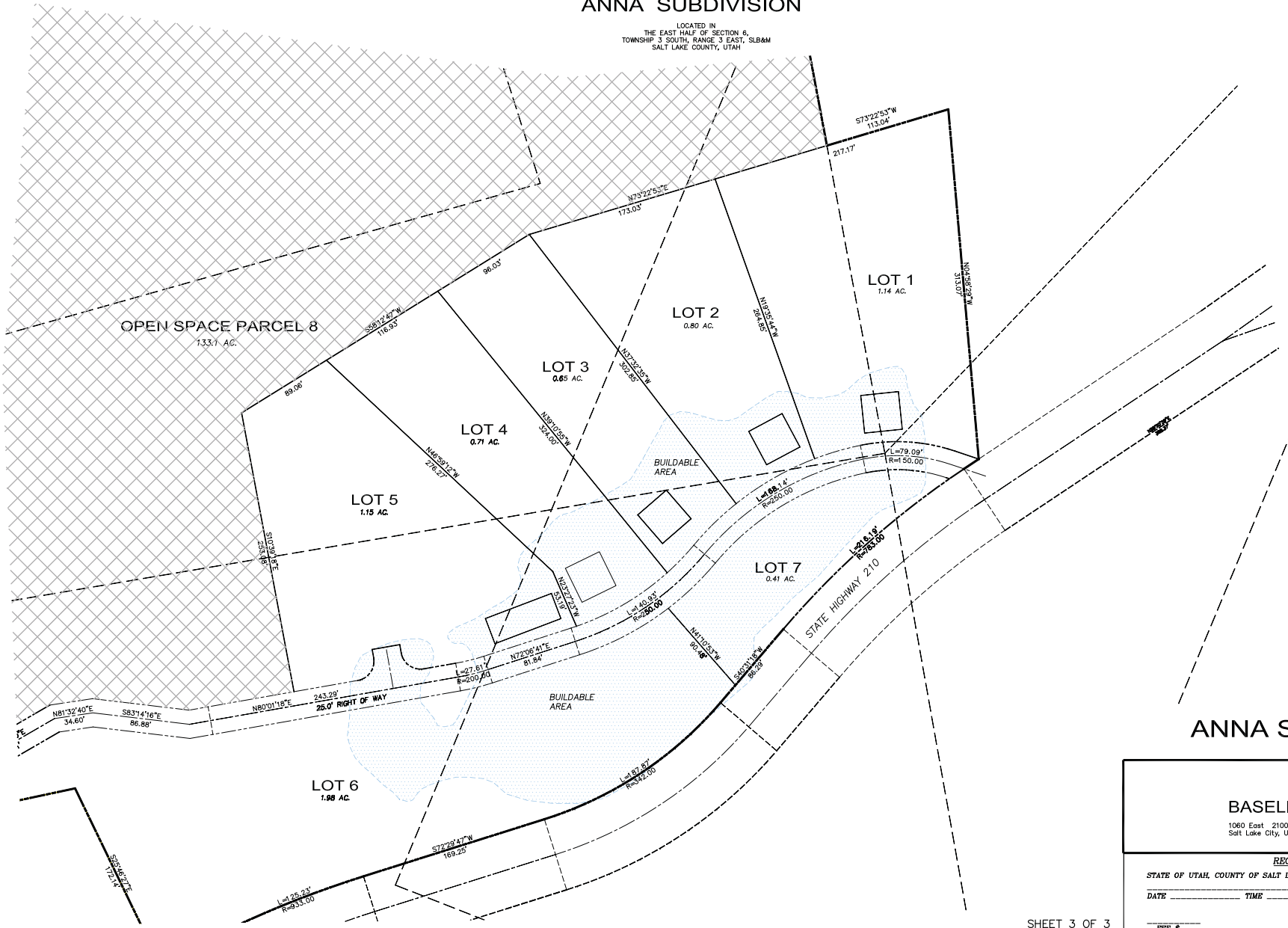
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF

DATE _____ TIME _____ BOOK _____ PAGE _____

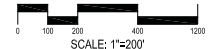
FEE \$ _____ SALT LAKE COUNTY RECORDER _____

ANNA SUBDIVISION

LOCATED IN
THE EAST HALF OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 3 EAST, 5LB&M
SALT LAKE COUNTY, UTAH



- LEGEND**
- ⊕ FOUND STREET/SECTION MONUMENT
 - FOUND REBAR AND CAP (AS NOTED)
 - SET CORNER (AS NOTED)



ANNA SUBDIVISION

PREPARED BY BASELINE SURVEYING, Inc 1060 East 2100 SOUTH Salt Lake City, UT 84106 (801) 209-2152			
RECORDED # _____			
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF			
DATE _____	TIME _____	BOOK _____	PAGE _____
FEE \$ _____		SALT LAKE COUNTY RECORDER	

ANNA SUBDIVISION

LOCATED IN
THE EAST HALF OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 3 EAST, 51&6M
SALT LAKE COUNTY, UTAH



OPEN SPACE PARCEL 8
133.1 AC.

ANNA
MINERAL SURVEY No. 0013
PG. 183-184

LOT 6
1.98 AC.

STATE HIGHWAY 210



- LEGEND
- ⊕ FOUND STREET/SECTION MONUMENT
 - FOUND REBAR AND CAP (AS NOTED)
 - SET CORNER (AS NOTED)

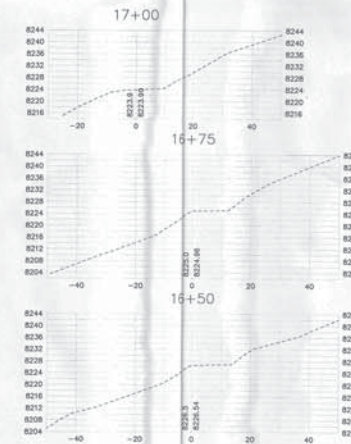
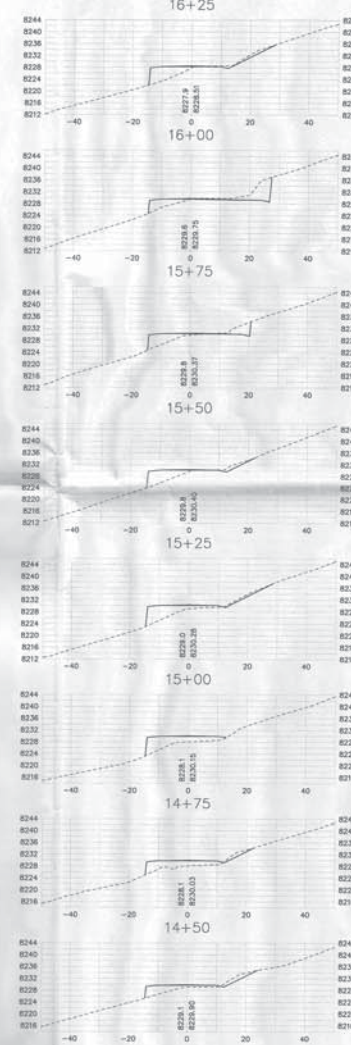
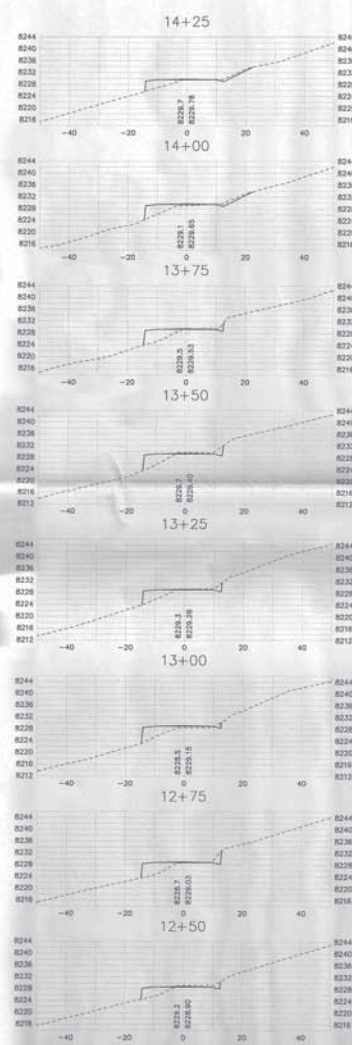
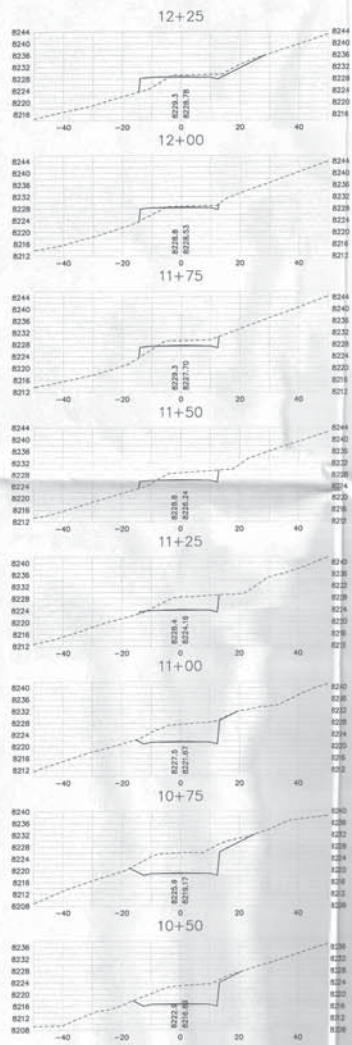
ANNA
3

ANNA SUBDIVISION

PREPARED BY
BASELINE SURVEYING, Inc
1060 East 2100 SOUTH
Salt Lake City, UT 84106 (801) 209-2152

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE \$ _____ SALT LAKE COUNTY RECORDER

title: 0401 - 04020101 - Roadway - 03 - 2012 | published by: KJMBRC
 file name: Arroyo Cleary_V01.dwg | 2012 dates: October 03, 2012 | plotted by: KJMBRC



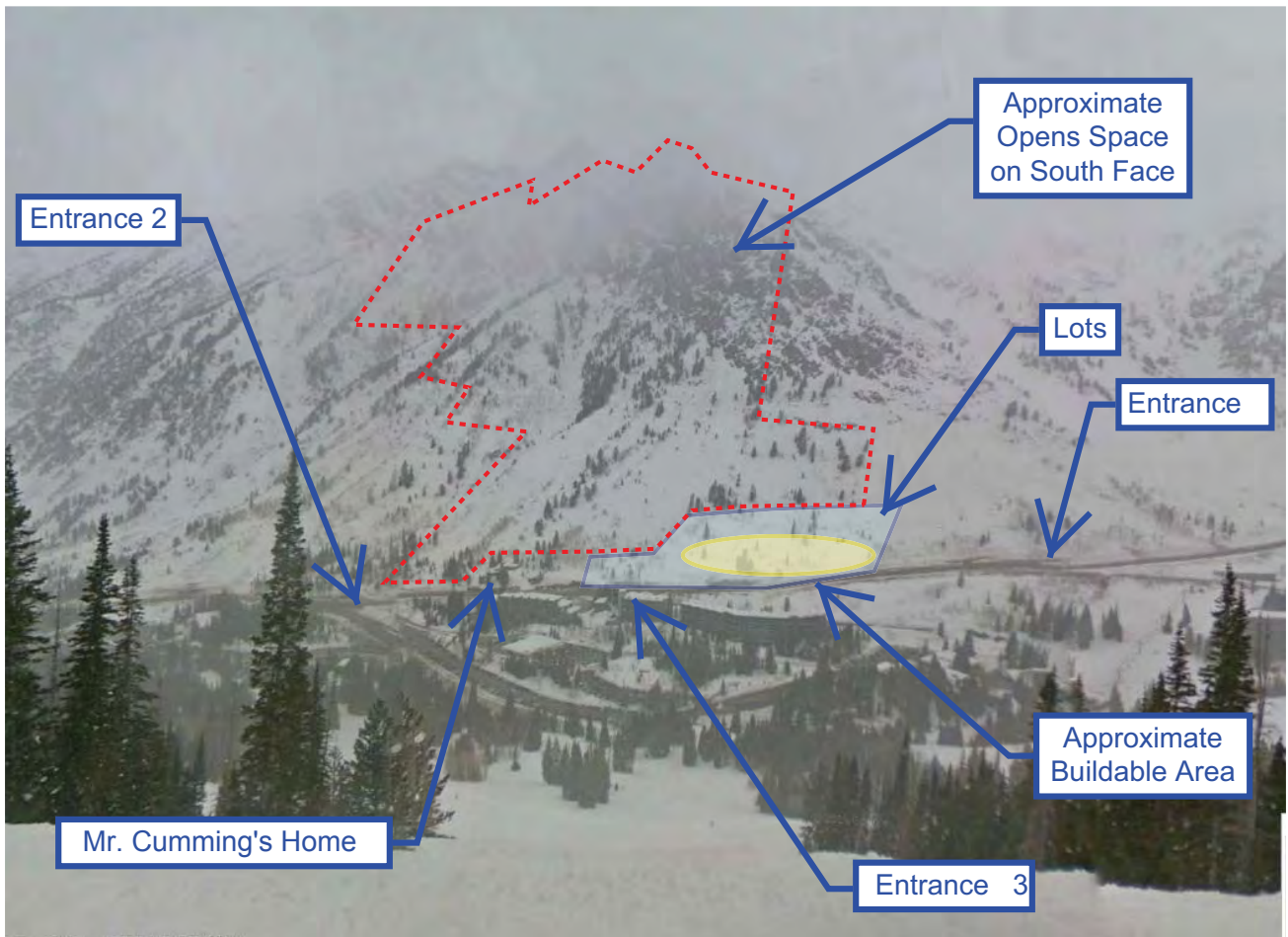
SCALE: 1"=20'

Mountain Land Development Services, LLC
 300 S. Main Street, Suite 100
 Park City, Utah 84302
 (435) 764-1111
 www.mountainlanddevelopment.com

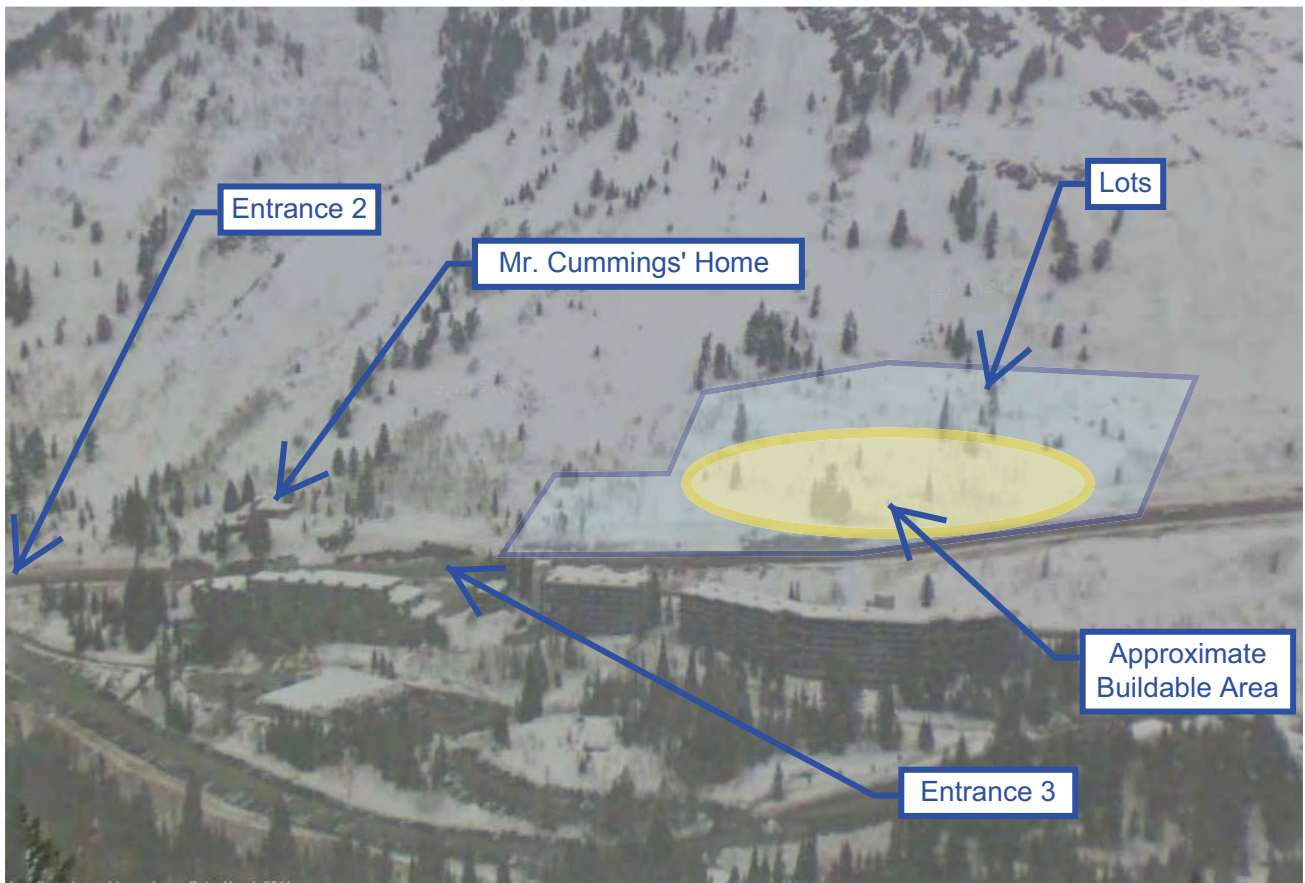
**ANNA SUBDIVISION
 SNOWBIRD SKI &
 SUMMER RESORT**
 800 S. LITTLE COTTAGEWOOD UNIVERSITY ROAD
 SNOWBIRD, UT 84097

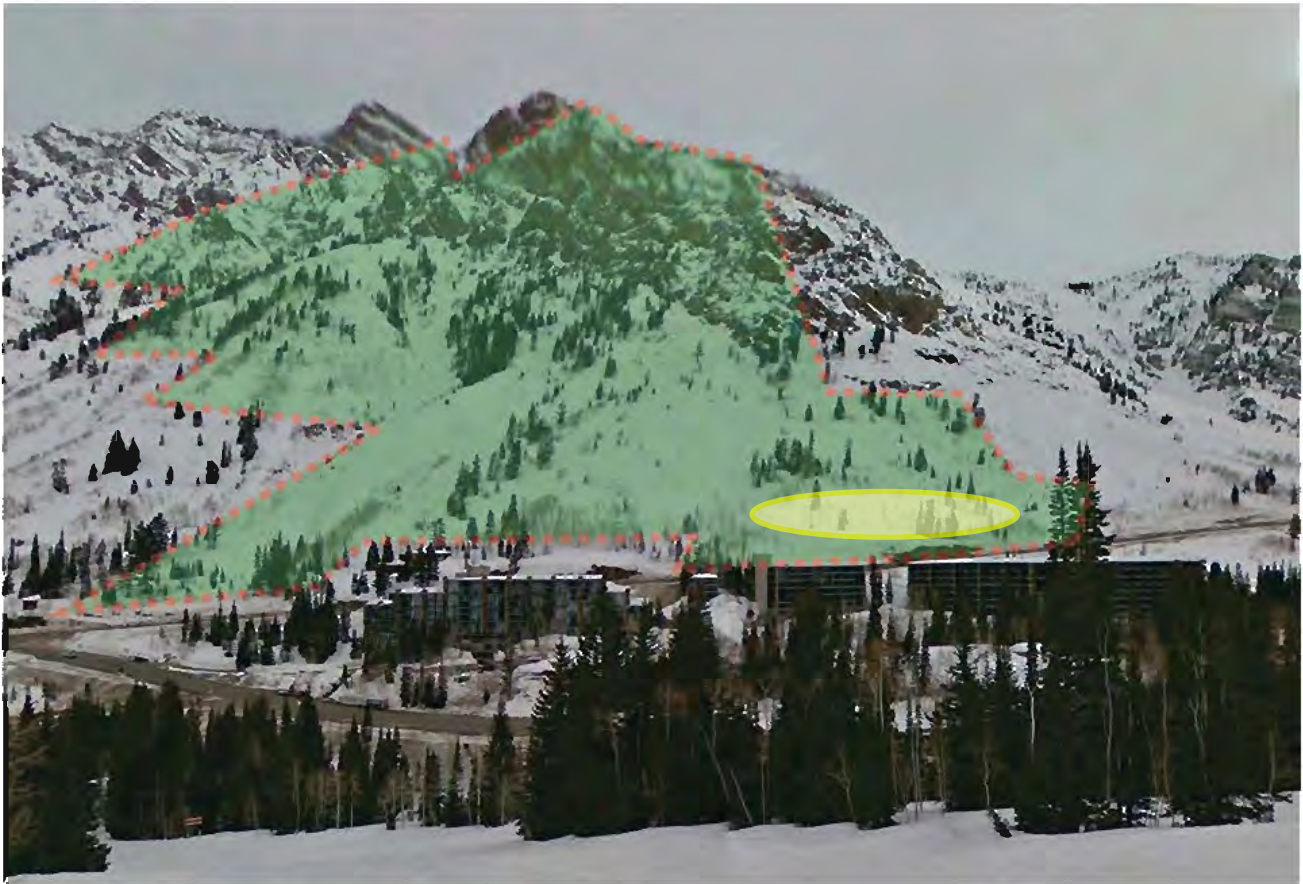


DATE:	OCTOBER 2, 2012
DESIGN BY:	KJMBRC
DRAWN BY:	KJMBRC
REVIEW BY:	
PROJECT NO.:	AC
ISSUE:	PRELIMINARY
REVISIONS:	
SHEET TITLE:	
ROAD 1 CROSS SECTIONS	
SHEET NUMBER:	
03	



Top: From ski run on north face (south side of highway) looking north.
 Bottom: Same close-up.





Top: From north face ski runs looking north lower down near resort center.
Bottom: From residential street above bypass road in Alta looking west.





Top: Looking up at area some of area proposed for open space East of Cummings' Residence.
Bottom: Cummings' Residence on left and looking up canyon at Iron Blossam on right.





Top and Bottom: Subject Property at or near entrance where homes are proposed to be located.





Top: Looking down canyon. Proposed entrance/existing Cummings' driveway on right, resort on left.

Bottom: Just west of proposed entrance looking south at resort and ski runs



