

City
Council

Community & Economic
Development Presentations
July 18, 2023

Sensitive
Lands
Evaluation
and
Development
Standards
(SLEDS)

Ordinance Overview

Background / Timeline

Technical staff review and update began in 2019

Primary purpose – update all standards to highest and best practice for identifying, studying, and mitigating hazards in the city (particularly during new development activities)

Recommendations came from various experts:

- GeoStrata (city geologist/geotechnical consultant)
- City staff
- FEMA
- Army Corps of Engineers
- USFS
- Utah Geologic Survey
- Fault Experts
- SLCO Flood Control
- Environmental protection experts at University of Utah

Background / Timeline

Formal discussion and public hearings held by Planning Commission began January 2022

Planning Commission voted to recommend APPROVAL (4-3) in August 2022

- Numerous updates were made based on PC feedback and recommendations

Ongoing Council discussion and Town Hall meeting (February 2023) provided additional feedback and guidance

Since Planning Commission

Clarified language regarding SLEDs review procedure

- Previously proposed updated procedure language
- Reverted to same procedure language as current code based on public input

Updated Riparian Protection Standards

- Modified the proposed riparian protection standards to emphasize restrictions for new commercial development, match certain standards with existing regulatory standards (SLCO Flood Control, etc.)
- Recommendations (not requirements) for ongoing maintenance/upkeep of existing residential properties

Clarified slope disturbance exceptions – definition of ‘Wasatch Boulevard’

Sections Summarized

Purpose Statement

Scope and Application

- Ability of CED Director to declare that a proposed development area does not qualify as sensitive lands has been removed

Definitions

- New definitions added
- Updated definition of city to clarify that any reference to 'city,' 'staff,' etc. refers to the DRC
- DRC membership approved by Council resolution annually

Sections Summarized

Applicability

- Clarification that SLEDS requirements apply to all lands located in Cottonwood Heights that contain or potentially contain a regulated hazard

Development Standards & Controls

- Includes slope exceptions, with clarification regarding Wasatch Boulevard
- Requirement that SLEDS restrictions be noted and recorded on subdivision plats

Qualifications of Third-Party Experts

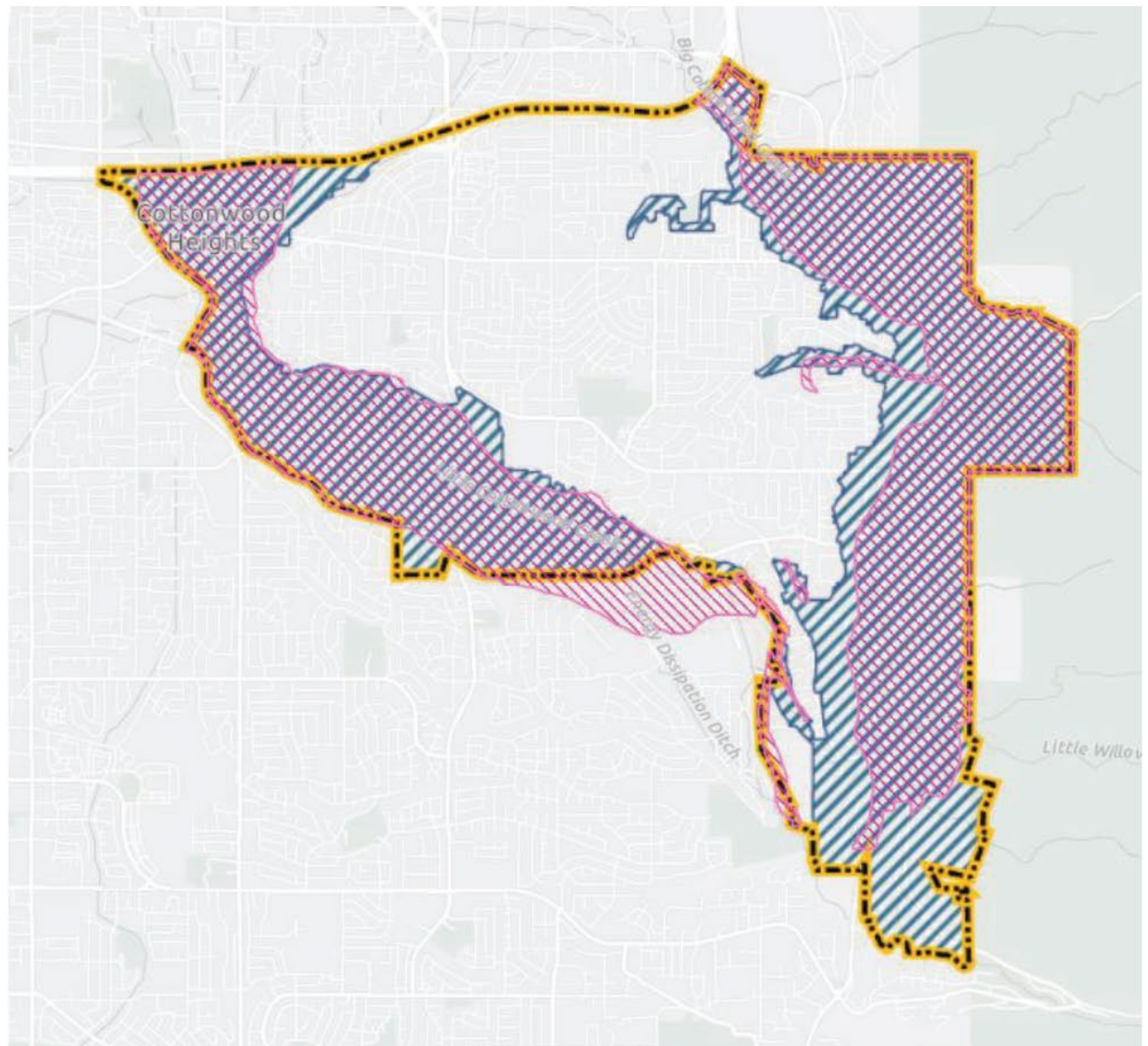
Sections Summarized

Procedure / Preliminary Activities

- Scoping study → conceptual proposal/permit request → preliminary proposal → final approval (disturbance permit)
- Includes detailed requirements for scoping meetings, disturbance permits, conceptual plans, survey/staking/bond requirements, reclamation plans, etc.

Geologic Hazard Study Area Maps

- Updated city hazard map



Sections Summarized

Permits on Lots Recorded Prior to Effective Ordinance

- Requires acknowledgement of potential hazards from a qualified engineer

Geologic Hazard Reports (Submittal & Review Guidelines)

- Enhanced/updated language for field trench review and reports
- Updated appeal process

Appendix A – Geologic Hazard Study Area Maps

- Updated maps

Appendix B – Standards for Surface Fault Rupture Studies

- Establishes minimum setback of 20' for single-family residences

Sections Summarized

Appendix C – Standards for Slope Stability Analyses

- Updated maps

Appendix D – Standards for Liquefaction

- Additional study requirements

Appendix E – Standards for Debris Flow Hazards

Appendix F – Standards for Rock Fall Hazards

Appendix G – Groundwater Source Protection

Appendix H – Foundation Observation Standards

Appendix I – Riparian Corridor and Watershed Protection

- Standards proposed as discussed in previous work session

Next Steps

- Publish finalized draft on city website
- Send update to town hall attendees email list, and updates via city website email list
- Schedule SLEDs for public comment
- Final action by City Council

6851 Big
Cottonwood
Canyon Rd

Land Use Map and Zoning Map
Amendment



- **ADDRESS**
 - 6851 Big Cottonwood Canyon Rd
- **ACTION REQUESTED**
- Land Use Map Amendment
 - Mixed Use to Residential Low Density
- Zoning Map Amendment
 - Foothill Residential (F-1-21) to Residential Single Family (R-1-8)





PROPERTY OWNER

- Walker Development Partnership, LLC

APPLICANT

- Gilson Engineering

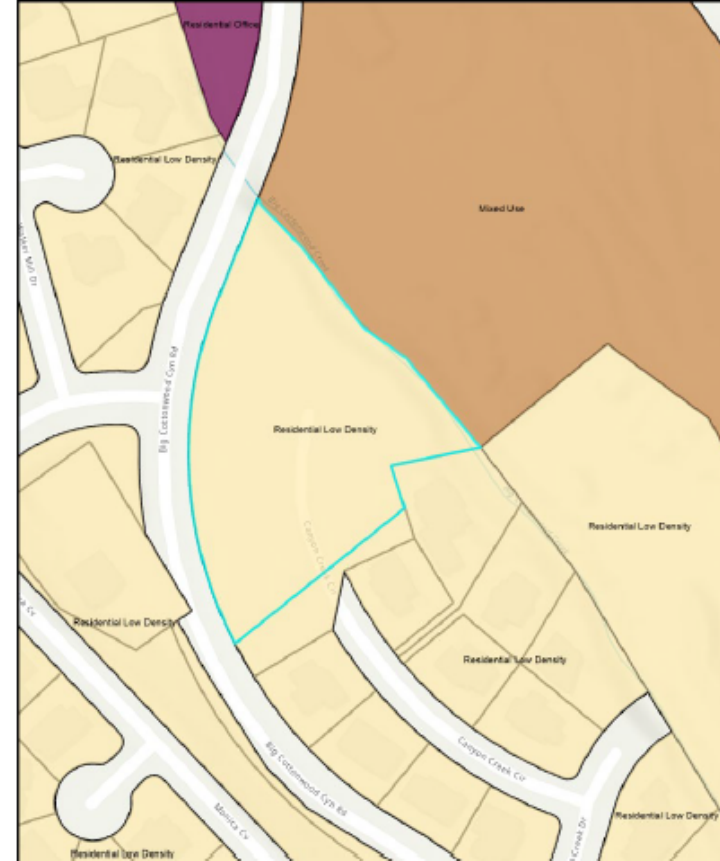
PROPERTY SIZE

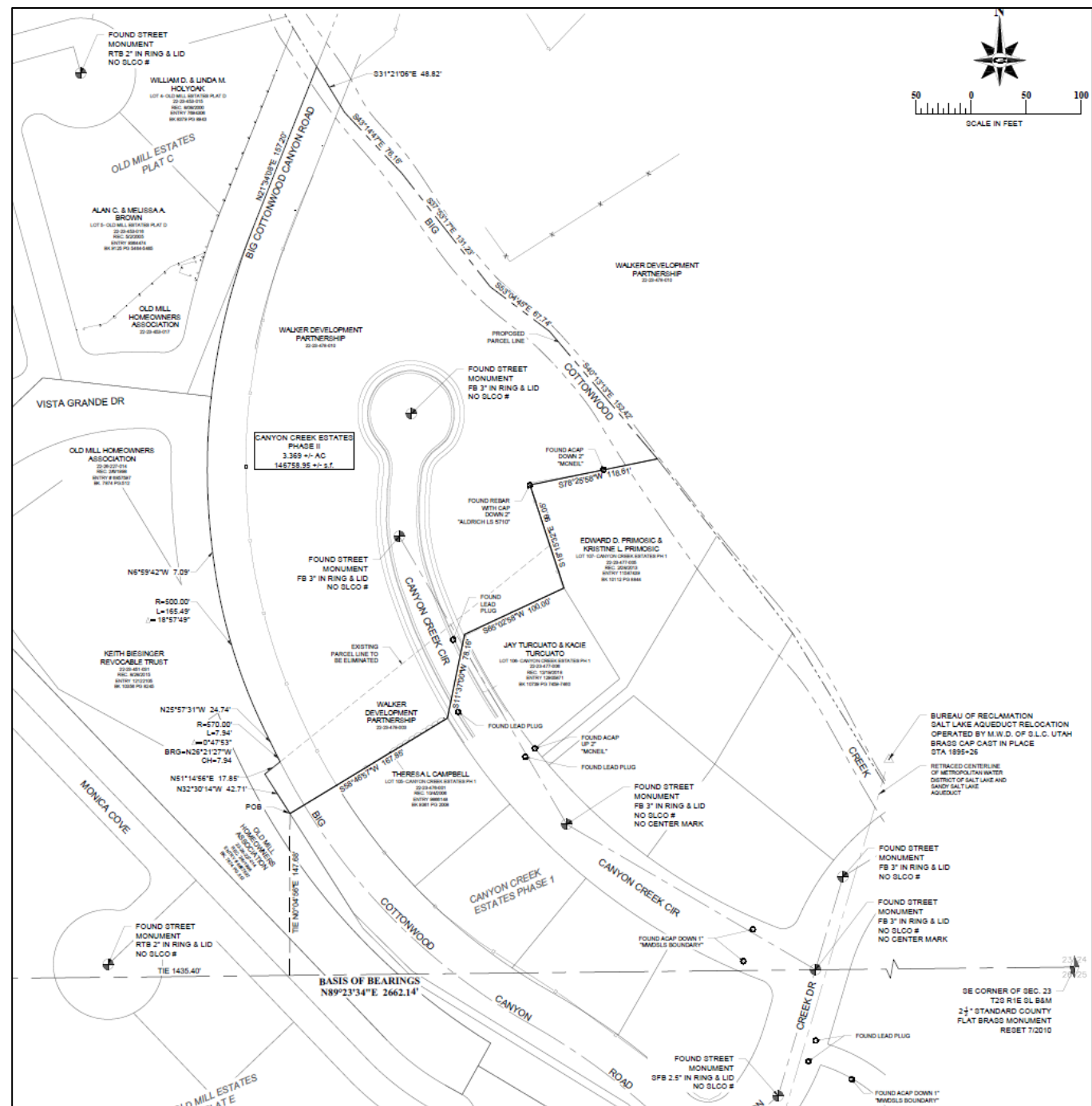
- 3.049 acres

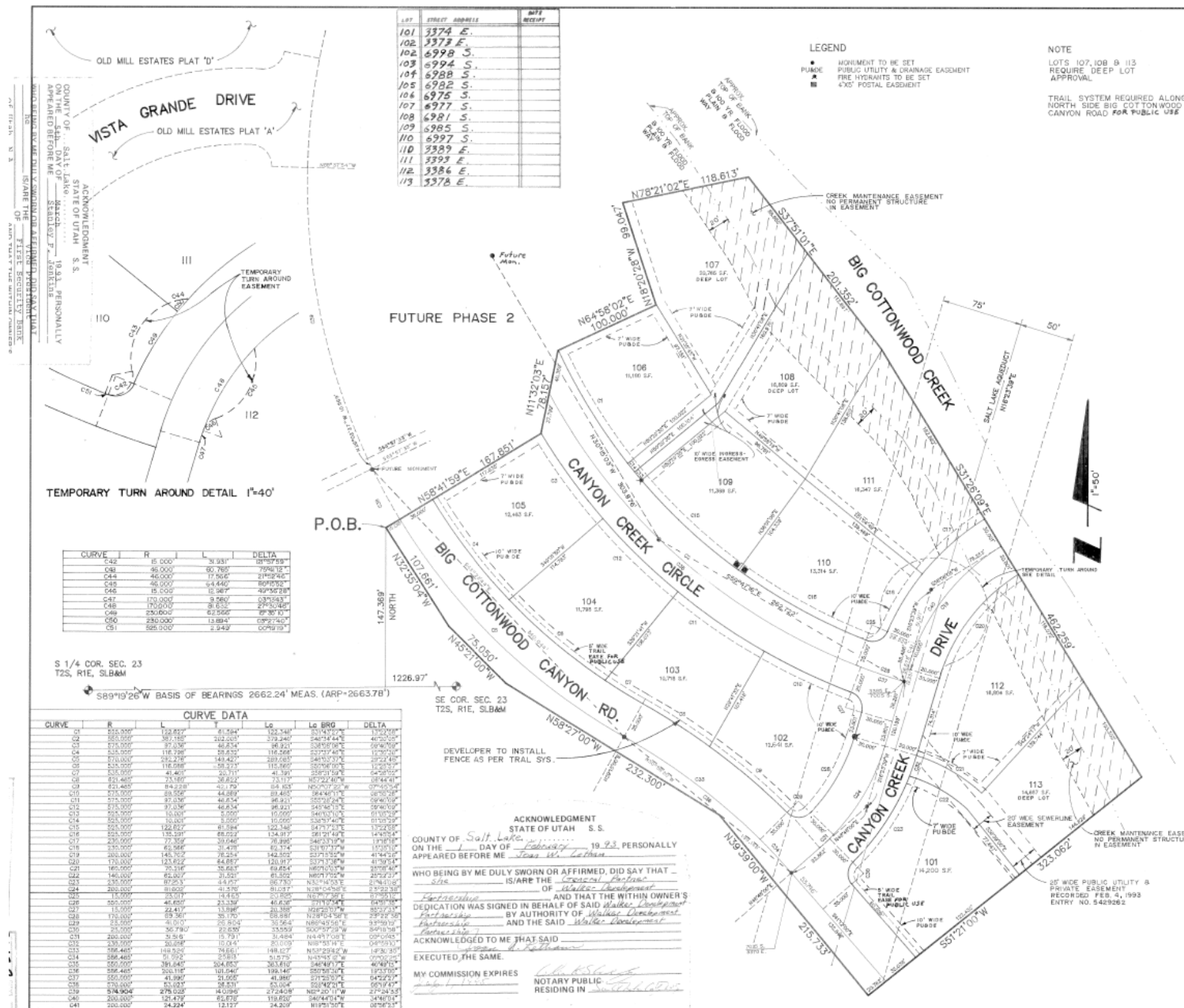
CURRENT LAND USE (MIXED USE)



PROPOSED LAND USE (RES. LOW DENSITY)







LOT	STREET ADDRESS	DEED REFERENCE
101	3374 E.	
102	3373 E.	
103	6994 S.	
104	6988 S.	
105	6982 S.	
106	6975 S.	
107	6977 S.	
108	6981 S.	
109	6985 S.	
110	6997 S.	
111	3389 E.	
112	3393 E.	
113	3378 E.	

CURVE	R	L	DELTA
C42	15.000	36.931	107.075
C43	46.000	61.700	79.012
C44	46.000	17.524	21.924
C45	46.000	14.440	10.952
C46	15.000	15.967	40.502
C47	170.000	2.967	0.313
C48	250.000	3.614	0.313
C49	250.000	62.560	89.307
C50	250.000	12.884	10.952
C51	585.000	2.949	0.091

CURVE	R	L	DELTA
C10	100.000	122.857	67.524
C11	250.000	387.180	212.023
C12	37.000	42.854	21.924
C13	535.000	118.729	59.820
C14	710.000	292.279	141.421
C15	535.000	118.729	59.820
C16	535.000	118.729	59.820
C17	535.000	118.729	59.820
C18	535.000	118.729	59.820
C19	535.000	118.729	59.820
C20	535.000	118.729	59.820
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C97	535.000	118.729	59.820
C98	535.000	118.729	59.820
C99	535.000	118.729	59.820
C100	535.000	118.729	59.820

PLANNING COMMISSION APPROVED THIS <u>22nd</u> DAY OF <u>July</u> A.D. 19 <u>92</u> <u>Carol Palmer</u> CHAIRMAN, S.L. CO. PLANNING COMM.	BOARD OF HEALTH APPROVED THIS <u>22nd</u> DAY OF <u>July</u> A.D. 19 <u>92</u> <u>Carol Palmer</u> DIRECTOR, S.L. CO. BOARD OF HEALTH	FLOOD CONTROL DEPT. APPROVED THIS <u>22nd</u> DAY OF <u>July</u> A.D. 19 <u>92</u> <u>Carol Palmer</u> FLOOD CONTROL COORDINATOR	DEVELOPMENT SERVICES DIV. I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. <u>Carol Palmer</u> DATE <u>7-24-92</u> DIRECTOR	APPROVAL AS TO FORM APPROVED AS TO FORM THIS <u>22nd</u> DAY OF <u>July</u> A.D. 19 <u>92</u> <u>Carol Palmer</u> SALT LAKE COUNTY ATTORNEY	COUNTY COMMISSION PRESENTED TO THE BOARD OF SALT LAKE COUNTY COMMISSIONERS THIS <u>22nd</u> DAY OF <u>July</u> A.D. 19 <u>92</u> AND WAS APPROVED AND ACCEPTED <u>Carol Palmer</u> ATTY: S.L. CO. CLERK CHAIRMAN, BD. OF CO. COMM.	RECORDED # <u>5525229</u> STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF <u>Kent Palmer</u> DATE <u>6-10-93</u> TIME <u>3:10 P.M.</u> BOOK <u>93-6</u> PAGE <u>132</u> FEE \$ <u>1.50</u> DEPUTY - SALT LAKE COUNTY RECORDER
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SURVEYOR'S CERTIFICATE

I, MICHAEL L. ALDRICH, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, AND OR LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5710, 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 AND STREETS, HEREAFTER TO BE KNOWN AS CANYON CREEK ESTATES PHASE I, AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DESCRIPTION

BEGINNING AT A POINT WHICH LIES S89°19'26"W, ALONG THE SECTION LINE 1226.97 FEET AND NORTH 147.369 FEET FROM THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; 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 AND STREETS, HEREAFTER TO BE KNOWN AS CANYON CREEK ESTATES PHASE I, AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

CONTAINS: 5.88 ACRES, 13 LOTS

I FURTHER CERTIFY THAT ALL LOTS MEET THE FRONTAGE, WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE.

December 8, 1992
DATE
MICHAEL L. ALDRICH
L.S. 5710

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE TWO UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

CANYON CREEK ESTATES PHASE I

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS Dec DAY OF 1992
Carol Palmer
First Deputy Clerk of Utah S.L. Co.
John Steele Palmer
Second Deputy Clerk of Utah S.L. Co.

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

ON THE 24 DAY OF Dec A.D. 1992, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER (S) OF THE ABOVE OWNER'S DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT HE (S) SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 11/19/96 NOTARY PUBLIC
Michael R. Kuch
RESIDING IN SALT LAKE COUNTY

CANYON CREEK ESTATES PHASE I

PART OF THE SE QUARTER SEC. 23, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

Process

-
- Notices posted and mailed – 1000' radius
 - Public notice sign posted on property
 - Planning Commission Public Hearing & Consideration
 - July 19, 2023
 - City Council Consideration

Town Center Master Plan

Consultant Selection Process
and Update

Background

-
- Submitted request for grant funding to Wasatch Front Regional Council in December 2022 (during due diligence for Hillside Plaza)
 - Awarded \$180,000 in grant funding from the Transportation Land Use Connection grant fund
 - RFP / Consultant selection process through WFRC

Master Plan Priorities

- Development of mixed-use town center, including:
 - Commercial/retail activity
 - Significant public open space
 - Housing (incl. affordable housing)
 - Walkable design
 - Active transportation
 - Public transit access
- Master site plan with market viability and construction cost estimates



Master Plan Scope of Work

Background Analysis

- Site analysis
- Summary of constraints

Public Input

- Public meeting presentations
- Development of steering committee
- Multiple city-wide public engagement opportunities

Master Plan Compliance & Community Vision

- Analysis of existing plans
- Development of community vision

Economic / Market Analysis

- Tenant needs/challenges
- Construction cost analysis
- Lease/revenue projections
- Changes in market conditions

Final Site Master Plan

- Detailed, graphically rich master plan
- Bid-ready documents

Application Criteria

11 firms from WFRC consultant pool were invited to apply

4 applications were received:

- Design Workshop
- GSBS
- MGB+A
- MHTN / VODA

Weighted selection criteria:

- Project team (40%)
- Project approach (50%)
 - Public outreach
 - Market analysis
 - Design & graphic quality
- Schedule (10%)

Selection Process

CED Staff & Mayor Weichers reviewed and ranked first consultant submittals

CED Staff, Mayor Weichers, Council member Birrell conducted interviews with final two consultant groups, MGB+A and MHTN/VODA

- Preferred consultant finalized this week
- Consultant introduction to City Council in August

Steering Committee Discussion

Town Center Master Plan



Steering Committee Best Practices

- Regular meeting schedule
- Establish clear committee role
- Educate committee on project scope and desired outcome
- Steering committee make-up:
 - Limit size to a reasonable number
 - Geographically representative of each council district
 - Open-minded, collaboration-oriented members
 - Consistent participation and attendance

