



**Planning and Development Services**

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

<https://msd.utah.gov/agendas/>



GREATER SALT LAKE  
**Municipal Services  
District**

**Salt Lake County Planning Commission  
Public Meeting Agenda  
Wednesday, March 13, 2024 8:30 A.M.**

**LOCATION:**

Join meeting in WebEx

Meeting number (access code): 961 841 420

<https://slco.webex.com/meet/wgurr>

Join meeting in WebEx (download available at <https://www.webex.com/downloads.html> for Windows, Android, and Apple devices)

**Tap to join from a mobile device (attendees only)**

[+1-213-306-3065](tel:+1-213-306-3065),[961841420##](tel:+1-602-666-0783) United States Toll (Los Angeles)

[+1-602-666-0783](tel:+1-602-666-0783),[961841420##](tel:+1-602-666-0783) United States Toll (Phoenix)

**Join by phone**

+1-213-306-3065 United States Toll (Los Angeles)

+1-602-666-0783 United States Toll (Phoenix)

Access code: 961 841 420

[Global call-in numbers](#)

**Join from a video conferencing system or application**

Dial [wgurr@slco.webex.com](mailto:wgurr@slco.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

Need help? Go to <http://help.webex.com>

**Anchor Location: 2001 South State Street  
North Building, Room N1-110**

*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 Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and MSD 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, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

**BUSINESS MEETING**

- 1) Approval of the December 13, 2023 and February 14, 2024 Planning Commission Meeting Minutes. (Motion/Voting)
- 2) Other Business Items. (As Needed)

**ADMINISTRATIVE LAND USE APPLICATION(S)**

**CUP2023-000923** - Easton Harris is requesting conditional use approval for the storage and sale of raw landscape materials, including gravel, soil, and sod, using the existing buildings on site. The property is in a FEMA floodplain zone. **Acres:** 1.00. **Location:** 8650 South 700 West. **Zone:** A-2. **Planner:** Gordon Bennett (Motion/Voting)

**ADJOURN**

## **Rules of Conduct for the Planning Commission Meeting**

1. Applications will be introduced by a Staff Member.
2. The applicant will be allowed up to 15 minutes to make their presentation.
3. The Community Council representative can present their comments.
4. Persons in favor of, or not opposed to, the application will be invited to speak.
  - a. Speakers will be called to the podium by the Chairman.
  - b. Because the meeting minutes are recorded it is important for each speaker to state their name and address prior to making any comments.
  - c. All comments should be directed to the Planning Commissioners, not to the Staff or to members of the audience.
  - d. For items where there are several people wishing to speak, the Chairman may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson.
5. Persons opposed to the application will be invited to speak.
6. The applicant will be allowed 5 minutes to provide concluding statements.
  - a. After the hearing is closed, the discussion will be limited to the Planning Commission and the Staff.

This page intentionally left blank



## MEETING MINUTE SUMMARY

### SALT LAKE COUNTY PLANNING COMMISSION MEETING

**Wednesday, December 13, 2023 8:30 a.m.**

**Approximate meeting length:** 2 hours 36 minutes

**Number of public in attendance:** 30

**Summary Prepared by:** Wendy Gurr

**Meeting Conducted by:** Commissioner Hiatt

**\*NOTE:** Staff Reports referenced in this document can be found on the State website, or from Planning & Development Services.

## ATTENDANCE

Commissioners	Public Mtg	Business Mtg	Absent
Neil Cohen	x	x	
Ronald Vance	x	x	
Christopher Collard	x	x	
Sara Hiatt (Chair)	x	x	
Jeff Watkins (Vice Chair)	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Brian Tucker	x	x
Jim Nakamura	x	
Ryan Anderson	x	x
Zach Shaw (DA)	x	x

## BUSINESS MEETING

**Meeting began at – 8:32 a.m.**

*Commissioner Hiatt read the Chairs Opening Statement.*

- 1) Approval of the November 15, 2023 Planning Commission Meeting Minutes. (Motion/Voting)

**Motion:** To approve the November 15, 2023 Planning Commission Meeting Minutes.

**Motion by:** Commissioner Vance

**2<sup>nd</sup> by:** Commissioner Cohen

**Vote:** Commissioners voted unanimous in favor

- 2) Other Business Items. (As Needed)

*Commissioner Cohen asked about the status of the commission and how many members we have and how many commissioners make up a full commission.*

## PUBLIC HEARING(S)

**Meeting began at – 8:35 a.m.**

**OAM2023-000994 – (Continued from October 19, and November 15, 2023)** An ordinance amending the following sections of the Salt Lake County Code of Ordinances, 2001: 19.12.020 (permitted uses in the FR zone), 19.12.030(g)(conditional uses in the FR zone), and 19.54.020 (permitted uses in the FA zone) to have distinct regulations in the FR and FA zones with regards to animal uses and their associated impacts on adjoining properties, the environment, and the well-being of animals; and making other related changes.

**Presenter:** Brian Tucker and Zach Shaw (Motion/Voting)

*Greater Salt Lake Municipal Services District Planning Manager Brian Tucker and Salt Lake County Bob Thompson provided a presentation and analysis of the ordinance amendment.*

*Commissioners, counsel, and staff had a brief discussion regarding riparian buffers, benefits of the regulation, implementation of the ordinance, keeping the county compliant with clean water standards, setbacks for animal uses, and protected watersheds vs. unprotected watersheds.*

*Commissioner Collard motioned to open the public hearing, Commissioner Watkins seconded that motion.*

## **PUBLIC HEARING OPENED**

**Speaker # 1:** Citizen

**Name:** Sheila Adler

**Address:** 14777 Shaggy Mountain Road

**Comments:** Ms. Adler said their property is in FCOZ, and when they built over 12 years ago, they had to have a 50-foot setback from ephemeral stream. This already exists and is in place, but in FCOZ. Is there help for property owners that want to create a better riparian buffer and is the county going to help with that?

**Speaker # 2:** Citizen

**Name:** Ed Marshall

**Address:** 6451 East Millcreek Canyon Road

**Comments:** Mr. Marshall requests that the word protected is inserted in 19.12.030.g.1.

**Speaker # 3:** Citizen

**Name:** Tim Spivey

**Address:** 15105 South Rose Canyon Road

**Comments:** Mr. Spivey read a letter from Lee Butterfield, Secretary of Rose Creek Irrigation Company.

**Speaker # 4:** Citizen

**Name:** Kathy Fuller

**Address:** 15467 Rose Canyon Road

**Comments:** Ms. Fuller said she sent pictures showing limited flow of the creek. Going under Bangerter the creek is dry. Other pictures taken from November through current show that the creek is dry. Along 13400, the creek is a dry creek bed. Focusing on a small creek is inappropriate. Requiring a 75-foot riparian corridor will take away people's animals.

**Speaker # 5:** Citizen

**Name:** Patricia Stanko

**Address:** 15145 South Rose Canyon Road

**Comments:** Ms. Stanko said her water is not getting to the Jordan river. Talked about horses not carrying pathogenic E.coli. All warm-blooded animals carry E.coli. Texas A&M tested their horses, and they don't carry E.coli. If you have a garden, you are fertilizing it with steer or horse manure.

**Speaker # 6:** Citizen

**Name:** Don Andreason

**Address:** 14780 South Rose Canyon Road

**Comments:** Mr. Andreason said he wants grazing and agriculture to teach his kids and keep fire danger down.

**Speaker # 7:** Citizen

**Name:** Suzie Andreason

**Address:** 14740 South Rose Canyon Road

**Comments:** Ms. Andreason read a letter on behalf of Mr. Andreason.

**Speaker # 8:** Citizen

**Name:** Elias Jweinat

**Address:** 7652 West Mountain Top Road

**Comments:** Mr. Jweinat said he would like to see the county address public lands. The buffer is green and natural, cleaner than 13400 south. Tests done above their community shows E.coli coming into the stream. Read a study from 2008. These residents are the best stewards of land and natural habitat.

**Speaker # 9:** Citizen

**Name:** Gus Stribakos

**Address:** 7349 West Rose Creek Lane

**Comments:** Mr. Jweinat read a statement from Mr. Stribakos.

**Speaker # 10:** Citizen

**Name:** Quinn Israelsen

**Address:** 14983 South Rose Canyon Road

**Comments:** Mr. Israelsen read a letter regarding the data collection sites at Yellow fork trailhead, Arnold Hollow, and Jordan River.

**Speaker # 11:** Secretary of Rose Creek Irrigation Company

**Name:** Lee Butterfield

**Address:** 3288 West Country Knoll Road

**Comments:** Mr. Butterfield said he wanted to comment on Rose Creek and Butterfield water. His grandfather discovered the streams. They are trickles, in normal water flow never reach the Jordan river. It is nothing like what comes out of Millcreek Canyon. There are cattle grazing and wallowing in the streams and must be the biggest contributor to any E.coli going into the streams.

**Speaker # 12:** Citizen

**Name:** Terri Williams

**Address:** 14875 South 7560 West

**Comments:** Ms. Williams read a letter from Jose Galvan.

**Speaker # 13:** Citizen

**Name:** Alaina Andreason

**Address:** 14780 South Rose Canyon Road

**Comments:** Mr. Thompson's records taken below them but didn't state as to where and how far down the stream.

**Speaker # 14:** Citizen

**Name:** Kim Zacherson

**Address:** 14594 South Rose Canyon Road

**Comments:** Ms. Zacherson read her notes taken.

**Speaker # 15:** Citizen

**Name:** Lindsay Memmott

**Address:** 13333 South Turkey Canyon Lane

**Comments:** Ms. Zacherson read a letter from Ms. Memmott.

**Speaker # 16:** Citizen

**Name:** Taylor Nordquist

**Address:** 14860 South Rose Creek Lane

**Comments:** Mr. Nordquist said he moved there 3 years ago. He is living an agricultural life with his children. It's clear the community feels strongly about this issue and the water does not go to the Jordan river but goes into the ground. Appreciate concerns being taken into consideration, and the problem is the State of Utah mandating and the county's hands are tied.

*Mr. Tucker received a question from Q and A:*

*In Rose Canyon, how does this impact future septic systems for new construction? Mr. Tucker said this specific ordinance doesn't have anything to do with septic systems.*

**Speaker # 17:** Citizen

**Name:** Kelly Kartchner

**Address:** 15566 South Arnold Hollow Road

**Comments:** Ms. Zacherson read a text from Mr. Kartchner. Happy to do things to repair the riparian buffer and research plants.

*Commissioner Collard motioned to close the public hearing, Commissioner Vance seconded that motion.*

**PUBLIC HEARING CLOSED**

*Commissioners, counsel, and staff had a brief discussion regarding the questions asked in the public hearing portion. Commented on the fire issues, upper canyon watershed, riparian restoration work, waiting on grants, installing a gauge, and looking at what is coming down from the upper watershed.*

**Motion:** To recommend file #OAM2023-000994 An ordinance amending the following sections of the Salt Lake County Code of Ordinances, 2001: 19.12.020 (permitted uses in the FR zone), 19.12.030(g)(conditional uses in the FR zone), and 19.54.020 (permitted uses in the FA zone) to have distinct regulations in the FR and FA zones with regards to animal uses and their associated impacts on adjoining properties, the environment, and the well-being of animals; and making other related changes to the Salt Lake County Council for approval with proposed amendment submitting the word protected to 19.12.030.g.1.

**Motion by:** Commissioner Collard

**2<sup>nd</sup> by:** Commissioner Vance

**Vote:** Commissioners voted unanimous in favor

*Break from 10:38 am to 10:46 am.*

*Commissioner Vance excused himself at 10:40 am.*

**OAM2023-001008 - (Continued from November 15, 2023)** An ordinance repealing and replacing Title 18 of the Salt Lake County Code of Ordinances, 2001, entitled "Subdivisions," in order to update the title



to reflect state legislative changes, changes to the planning and development service provider for Salt Lake County, and to otherwise update Salt Lake County policy on subdivisions to reflect better principles of planning, efficiency, and affordability; and making other related changes. **Presenter:** Brian Tucker and Zach Shaw (Motion/Voting)

*Greater Salt Lake Municipal Services District Planning Manager Brian Tucker provided an analysis of the ordinance amendment.*

*Commissioners and staff had a brief discussion about why it was continued last time and the community councils' input.*

*Commissioner Watkins motioned to open the public hearing, Commissioner Collard seconded that motion.*

### **PUBLIC HEARING OPENED**

**Speaker # 1:** Citizen

**Name:** Kim Zacherson

**Address:** 14594 South Rose Canyon Road

**Comments:** Ms. Zacherson asked if this will affect their area and how.

*Commissioner Cohen motioned to close the public hearing, Commissioner Watkins seconded that motion.*

### **PUBLIC HEARING CLOSED**

*Mr. Tucker said he doesn't know anything that will change and if you do a subdivision should make more sense and go a little faster. Roads are regulated by Title 14 and standards and specifications adopted by county engineering, can't think of anything specific to change for Herriman hills. Mr. Shaw said the ordinance speaks for itself and it is hard to know in advance what might impact a property.*

**Motion:** To recommend file #OAM2023-001008 An ordinance repealing and replacing Title 18 of the Salt Lake County Code of Ordinances, 2001, entitled "Subdivisions," in order to update the title to reflect state legislative changes, changes to the planning and development service provider for Salt Lake County, and to otherwise update Salt Lake County policy on subdivisions to reflect better principles of planning, efficiency, and affordability; and making other related changes to the Salt Lake County Council for approval as described in Attachment 1.

**Motion by:** Commissioner Collard

**2<sup>nd</sup> by:** Commissioner Cohen

**Vote:** Commissioners voted unanimous in favor (of commissioners present)

### **MEETING ADJOURNED**

**Time Adjourned – 11:08 a.m.**



File CUP2023-000923

## Conditional Use Summary and Recommendation

**Request:** Landscape materials sales yard  
**Parcel ID:** 27-02-200-029-0000  
**Current Zone:** A-2 (Agricultural Zone)  
**Property Owner:** Fur Breeders Agricultural Cooperative  
**Applicant/Representative:** Easton Harris  
**Property Address:** 8650 S 700 W  
**Property Area:** 1 Acre  
**Planner:** Gordon Bennett

**Summary of Recommendation:** Approval as proposed.



## PROJECT DESCRIPTION

---

The applicant is seeking conditional use approval for a sales yard for sod, enriched topsoil, and related products on the subject property. The overall parcel is 25.32 acres, of which, this applicant only wishes to occupy approximately 1 acre. The proposed sales yard is towards the northern end of the larger parcel, and it will replace a section of sheds that had been used in the past by the property owners to breed and grow mink. There are two existing buildings which will remain: an office building in the northeast corner of the site, and a storage building at the west end of the site.

A sod sales yard use was first approved in 1994 on a section of the same parcel of land approximately 920 feet to the south of this proposed site. The applicant is essentially asking to relocate the previously approved sod sales yard and to obtain approval for the sale of enriched topsoil products which has become an important part of the business. While the 25.32-acre parcel has 3 different zoning designations (A-2, M-1, and M-2) both the former sales yard and the proposed new sales yard are within the A-2 portion of the property.

## Neighborhood Character

---

Surrounding Properties	Zone	Land Use
North	M-2	Manufacturing
South	M-1	Manufacturing
East	(Sandy City)	Industrial
West	(West Jordan City)	Open Space/Jordan River
General Plan	N/A	

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

## ISSUES OF CONCERN/PROPOSED MITIGATION

---

There are two primary issues of concern: First, the site is located in a FEMA flood plain zone and must be reviewed for compliance with the Salt Lake County flood plain development ordinance, which was adopted to limit damage or loss due to flooding events. The applicant has applied for a flood plain development permit, which is currently under review.

The second issue of concern is that the west side of 700 West has no street improvements (curb, gutter & sidewalk) along the entire length of the larger parcel. Section 19.76.210 of the Salt Lake County zoning ordinance requires installation of improvements for conditional use permits "...along the entire property line which abuts any public road or street where it does not exist at county standards." Planning staff's concern is whether installation of over 2,500 linear feet of street improvements is proportional to the impact of an outdoor sod and soil sales yard on approximately 4% of the total parcel. However, installation of the improvements only on the section of land to be occupied by the sales yard would result in a section of curb, gutter, and sidewalk that do not tie into anything on the north or south. The applicant has requested an exception to the requirement to install street improvements.

## PLANNING STAFF ANALYSIS

---

The property located on 8650 S 700 W in Unincorporated Salt Lake County is in an A-2 Agricultural Zone, which is defined by Salt Lake County Municipal Code as the following:

### Chapter 19.50 - A-2 AGRICULTURE ZONE

#### 19.50.010 - Purpose of provisions.

The purpose of the A-2 zone is to provide areas in the county for low-density residential development and agricultural uses.

The Salt Lake County zoning ordinance does not specifically list outdoor landscape supply sales yards (sod, soil, mulch, and other various landscaping materials) as a permitted or conditional use in the A-2 zone. The applicant requested an administrative determination under section 19.76.030 of the code, and it was determined that the proposed use is considered a conditional use as being similar to the category of "Soil composting manufacture and sales," which is allowed in the A-2 zone.

### **As a conditional use, it is subject to review and approval under the following criteria:**

#### **19.84.060 Standards for approval.**

Prior to approval, all conditional uses and accompanying site development plans must be found to conform to the following standards:

- A. The proposed site development plan shall comply with all applicable provisions of the zoning ordinance, including parking, building setbacks, and building height.
- B. The proposed use and site development plan shall comply with all other applicable laws and ordinances.
- C. The proposed use and site development plan shall not present a serious traffic hazard due to poor site design or to anticipated traffic increases on the nearby road system which exceed the amounts called for under the county transportation master plan.
- D. The proposed use and site development plan shall not pose a serious threat to the safety of persons who will work on, reside on, or visit the property nor pose a serious threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquifaction potential, site grading/topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.
- E. The proposed use and site development plan shall not adversely impact properties in the vicinity of the site through lack of compatibility with nearby buildings in terms of size, scale, height, or noncompliance with community general plan standards.

#### **Staff Analysis:**

This applicant intends to use the existing buildings on the site and not make any changes except for the grading necessary to establish the storage of outdoor stockpiles of gravel, soil, mulch, and other landscape materials. Based on the nature of the proposed use and the history of the same use having been previously operated on the same parcel, staff has not identified a conflict with any of the standards for approval contained in section 19.84.060 (A) through (E), subject to final approval of the reviewing agencies responsible for fire, health, traffic, and safety. The comments from the various reviewing agencies are attached to this report.

**As a site within a mapped flood plain, it is also subject to the following:****19.73.080(F):**

Nonresidential Construction. New construction and substantial improvements of any commercial, industrial, or other nonresidential structure shall either have the lowest floor (including basement) elevated to one foot above the base flood elevation, or together with attendant utility and sanitary facilities be designed so that below one foot above the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy. A registered professional engineer shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification that includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the floodplain administrator. If the use or occupancy of the building changes in the future to residential, then the dry floodproofing of the structure cannot be used when determining compliance of the structure to the residential construction of this chapter. As such, the building will not be grandfathered into compliance and will be required to be brought into compliance with the residential construction requirements of this chapter.

**Staff analysis:**

As for the flood plain regulations contained in Salt Lake County Municipal Code Chapter 19.73, planning staff is confident that the flood plain development permit process currently under review for the site will ensure compliance with the code. The applicant has not proposed any "substantial improvements" to existing buildings on the site. The ordinance requirement to floodproof those buildings would be applied if it is discovered that renovations/remodeling that rise to the level of "substantial improvements" are necessary.

**The request for exception to roadway improvements (curb, gutter, sidewalk) is subject to the following:****14.12.150 - Exceptions.**

In cases where unusual topographical, aesthetic, or other exceptional conditions or circumstances exist, variations or exceptions to the requirements of this chapter may be approved by the mayor after receiving recommendations from the planning commission and the public works engineer; provided, that the variations or exceptions are not detrimental to the public safety or welfare.

**Staff analysis:**

The following exceptional circumstances exist regarding this application:

1. The sales yard is seasonal in nature and will occupy approximately 1 acre of the existing 25.32-acre site, which is less than 4% of the acreage of the parcel.
2. The application is essentially a relocation of an existing sales yard on the site to a new location, so the anticipated impact of this application on the public street is negligible.
3. The installation of over 2500 feet of improvements on 700 West is disproportionate to the impact of the proposed land use.

*Note: An update including public works engineering recommendation will be provided prior to the planning commission meeting.*

---

**PLANNING STAFF RECOMMENDATION**

---

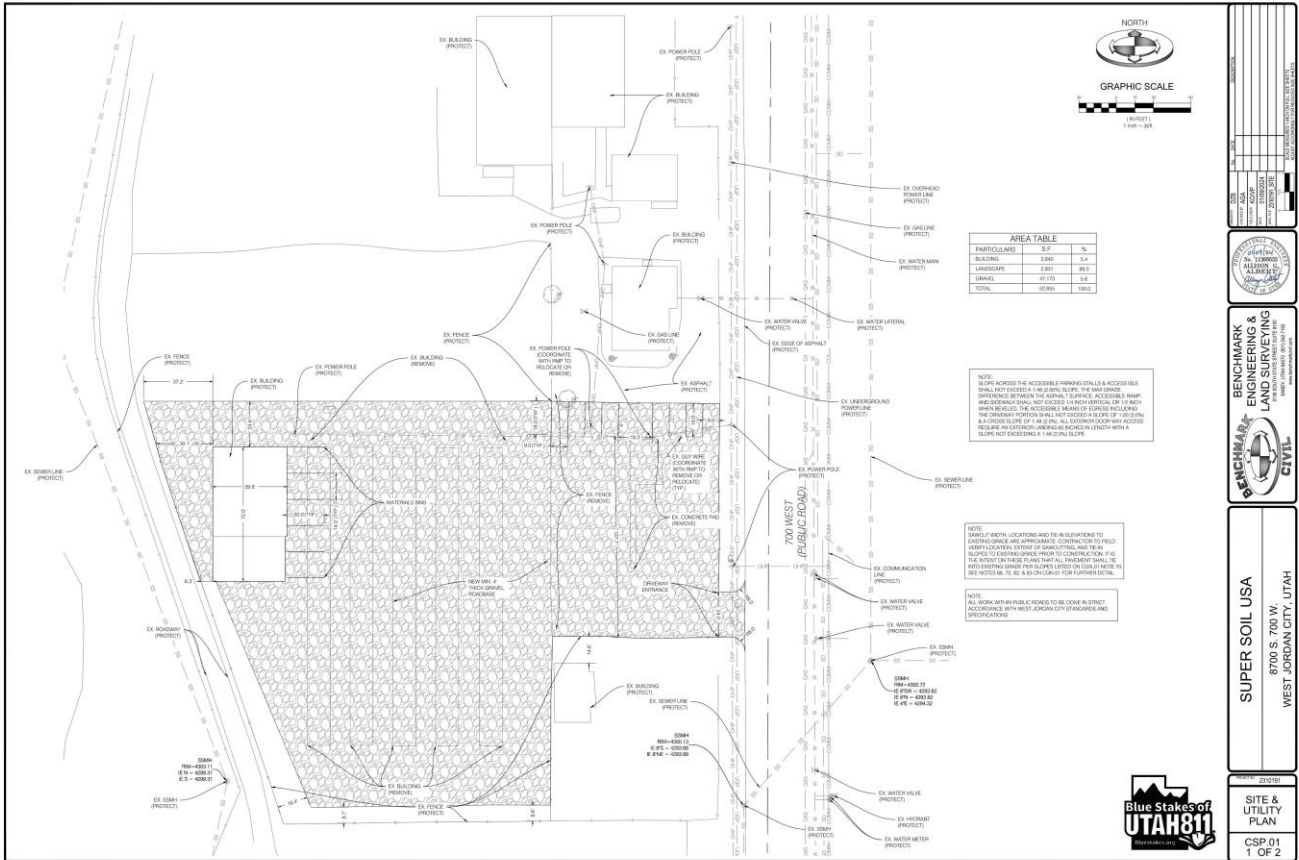
Regarding the exception request for installation of curb, gutter, and sidewalk: planning staff recommends that the planning commission recommend approval of a delay agreement with Salt Lake County in lieu of installation of improvements.

As for the conditional use application: planning staff recommends that the proposed sod, topsoil, and landscaping materials sales yard be approved subject to the following conditions:

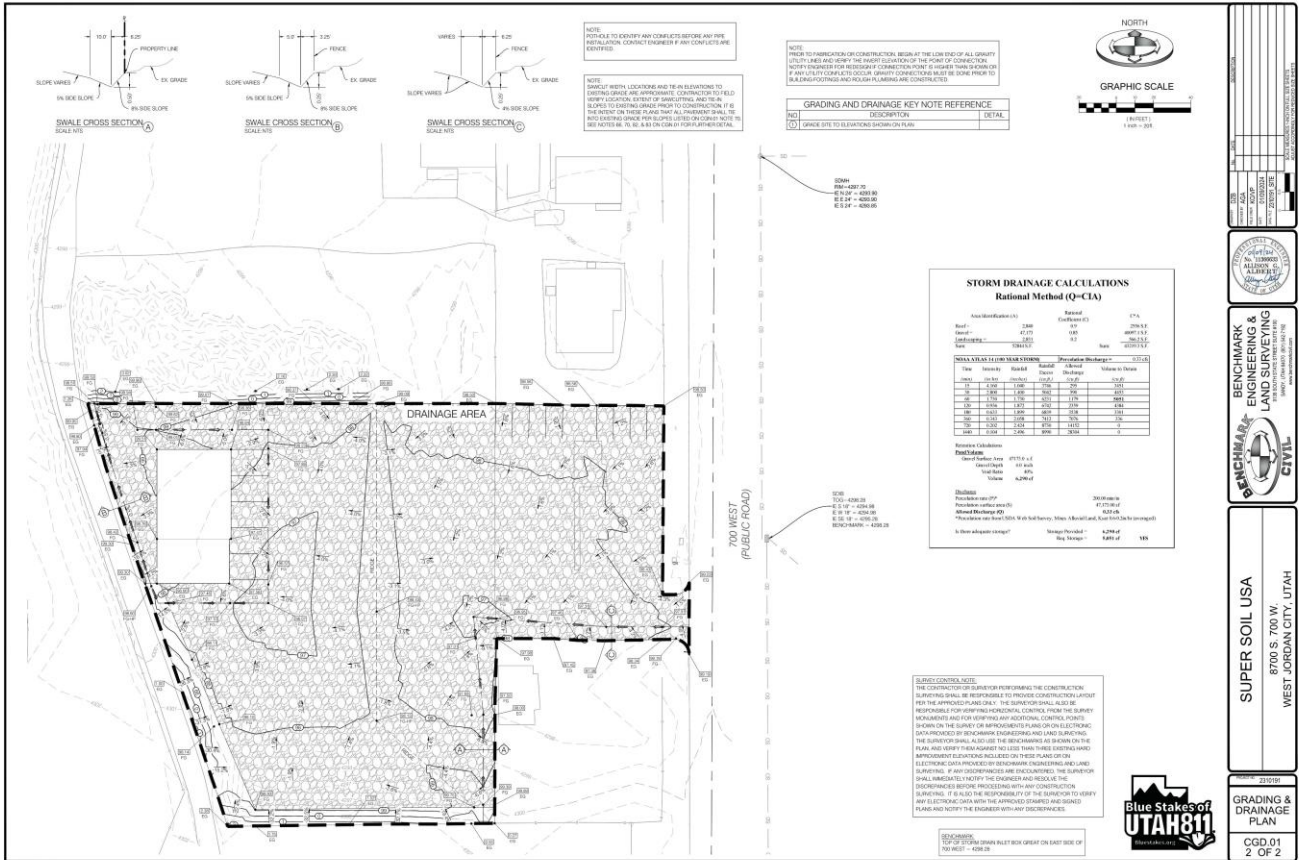
1. Obtain a flood plain development permit.
2. Comply with the applicable codes and regulations administered by the health department, fire authority, transportation engineer, grading specialist, geologist, and building official, consistent with their agency review recommendations.
3. Obtain the necessary grading and building permits.

**Attachments:**

Site Plan  
Aerial Photo  
Landscape Plan  
Administrative Determination  
Reviewing Agency Comments



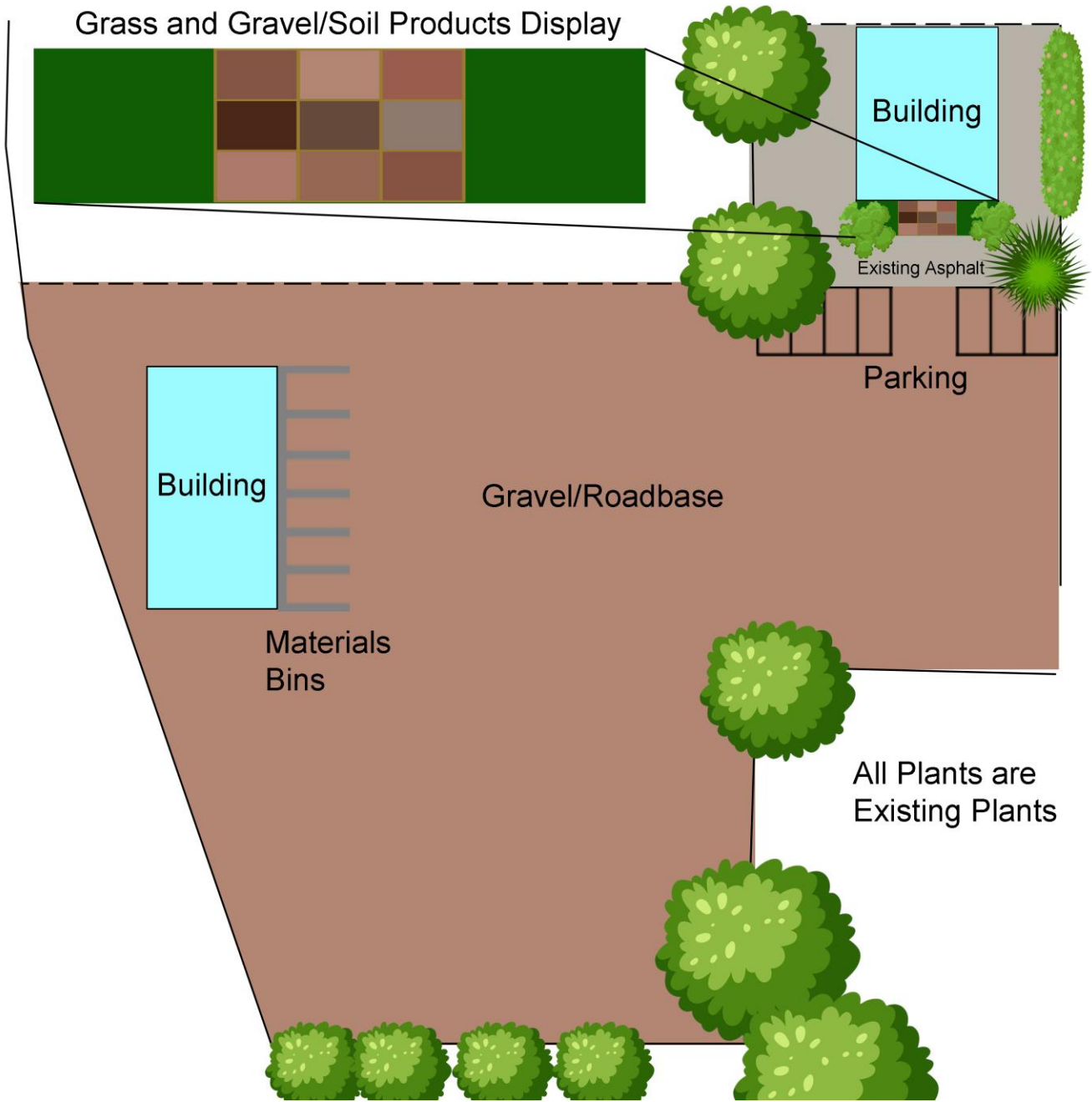
**BENCHMARK ENGINEERING & LAND SURVEYING**  
 2310118  
**SUPER SOIL USE**  
 8700 S. 700 W.  
 WEST JORDAN CITY, UTAH  
**SITE & UTILITY PLAN**  
 CSP 01  
 1 OF 2



**BENCHMARK ENGINEERING & LAND SURVEYING**  
 2310118  
**SUPER SOIL USE**  
 8700 S. 700 W.  
 WEST JORDAN CITY, UTAH  
**GRADING & DRAINAGE PLAN**  
 CGD 01  
 2 OF 2









G R E A T E R S A L T L A K E

# Municipal Services District

PLANNING & DEVELOPMENT SERVICES

Trent Sorensen  
Director of Planning &  
Development Services  
[tsorensen@msd.utah.gov](mailto:tsorensen@msd.utah.gov)  
(385) 468-6675

Brian Tucker  
Planning Manager  
[btucker@msd.utah.gov](mailto:btucker@msd.utah.gov)  
(385) 468-6696

Curtis Woodward  
Senior Planner  
[cdwoodward@msd.utah.gov](mailto:cdwoodward@msd.utah.gov)  
(385) 468-6692

Kayla Mauldin  
Senior Long-Range Planner  
[kmauldin@msd.utah.gov](mailto:kmauldin@msd.utah.gov)  
(385) 468-6699

Kirk Boyington  
Chief Building Official  
[kboyington@msd.utah.gov](mailto:kboyington@msd.utah.gov)  
(385) 468-6693

Lori Jessop  
Associate Building Official  
[ljessop@msd.utah.gov](mailto:ljessop@msd.utah.gov)  
(385) 468-6705

Alex Rudowski  
Grading, Floodplain, &  
Stormwater Manager  
[arudowski@msd.utah.gov](mailto:arudowski@msd.utah.gov)  
(385) 468-6684

Alicia Gonzalez  
Code Enforcement  
Supervisor  
[acgonzalez@msd.utah.gov](mailto:acgonzalez@msd.utah.gov)  
(385) 468-6695

Greater Salt Lake Municipal Services District  
2001 S. State Street, Ste. N3-600  
Salt Lake City, UT 84190



<https://msd.utah.gov>  
(385) 468-6700

February 2, 2023

RE: Administrative determination as to whether a sales yard for rock mulch, wood mulch, Ferrozite topsoil, Supersoil, chat, and sod is allowed on property in the A-2 zone of the unincorporated areas of Salt Lake County.

A request has been made by Easton Harris, on behalf of Super Soil USA, asking whether the sale of wood mulch, rock mulch, sod, and other plant materials is allowed in conjunction with the fertilizer/soil conditioner and compost sales currently allowed as conditional uses in the A-2 zone in unincorporated Salt Lake County.

**Decision:**

**The sale of landscape materials such as decorative rock mulch, bark and wood mulch, enriched topsoil, and other soil additives is allowed as a conditional use in the A-2 zone. The sale of sod and other ground cover plant materials is allowed as an accessory use to the landscape materials sales.**

Justification: Section 19.50.030 of the Salt Lake County Code lists the following agricultural related businesses as conditional uses in the A-2 zone:

- Fertilizer and soil conditioner manufacturing, processing and sales, provided that no objectionable odors are created
- Manure spreading, processing, drying and sales
- Open storage, sales and rental of irrigation pipe
- Soil composting manufacture and sales

The above uses generally include materials used in gardening, farming, and landscaping. The specific nature of those materials often involves an outdoor sales yard where materials can be loaded into pickup trucks or trailers of customers. Advances in water-wise landscaping and gardening techniques have resulted in the use of various mulch products, including both rock and wood-based mulches, to enhance landscape and garden areas and conserve water. In addition, small amounts of sod are often used to accent landscape areas and are often purchased by homeowners to enhance their landscaping projects. Based on similarities in terms of how the products are used, how they are stored and sold on a property, and the overall impact on neighboring properties, it is determined that the sale of landscape materials generally of an organic nature is also appropriate in the A-2 zone.



G R E A T E R   S A L T   L A K E

**Municipal Services  
District**

PLANNING & DEVELOPMENT SERVICES

---

The above decision is made as authorized in Subsection 19.76.030.A of the Salt Lake County Code, which states that the Director has the power "...to determine whether the proposed use has the same character as an existing permitted or conditional use allowed in the zone designated for the owner's property." In accordance with Section 19.92.050 of the Salt Lake County Code, these decisions may be appealed to the Land Use Hearing Officer by filing the appeal in writing within 60 days of this letter.

Sincerely,

Trent Sorensen  
Director of Planning and Development Services

Greater Salt Lake Municipal Services District  
2001 S. State Street, Ste. N3-600  
Salt Lake City, UT 84190



<https://msd.utah.gov>  
(385) 468-6700

### Agency Comments

#### Geology:

The site occurs in a high liquefaction zone; therefore, the "Geological Hazards Disclosure and Acknowledgement Form" needs to be filled out, recorded, and submitted. Please email recorded document to: JeThomson@slco.org.

#### Grading:

1. Because you are right next to the Jordan River, we would like to have an NOI.
2. Need to follow up with flood control and get a flood control permit.
3. We need to see what BMPs you will be using for this project. How will you prevent demo and construction debris from entering the Jordan?

#### Urban Hydrology:

1. A Floodplain Development Permit is required. The property resides within a Regulated Special Flood Hazard Area (due to the Jordan River). Much of the elevation callouts included on the submitted plans appear to be lower in elevation than the mapped floodplain elevations along the adjacent section of the Jordan River. Please ensure that the same datum is used for the on-site elevations so that they can be properly compared to the mapped floodplain data. If the on-site elevations are lower than the adjacent mapped floodplain elevations additional information and documentation may be required.
2. A Salt Lake County Flood Control Permit is required for any disturbance within 20' of the top of bank of the Jordan River. Please contact Aaron Murphy at AMurphy@slco.org or 385-468-6626 and obtain a permit or show that no proposed disturbance is within 20' of the top of bank.
3. Verify that permits from Utah DWR and USACE (Army Corps) are not required.
4. Suggest using Low Impact Development BMPs to manage storm water
5. Geographic Information Systems (GIS) data is due prior to final approval. After drawings are approved please submit GIS data for review and approval (Section 17.20.150.A.2 & 17.20.540.A.2). Contact Azahara Bayon at ABayon@slco.org or 385-468-6600 regarding data type and format.
6. Provide an engineer's estimate of all public and private, storm drain and transportation improvements for bond estimate after plans are finalized.

#### Traffic:

1. It appears as though the current half-width right-of-way is mostly sufficient along the 700 West and 9000 South roadway frontage, however additional right-of-way dedication appears to be necessary at the intersection corner of 700 W and 9000 S. Please provide documentation conveying the necessary right-of-way. Coordinate with UDOT and Sandy City to ensure that sufficient right-of-way is being provided and provide documentation which includes verification from them.
2. According to the current WFRC Regional Transportation Plan a shared use path is included along the subject property's 700 West and 9000 South frontages, additionally this shared use path is shown on Sandy City's current Transportation Plan. Please show this required improvement on the plans along the entire subject property's applicable frontages and coordinate with Sandy City on required width, placement, and details.
3. Per Section 19.76.210.A: "The applicant for a building or conditional use permit for all dwellings, commercial or industrial uses, and all other business and public and quasi-public uses shall provide curb, gutter, and sidewalk along the entire property line which abuts any public road or street in cases where it does not exist at county standards. Please show these required improvements along the entire subject property's frontages. It is possible that the shared use path may be installed in lieu of the sidewalk, please provide documentation from Sandy City stating that this would be acceptable to them.

4. Street lighting is required along the entire 700 West and 9000 South property frontages, please show on plans and ensure it conforms to SLCo ordinances and standards.
5. See Sheet CSP.01 for additional comments.

Unified Fire Authority:

No comments (approved).

Health Department:

No comments (approved).

Addressing:

Address for building highlighted in plans has been approved by SLCo. Please address to 8690 S 700 W as per markup.