



Planning and Development Services

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

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



GREATER SALT LAKE
**Municipal Services
District**

Salt Lake County Planning Commission

Public Meeting Agenda

Wednesday, August 14, 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)

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Join from a video conferencing system or application

Dial wgurr@slco.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

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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 July 10, 2024 Planning Commission Meeting Minutes. (Motion/Voting)
- 2) Other Business Items. (As Needed)

ADMINISTRATIVE LAND USE APPLICATION(S)

CUP2024-001158 - Justin Taylor is requesting conditional use approval for a dwelling group.
Acres: 0.45. **Location:** 8335 South 1000 East. **Zone:** R-2-6.5 **Planner:** Justin Smith
(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.

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MEETING MINUTE SUMMARY

SALT LAKE COUNTY PLANNING COMMISSION MEETING

Wednesday, July 10, 2024 8:30 a.m.

Approximate meeting length: 16 minutes

Number of public in attendance: 3

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
Ronald Vance	x		
Christopher Collard	x		
Sara Hiatt (Chair)	x	x	
Jeff Watkins (Vice Chair)	x	x	
Michael Cole	x	x	
Jen Knudsen	x	x	
Tippe Morlan			x

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

BUSINESS MEETING

Meeting began at – 8:31 a.m.

Commissioner Hiatt read the Chairs Opening Statement.

- 1) Approval of the June 12, 2024 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve the June 12, 2024 Planning Commission Meeting Minutes.

Motion by: Commissioner Watkins

2nd by: Commissioner Cole

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

- 2) Other Business Items. (As Needed)

No other business items to discuss.

ADMINISTRATIVE LAND USE APPLICATION(S)

Meeting began at – 8:33 a.m.

PER2024-001079– The applicant, Bill VanSickle is requesting a Waiver of Slope Protection standards for a lot of record located in the Alta approach PUD subdivision (lot #12). The proposal is for the development of a new single-family dwelling to be built on slopes between 30% and 40% (existing grade). **Acres:** 4.5 acres. **Location:** 3870 East Alta Approach Road. **Zone:** (split) R-1-15/FR-20. **Planner:** Jim Nakamura (Motion/Voting)

Greater Salt Lake Municipal Services District Planner Jim Nakamura provided an analysis of the staff report.

Commissioner Cole said he noticed there are a few houses with longer driveways and asked if the slope standard is consistently applied. Mr. Nakamura confirmed it is consistently applied and the PUD was constructed in 19872,but FCOZ was established in 1998.

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

PUBLIC HEARING OPENED

Speaker # 1: Applicant

Name: Bill VanSickle

Address: 4109 South 1400 East

Comments: Mr. VanSickle said they've been looking at the lot for awhile, including where to place the home. Can't place up front, and there is also less impact to the trees by placing the home further to the rear of the lot.

No one from the public was present to speak

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

PUBLIC HEARING CLOSED

Motion: To approve application #PER2024-001079 Bill VanSickle is requesting a Waiver of Slope Protection standards for a lot of record located in the Alta approach PUD subdivision (lot #12). The proposal is for the development of a new single-family dwelling to be built on slopes between 30% and 40% (existing grade) with staff recommendations.

Motion by: Commissioner Watkins

2nd by: Commissioner Cole

Vote: Commissioners voted unanimous in favor (of commissioners present). Commissioner Collard did not vote although in attendance as he joined the meeting after the motion and vote.

MEETING ADJOURNED

Time Adjourned – 8:47 a.m.



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CUP2024-001158

Conditional Use - Dwelling Group

Public Body: Salt Lake County Planning Commission

Meeting Date: 8/14/2024

Parcel ID: 22-32-403-006-0000

Current Zone: R-2-6.5

Property Address: 8335 S 1000 E, UNINCORPORATED, 84094

Request: Conditional use permit for a two-building dwelling group

Applicant Name: Justin Taylor

MSD Planner: Justin Smith

MSD Planning Staff Recommendation: Approval

SITE & ZONE DESCRIPTION

The property is located at 8335 S 1000 E in Unincorporated Salt Lake County. The .45-acre parcel is located east of East Sandy Elementary School and surrounded by residential properties. The subject property is zoned R-2-6.5 (rezoned last year) and surrounding properties are a mix of single-family and multi-family residential, with the surrounding unincorporated properties zoned A-1 (Agricultural) except for one parcel to the north that was rezoned to R-2-6.5 (Medium Density Residential) in 2019.

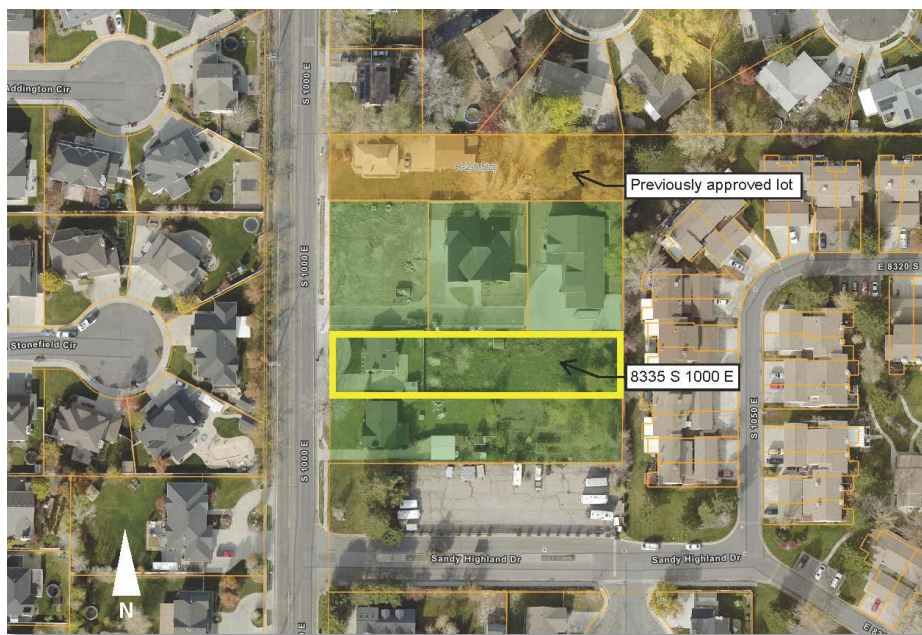


Figure 1: Site Map

PROJECT & BACKGROUND DESCRIPTION

Justin Taylor is requesting an additional single-family dwelling on this lot east of the existing home as a dwelling group. Dwelling groups are conditional uses under the R-2-6.5 zone. During the rezone process in 2023, Mr. Taylor had originally proposed a two-family dwelling behind the home, similar to the one approved two lots to the north, but he has since changed his plan to a single-family dwelling. The site plan remains similar to the one shown in 2023 in terms of building footprint (see attachments). This unincorporated island will be subject to annexation into Sandy City within the next 3 years.

STANDARDS AND FINDINGS

19.04.190 - Dwelling group

"Dwelling group" means a group of two or more dwellings located on a parcel of land in one ownership and having any yard or court in common.

Standards	
Height	19.32.060: 35'
Front Yard Setback	19.32.050: 25'
Side Yard Setback	19.32.050: 8', please also see 19.32.030 B, below
Rear Yard Setback	19.32.050: 15' without garage, 30' with
Lot Width	19.32.040: 60' at a distance 25' from the front lot line
Lot Area	19.32.040: 4,000 for lot containing 1 unit of a two-family dwelling, 6,000 sq ft for a single-family dwelling 6,500 sq ft for a two-family dwelling and 8,000 sq ft for any other main building
Density	19.32.055: The allowable density for... dwelling groups shall be determined by the planning commission on a case-by-case basis, taking into account the following factors: recommendations of county and non-county agencies; site constraints; compatibility with nearby land uses; and the provisions of the applicable general plan

Standard 19.32.030—Dwelling group

B. The distance between the principal buildings shall be equal to the total side yards required in the zone; provided, however, that at the option of the developer the distance between the principal structures may be reduced to ten feet, if the difference between ten feet and the required side yards is maintained as permanently landscaped open space elsewhere on the site. The distance between principal buildings and the

nearest perimeter lot line shall be at least fifteen feet unless demonstrated by the development plan that the yard required for a principal building in the district in which it is located is more appropriate. The distance between the building and a public street shall be at least the front yard required in the zoning district, except on corner lots the side yard which faces on a public street shall be at least twenty feet.

Conditional Use Findings:

STANDARD	VERIFICATION
(A) Compliance with all applicable provisions of the zoning ordinance, including parking, building setbacks, and building height.	Complies with R-2-6.5 zone/dwelling group setbacks (30' front, 8' sides, 30' rear) height (proposed single story) and parking (3 car garage)
(B) Compliance with all other applicable laws and ordinances.	Compliance with 19.32.030 A-F (dwelling groups) verified.
(C) Does 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.	No major traffic issues identified by reviewing agency, but the driveway and driveway slope will need to be adjusted to comply with requirements.
(D) Does 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, liquefaction potential, site grading/topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.	Preliminary reviews have resulted in no major issues being identified.
(E) Does 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.	Building is a one-story single family dwelling compatible with surrounding properties: Proposed house = 2728 SF + 913 SF garage + 1626 SF basement Nearest existing house (northeast) 2804 SF + 1152 SF garage + 2804 SF basement Next nearest existing house (northwest) = 2757 SF + 874 SF garage + 2757 SF basement

ISSUES OF CONCERN

Title 14.12.110 states the requirements for driveways in Unincorporated Salt Lake County. Existing driveway and approaches do not comply with current standards. The proposed modification to the driveway also violates subsection D which requires all driveways to be at least 5 feet from the property line. The plans must also be modified to not violate subsection E which requires that any radius or flare portion of a driveway not intersect any property line.

Standard “F” of the dwelling group standards in 19.32.030 states, “Solid visual fences shall be provided along all interior property lines unless the planning commission approves otherwise.” There is an existing solid fence along the north property line from the corner of the existing house to the east property line. There is a solid fence along part of the south property line (extending approximately 100 feet from the back of the existing homes). A possible condition of approval would be to repair any portions of the existing solid visual fences that are damaged or destroyed during construction.

NEIGHBORHOOD RESPONSE

No responses to this application have been received at the time of this report. Staff will provide updates to the Planning Commission when and if responses are received.

PLANNING STAFF RECOMMENDATION

Based on the findings stated above, the MSD Planning Staff recommends that the Salt Lake County Planning Commission approve the proposed dwelling group subject to the following conditions:

1. Compliance with the ordinance requirements identified by reviewing agencies during technical review.
2. The applicant comply with the driveway requirements of Title 14.12.110.
3. Repair or replace any sections of the existing solid visual fence on the north or south property line which are damaged or destroyed during construction.
4. Construct a fence along the south property line.
5. Provide landscaping for the site as required under section 19.77 of the County zoning ordinance.

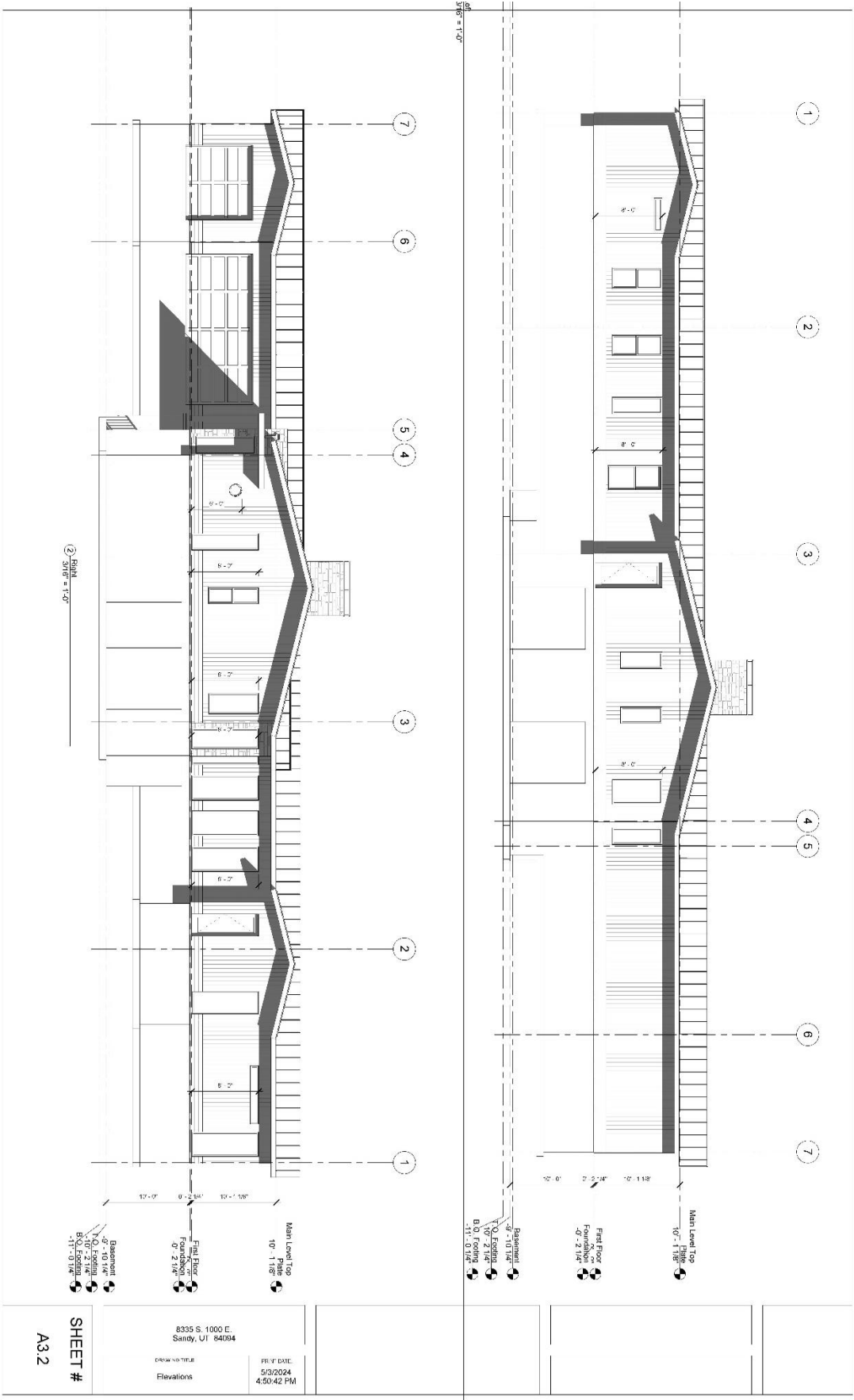
Request: Conditional Use Permit

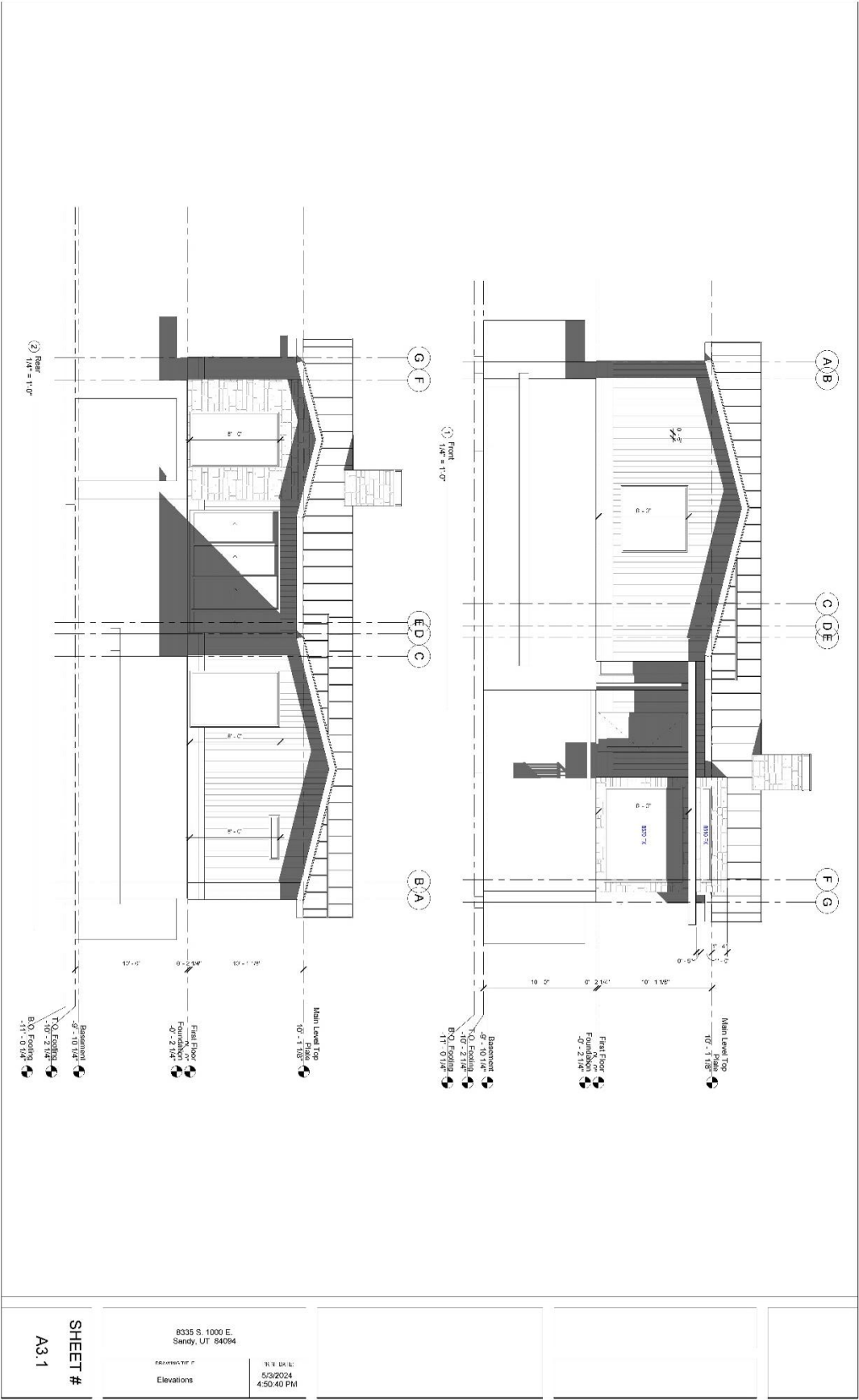
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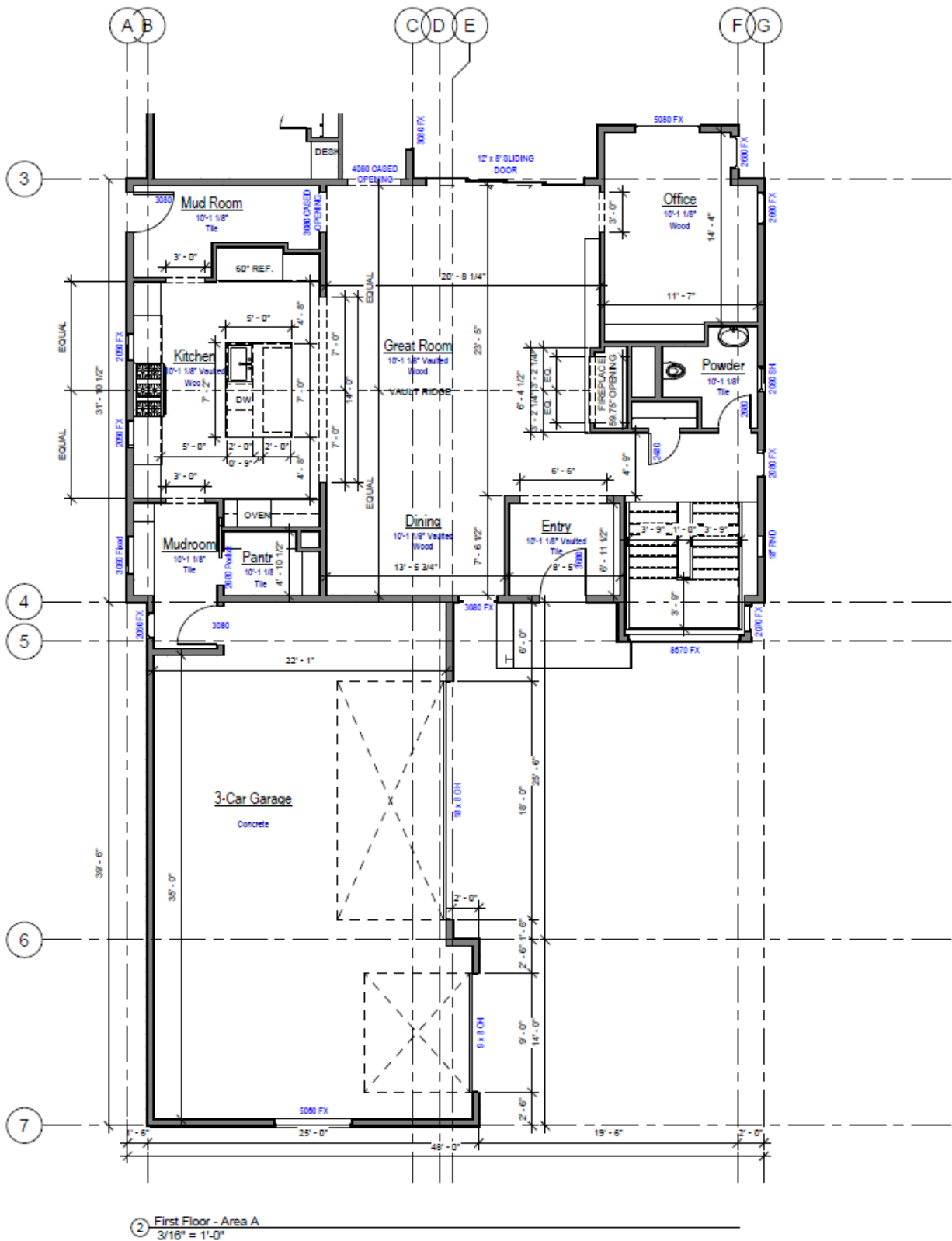
ATTACHMENTS:

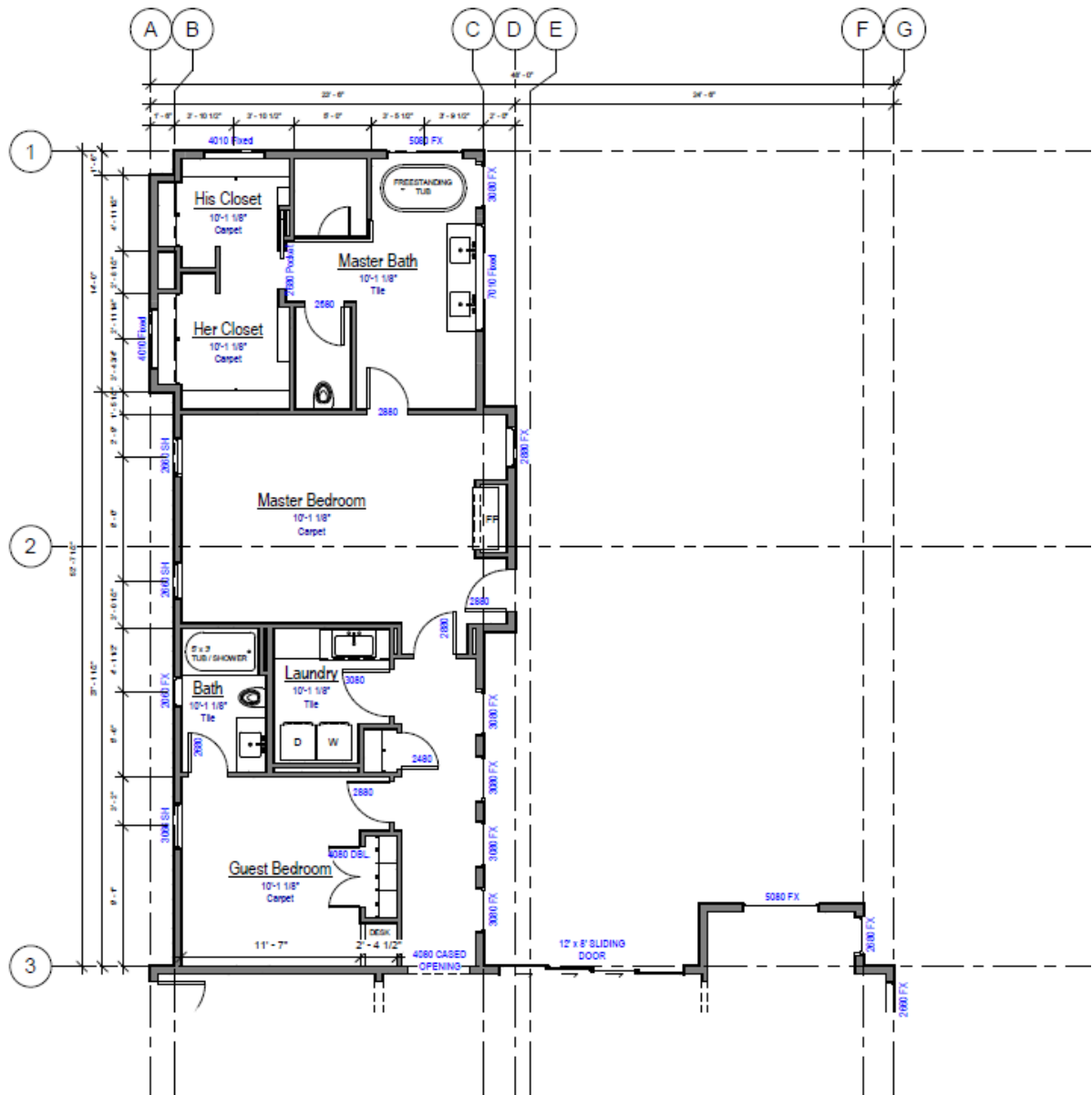
- A. Site Plan
- B. Elevations
- C. Floor Plan











② First Floor - Area B
3/16" = 1'-0"