

Salt Lake County Planning Commission

Public Meeting Agenda

Wednesday, March 26, 2025 8:30 A.M.

Location:

Join Microsoft Teams Meeting

https://teams.microsoft.com/join/19%3ameeting_ZjVkJOTkyMjgtYTY1ZS00YjYyLTg3ZTkMWE3ZDFIMGUwY2Vk%40thread.v2/0?context=%7b%22Tid%22%3a%22fac3e0b8-c4a6-4120-b366-ee6cb2fb76a8%22%2c%22Oid%22%3a%22f8a001a5-21cc-482a-9f5a-682bacd87641%22%7d

Meeting ID: 272 599 139 74

Passcode: DB3Qq63c

**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 385-391-8268.
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.

ADMINISTRATIVE LAND USE APPLICATIONS

SUB2025-001320 – Brandon Preece is requesting a subdivision into two lots. The southern area has an existing single-family home with pool and tennis court, northern area is open land. **Acres:** 1.48. **Location:** 8321 South Creek Hollow Cove. **Zone:** R-1-21. **Planner:** Gordon Bennett (Motion/Voting)

LEGISLATIVE LAND USE APPLICATIONS

OAM2025-001349 - An Ordinance of General Revision, Amending Section 19.15.140, Entitled "Retention of Single-Family Residence Status and Verification of Water and Sewer" of the Salt

Lake Code of Ordinances, 2001, to Allow Separate Metering for Detached Accessory Dwelling Units; and Making Other Related Changes. **Presenter:** Zach Shaw (Motion/Voting)

BUSINESS MEETING

- 1) Election of Chair and Vice Chair 2025. (Motion/Voting)
- 2) Approval of the December 11, 2024 Planning Commission Meeting Minutes. (Motion/Voting)
- 3) Planning Commissioner Training. **Counsel, Zach Shaw**
- 4) Other Business Items. (As Needed)

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.



MEETING MINUTE SUMMARY

SALT LAKE COUNTY PLANNING COMMISSION MEETING

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

Approximate meeting length: 31 minutes

Number of public in attendance: 3

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Watkins

***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
Jeff Watkins (Vice Chair)	x	x	
Michael Cole		x	
Jen Knudsen	x	x	
Tippe Morlan			x

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jeff Miller	x	x
Justin Smith	x	x
Jim Nakamura		
Ryan Anderson	x	x
Zach Shaw (DA)	x	x

BUSINESS MEETING

Meeting began at – 8:32 a.m.

Commissioner Watkins read the Chair’s Opening Statement.

- 1) Approval of the November 13, 2024 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve the November 13, 2024 Planning Commission Meeting Minutes.

Motion by: Commissioner Vance

2nd by: Commissioner Cohen

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

- 2) Approval of the 2025 Planning Commission Meeting Schedule. (Motion/Voting)

Motion: To approve the 2025 Planning Commission Meeting Schedule.

Motion by: Commissioner Cole

2nd by: Commissioner Vance

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

- 3) Other Business Items. (As Needed)

Ms. Gurr reminded the planning commissioners to complete the four hours of annual training and reporting. Mr. Shaw emphasized the importance of the training.

Commissioner Vance motioned to close the business meeting, Commissioner Cole seconded that motion. Motion unanimously approved.

PUBLIC HEARING(S)
Meeting began at – 8:40 a.m.

SUB2023-000919 – (Continued from November 13, 2024) - Christa Moon is requesting preliminary plat approval for the Moon Subdivision and an exception to curb, gutter & sidewalk standards. **Location:** 14478 South Rose Canyon Road. **Zone:** FA-2.5 (Foothill Agricultural, 2.5 Acre Minimum) Zone. **Planner:** Jeff Miller (Motion/Voting)

Commissioner Cole recused himself from this application as he is on the HOA Board and personally knows the applicants.

Greater Salt Lake Municipal Services District Planner Jeff Miller provided an analysis of the staff report, but stated they are no longer asking for an exception to curb, gutter, and sidewalk standards.

PUBLIC HEARING OPENED

Speaker # 1: Applicant (participating electronically via Webex)

Name: Christa Moon

Address: 14478 South Rose Canyon Road

Comments: Ms. Moon said they have done all the work to have this subdivided into the second lot with a 2.5 acre minimum.

Public hearing opened via motion, second, and vote.

No one from the public was present to speak.

Public hearing closed via motion, second, and vote.

PUBLIC HEARING CLOSED

Motion: To approve application #SUB2023-000919 (Christa Moon is requesting preliminary plat approval for the Moon Subdivision), with staff recommendations.

Motion by: Commissioner Vance

2nd by: Commissioner Collard

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

CUP2024-001276 - Dakota Hawks is requesting conditional use approval for a stealth monopole. **Acres:** 2.32. **Location:** 2401 East Charros Road. **Zone:** R-1-21. **Planner:** Justin Smith (Motion/Voting)

Greater Salt Lake Municipal Services District Planner Justin Smith provided an analysis of the staff report.

Commissioners and staff had a brief discussion regarding the difference between stealth and cell tower monopole, whether stealth tower is in the shape of a pine tree or cylinder. Staff indicated that shape may vary when it comes time for the building permit; may be something that narrows to the top.

PUBLIC HEARING OPENED

Speaker # 1: Technology Associates/Applicant (participating electronically via Webex)

Name: Dakota Hawks

Address: 136 South Main Street #400

Comments: Mr. Hawks said he is representing Verizon Wireless. The top 7 feet of tower would be tapered to make it look more like a pine tree. The elevations appear more uniform. The two existing poles are cannister poles, pole to the south is vacated, and Verizon is in the one closer to the building. Unable to fit new technology in the existing poles due to space and heating. Larger equipment can fit on the proposed pole easier. Access and location have been worked out with the HOA, and there is space right next to it available for another carrier.

Commissioner Cohen motioned to open the public hearing, Commissioner Knudsen seconded that motion. Motion passed unanimously.

No one from the public was present to speak.

Public hearing closed via motion, second, and vote.

PUBLIC HEARING CLOSED

Motion: To approve application #CUP2024-001276 (Dakota Hawks is requesting conditional use approval for a stealth monopole), with staff recommendations.

Motion by: Commissioner Cohen

2nd by: Commissioner Vance

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

Commissioner Watkins adjourned meeting.

MEETING ADJOURNED

Time Adjourned – 9:03 a.m.

Subdivision Staff Report

Meeting Body: Salt Lake County Planning Commission

Meeting Date: March 26th, 2025

File Number & Project Type: SUB2025-001320

Beauregard 2-Lot Minor Subdivision

Address:

8321 S Creek Hollow Cove

Planner:

Gordon Bennett

Applicant:

Brandon Preece

Staff Recommendation: Approval of the minor 2-lot subdivision and exception to certain subdivision improvements.

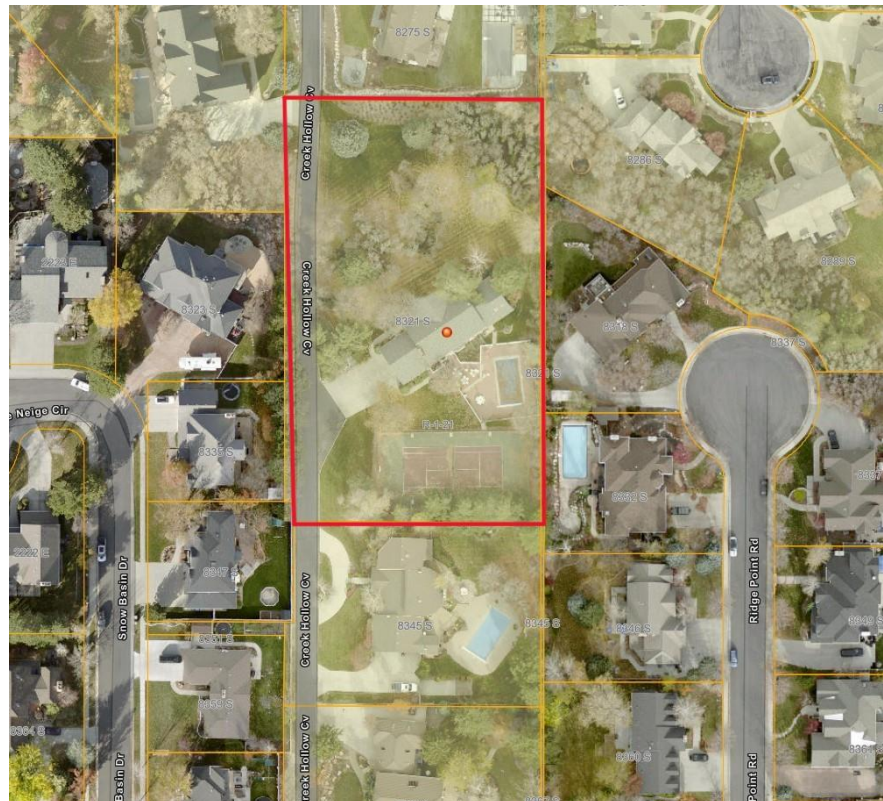
Exhibits:

- A. Beauregard Subdivision Preliminary Plat
- B. Staff Ordinance Exemption Recommendation
- C. Sandy City Fire Creek Hollow Cove Existing Width Approval

PROJECT DESCRIPTION

The applicant, Brandon Preece, is looking to subdivide the property at 8321 South Creek Hollow Cove in Unincorporated Salt Lake County into two lots. This property is zoned as R-1-21, which is a Single-Family Residential Zone with a minimum lot size of 21,780 square feet or half an acre. Referring to Exhibit A, the Beauregard Subdivision Preliminary Plat, the two lots of the proposed subdivision both meet the minimum lot size.

SITE MAP



SITE VICINITY AND DESCRIPTION

8321 South Creek Hollow Cove is surrounded by single-family homes in medium to large-sized lots. The privately owned right-of-way, Creek Hollow Cove, is accessible from the parcel, which owns part of the right-of-way, as do all of the other parcels north and south of it. The surrounding area is partially under Sandy City's Jurisdiction, while the rest are part of Unincorporated Salt Lake County, primarily north and south of 8321 South Creek Hollow Cove. The parcels to the north and south are zoned R-1-21, which is a Single-Family Residential Zone with a minimum lot size of 21,780 square feet, or half an acre. The parcels to the east and west are within Sandy City's jurisdiction. The staff finds that the parcel and surrounding parcels are not in a flood zone, geologic hazard area, overpressure zone, or other mapped hazard area.

EXCEPTION REQUEST

Exception Request: Staff recommends approval of an exception request for the improvement installation and right-of-way widths as allowed in Salt Lake County Code section 14.12.150 (see Exhibit B).

Evaluation of Exception Request:

Referring to Exhibit B, Salt Lake County Code Sections 14.12.060 and 14.12.065 require the installation of sidewalks along rights-of-way, and curb ramps wherever an accessible route crosses a curb. The private right-of-way does not meet the minimum required width of 20 feet as stated in Section 14.12.130. The MSD Engineering recommendation for approval of the exception to minimum was contingent upon approval of Sandy City Fire, which provides fire services for this area. *See Exhibit B for more details.* Sandy City Battalion Chief Fire Marshal, Gerald M Strelbel, has found that widening the right of way to meet the minimum width requirement would not resolve the emergency vehicle turn-around issues given the current configuration of all the homes and driveways along the right-of-way. Mr. -Strelbel found that current fire-fighting fleet vehicles are able to use the right-of-way for emergency services, although maneuvering within that right of way will be somewhat problematic. *See Exhibit C for more details.*

Salt Lake County Code section 14.12.150 provides:

"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."

Based on the recommendations of both the MSD Engineering Department and the Sandy City Fire Department and the reasons described therein, Staff is of the opinion that exceptional

conditions exist, that exceptions to the curb/gutter/sidewalk and road width standards be approved, and that such exceptions are not detrimental to the public safety or welfare.¹ It would therefore be appropriate for the planning commission to recommend approval of such exceptions to the Salt Lake County Mayor.

FINDINGS AS TO APPLICABLE STANDARDS

18.08.080.B outlines the standards for approval of preliminary plats:

Standard	Finding
The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration of the project	Y
The submitted plans, documents and submission materials conform to applicable county standards.	Y
The proposed development conforms to county zoning ordinances and subdivision design standards.	Y
The combination of natural or manmade conditions, encumbrances, easements, setbacks, geometry, or the dimensions of the lot leave an adequate buildable area for a reasonably sized main structure.	Y
The natural or manmade conditions exist on or in the vicinity of the site defined in the preliminary plat that, without remediation, do not render part or all of the property unsuitable for development.	Y
The preliminary plat provides for safe and convenient traffic circulation and road access to adjacent properties under all weather conditions.	Y
The preliminary plat does not impose an undue financial burden upon the county.	Y
The location and arrangement of the lots, roads, easements and other elements of the subdivision contemplated by the preliminary plat are consistent with the county 's general street system, transportation master plan and/or applicable elements of the general plan.	Y
The preliminary plat recognizes and accommodates the existing natural conditions.	Y
The public facilities, including public utility systems serving the area defined in the preliminary plat are adequate to serve the proposed development.	Y
The project contemplated in the preliminary plat conforms to the purposes and intent of this Title as stated in Chapter 18.02.	Y

SUMMARY AND RECOMMENDATION

Summary of issues:

One of the neighbors notified staff that the northern half of the parcel to be subdivided was once home to a mink shed that was torn down about 45 years ago (when the current home was constructed) and that scraps of metal from the former mink shed's roof remain on site. However,

¹ Widening of the private road would likely also require approval of other property owners serviced by the private road, would encroach on their respective properties, and would disturb the quiet enjoyment of their property during the construction process of widening the road. Accordingly, widening the road would likely pose significant hurdles and be seen as detrimental to the public safety and welfare of properties serviced by the private road.

after consulting with the grading department on this issue, there were no further concerns, as those metal scraps will be removed during excavation for the future home on the proposed lot.

Recommendation:

The staff recommend approval of the two-lot minor subdivision given that both lots would meet the minimum lot square footage, width, and depth as stated in the Salt Lake County Code. The staff also recommends that the planning commission recommend approval of the exception request for improvement installation to the Salt Lake County Mayor, pursuant to the exception recommendations made by Battalion Chief Fire Marshal Gerald M Strebel and MSD Engineering.

Exhibit B:



GREATER SALT LAKE
**Municipal Services
District**

Marla E. Howard
General Manager
mhoward@msd.utah.gov
(385) 468-6677

Brian Hartsell
Associate General Manager
and Treasurer
bhartsell@msd.utah.gov
(385) 468-6685

Lizel Allen
Director of Engineering
lallen@msd.utah.gov
(801) 381-2663

Chad Anderson
Engineering Manager
chanderson@msd.utah.gov
(385) 226-0032

Tamarin Woodland
Engineering Manager
tdwoodland@msd.utah.gov
(385) 522-4980

February 19, 2025

To Whom It May Concern,

This recommendation letter is in consideration of the following proposed development:

Application: SUB2025-001320 – Beauregard Subdivision

Location: 8321 S Creek Hollow Cv, Sandy, UT 84093

Given that the property fronts along an existing private roadway (Creek Hollow Cove) within which no other existing properties currently have sidewalk installed, is not adjacent to any known safe routes to school under the Utah Safe Routes to School Program, the roadway only services 3 additional residential parcels and is not a thru street, it is the recommendation of Greater Salt Lake Municipal Services District Engineering that an exception be granted for the installation of the following along the Mountain Sun Lane and Mule Hollow Lane frontage of this property.

- Installation of Curb Gutter and Sidewalks Per Salt Lake County Ordinance 14.12.060 & 14.12.065
- Widening of Mountain Sun Lane and Mule Hollow Lane to minimum widths and installation of a cul-de-sac. Per Salt Lake County Ordinance 14.12.130.
- If the Sandy City Fire Dept. does not approve of the roadway widening exception, MSD engineering will require the applicant to widen the portion of Creek Hollow Cove passing through their parcel per Salt Lake County Ordinance 14.12.130.

Regards,

Ian Hartman, PE, PTOE

Traffic Engineer

Greater Salt Lake Municipal Services District

Greater Salt Lake Municipal Services District
2001 S. State Street #N3-G00 • Salt Lake City, UT 84190 • 385-468-6709

Exhibit C:



SANDY CITY FIRE DEPARTMENT

RYAN MCCONAGHIE
FIRE CHIEF

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

To: Whom It May Concern
From: Battalion Chief Fire Marshal Gerald M Strebel
Date: February 21, 2025
Re: Approval Of Existing Creek Hollow Cove Road Width. Sandy, Utah

I was asked to review the Beauregard Subdivision, specifically the existing road width of Creek Hollow Cove, located in the unincorporated Salt Lake County area within the response area, which is inside the boundaries of Sandy City.

The IFC International Fire Code requires the fire access roads to be at least 20 feet wide. If the overall length is more than 150 - feet, an approved fire department turn-a-round or hammerhead for turn-a-round must be provided.

It was noted upon an on-site inspection I performed on February 20th, 2025 (yesterday) that the road width was no wider than 16' and over 300' in length, with no designed fire apparatus or turn-a-round provided. This road was built when the fire code was in effect and should have been enforced.

I drove the length of this road in my extended-cab pickup truck and observed four private driveways that could be used to turn a fire apparatus or ambulance around with some extra caution. This approach is not ideal or recommended, but it could be done. The design and approval of this road in the past were not to fire code standards, and this letter does not give a sign-off for those past mistakes.

Regarding whether the Sandy City Fire Department and other responding agencies can effectively use this existing road for fire and medical access in an emergency, it can be done, but with possible delay and apparatus placement issues.

Ideally, this road should be brought up to the minimum 20' width. However, my observation yesterday was that by taking frontage from all the homes on this existing road, we would still have issues with the overall length that cannot be overcome.

Therefore, I will not require the Beauregard Subdivision applicants to incur the cost and potential problems of bringing the length of this whole road up to the standard it should have been when it was first built.

9010 South 150 East | Sandy, Utah 84070 | p: 801.568.2930 | f: 801.561.7780 | sandy.utah.gov



SANDY CITY FIRE DEPARTMENT

RYAN MCCONAGHIE
FIRE CHIEF

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

Again, this is not a sign-off or approval of this road but a granted exception from the AHJ Authority Having Jurisdiction to the Beauregard Subdivision applicants, who will not be required to bring this existing road with these existing issues up to code compliance for their proposed project.

A handwritten signature in black ink, appearing to read "Gerald M. Strebel", written in a cursive style.

Battalion Chief Fire Marshal
Gerald M Strebel
9010 S 150 E Sandy, UT 84070
801-201-2238
gstrebel@sandy.utah.gov

9010 South 150 East | Sandy, Utah 84070 | p: 801.568.2930 | f: 801.561.7780 | sandy.utah.gov