



Planning & Development Services Division

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Salt Lake County Planning Commission

Public Meeting Agenda

Wednesday, January 14, 2015 8:30 A.M.

THE MEETING WILL BE HELD AT SALT LAKE COUNTY GOVERNMENT CENTER
2001 SOUTH STATE STREET, NORTH BUILDING, MAIN FLOOR, COUNCIL CHAMBERS,
ROOM N1100

ANY QUESTIONS, CALL (385) 468-6700

REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED UPON RECEIPT OF A REQUEST WITH 5 WORKING DAYS NOTICE. PLEASE CONTACT WENDY GURR AT 385-468-6707. TTY USERS SHOULD CALL 711.

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 MEETING

- 1) Approval of Minutes from the December 10, 2014 meeting.
- 2) Collection of Annual Disclosure documents
- 3) Election of Chair and Vice Chair for 2015
- 4) Other Business Items (as needed)

PUBLIC HEARINGS

29130 – Scott Carlson – Requesting preliminary plat approval for the Silver Hill Lodge 4-lot Subdivision. **Location:** 11340 East Church Road. **Zone:** FR-0.5 (Foothills Recreational) and Foothills and Canyons Overlay Zone (FCOZ). **Planner:** Todd A. Draper

ADJOURN



STAFF REPORT

Executive Summary									
Hearing Body:	Salt Lake County Planning Commission								
Meeting Date and Time:	Wednesday, January 14, 2015	08:30 AM	File No:	2	9	1	3	0	
Applicant Name:	Scott Carlson	Request:	Subdivision						
Description:	Silver Hill Lodge Subdivision 4-lot								
Location:	11340 E. Church Road								
Zone:	FR-0.5 Forestry & Recreation	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>					
Staff Recommendation:	Approval with Conditions								
Planner:	Todd A. Draper								

1.0 BACKGROUND

1.1 Summary

Scott Carlson on Behalf of Silverhill Development LLC is requesting approval of a 4-lot subdivision to be known as the Silver Hill Lodge Subdivision. The property is located in Big Cottonwood Canyon and is located in the FR-0.5 zone (Forest and Recreation 1/2 acre minimum lot size) and the Foothills and Canyons Overlay Zone (FCOZ). The proposal utilizes a clustered subdivision design as allowed under FCOZ ordinance, in that the proposal also seeks to create a 5th "remainder parcel" within the subdivision that according must remain as dedicated open space owned in common by all lot owners. Additionally, the granting to the county of a permanent open space easement over the private open space will be required to insure the parcel remains as private recreational open space in perpetuity.

1.3 Neighborhood Response

Neighbors in the area are generally concerned with the existing lodge building on the property and the general state of disrepair that it is currently in. Most concerns are centered around life safety hazards they feel exist on the property. Two smaller cabins also exist that immediately abut or are encompassed by this subdivision. These property owners have expressed concerns regarding the placement of new homes and access drives within this proposed subdivision as they relate to the location of the their existing cabins and property improvements.

2.0 ANALYSIS

2.1 Applicable Ordinances

19.12.040 - Lot area, lot width, density, and slope.

A. For FR-0.5:

Lot Area: 1/2 acre

Lot Width: 100 feet

Maximum residential density: 2 d.u. per gross acre

C. Slope Requirements. All development in the FR zones shall be subject to the slope protection standards set forth in the foothills and canyons overlay zone, Section 19.72.030B, "Slope Protection Standards" and Section 19.72.030D, "Streets and Roads."

19.12.050 - Limits of disturbance/setbacks.

Because of the unique nature of the topography and climatic conditions of the foothill and canyon areas, limits of disturbance and setbacks for permitted uses including single-family dwellings and accessory structures in the FR zones shall be determined on a case-by-case basis by the development services director. Limits of disturbance and setbacks for conditional uses shall be as finally approved by the planning commission, upon the recommendation of the development services director (see Chapter 19.72). All determinations of limits of disturbance shall be subject to the conditions and criteria set forth in the foothills and canyons overlay zone, Section 19.72.040, "Establishment of limits of disturbance."

19.12.060 - Building height.

A. Except as otherwise specifically provided in this title, no building or structure shall exceed the following heights:

1. Thirty feet on property where the original slope exceeds fifteen percent or the property is located in the foothills and canyons overlay zone. For purposes of this section, the slope shall be determined using a line drawn from the highest point of elevation to the lowest point of elevation on the perimeter of a box which encircles the foundation line of the building or structure. The box shall extend for a distance of fifteen feet or to the property line, whichever is less, around the foundation line of the building or structure. The elevation shall be determined using a certified topographic survey with a maximum contour interval of two feet.

19.12.070 - Natural hazards.

Construction of permanent structures in areas subject to natural hazards, including floods, landslides, and avalanches, shall be subject to the requirements and limitations set forth in Chapter 19.74, "Floodplain Hazard Regulations," and Chapter 19.75, "Natural Hazard Areas."

19.12.080 - Water quality.

A. Department of Health Approval Required. Prior to issuance of a conditional use permit or site development plan approval for all uses in the FR zones, regardless of size or number of units, the applicant shall receive the written approval of the board of health certifying that all water quality and health requirements have been satisfied and that the proposed construction will not damage the natural watershed.

B. Developments of More than Nine Lots/Units. Developments of more than nine lots or units shall receive the written approval of the Utah Department of Environmental Quality certifying that the culinary water system and the sewerage system meet all state water quality and health requirements. All approvals shall be in accordance with the regulations of the Utah Department of Environmental Quality relating to culinary water supply and wastewater disposal.

C. Applicable State Regulations and Standards. The applicable state regulations for individual wastewater disposal systems can be found in the Utah Administrative Code, Sections R317-501 through R317-513, as amended from time to time. The applicable state regulations for culinary water supply can be found in Utah Administrative Code, as amended from time to time.

D. Subsequent Changes in Site Plan. If after health department or Utah Department of Environmental Quality review and action pursuant to this section, a site development plan is modified such that the original limits of disturbance change, the applicant must submit the modified site plan to the appropriate health agency for retesting and a new determination whether all state wastewater and culinary water standards have been met. Evidence of such retesting must be submitted prior to final approval of the site development plan.

19.12.090 - Grading.

Grading shall be permitted only in conformance with the standards and limitations set forth in the foothills and canyons overlay zone, Section 19.72.030C, "Grading Standards."

19.12.100 - Tree and vegetation protection.

Removal of trees or natural vegetation shall not be permitted except in conformance with the standards and requirements set forth in the foothills and canyons overlay zone, Section 19.72.030H, "Tree and Vegetation Protection."

19.12.110 - Utilities.

All utilities in the FR zones shall be placed underground, except as may be provided for in Chapter 19.79, "Utility and Facility System Placement Regulations."

2.2 Subdivision Requirements

18.08.010 Procedure generally

The planning commission shall be the land use authority for subdivisions. In order to assure that each subdivision fully complies with the provisions of this title, the director or director's designee shall administer formal application and review procedures for subdivisions. An application shall not be deemed complete until the full application, fees and all required materials have been submitted. The payment of a partial fee and submission of preliminary plans for a pre-submittal review does not constitute a complete application.

Each process shall include the following components:

A. An application procedure, which shall include:

1. Submission of an application form, as designed by the director or director's designee to clearly indicate the type of application, property address, applicant information, and other pertinent information;
2. Submission of supplementary materials, including a legal description, property plat, the required number of plans/preliminary plats, and mailing labels (if required) for notifications;
3. Payment of fees, as required under Title 3, Revenue and Finance.

B. A review procedure, which shall include:

1. An on-site review by the director or director's designee as provided by Utah Code 17-27a-303;
2. Review of the submitted site plan/preliminary plat for compliance with county land use ordinances;
3. Reference of the application and site plan/preliminary plat to any other government agency and/or affected entity which the director or director's designee deems necessary to protect the health, safety,



and welfare of the public and to ensure the project's compliance with all applicable ordinances and codes;

4. The processing of any exception requests that have been made in conjunction with the subdivision application.

C. A preliminary plat approval procedure, which shall include:

1. Confirmation that all necessary agencies have responded to the requests for recommendation with a recommendation of approval or approval with conditions;
2. Integration of the recommendations from the other government agencies and affected entities involved above into the preliminary plat;
3. Receipt of a recommendation from the planning staff;
4. Approval of the preliminary plat as outlined in Section 18.12.030, and issuing a preliminary plat approval letter.

D. A final plat approval procedure, which shall include:

1. An engineering review to ensure that the final plat complies with all conditions of approval of the preliminary plat and to ensure that the final plat complies with the design standards, codes, and ordinances and with minimum engineering/surveying requirements;
2. A check of appropriate background information, such as: lot access, property title, record of survey, field boundary verification, etc.;
3. The collection of the necessary approval signatures (planning commission representative, director or director's designee, health department, district attorney, county mayor or their designees) on the final plat;
4. Payment of final fees and bond;
5. Recordation of the plat.

18.08.015 Time limits

Subdivision applications are subject to expiration according to the following schedule unless, for good cause shown, the applicant is granted an extension of time by the director or director's designee:

- A. A subdivision application shall expire if the applicant has not filed any of the required documents for preliminary plat approval within six months of the submission of a complete application.
- B. A subdivision application shall expire if the final plat is not submitted to planning and development services within six months of the preliminary plat approval.
- C. A subdivision application shall expire if the final plat has not been signed by the county mayor within six months of the approval of the director or director's designee.
- D. A subdivision application shall expire if the final plat has not been recorded within six months of the date of the county mayor's signature on the plat.

18.12.010 - Required information.

A. The preliminary plat, prepared on paper twenty-one inches by thirty inches, shall contain the information specified in this section and comply with the following requirements:

1. Description and Delineation. In a title block located in the lower right-hand corner the following shall appear:
 - a. The proposed name of the subdivision, which name must be approved by the planning and development services division;
 - b. The location of the subdivision, including:
 - i. Address,
 - ii. Section, township and range;

- c. The names and addresses of the owner, the subdivider, if different than the owner, and of the designer of the subdivision;
- d. The date of preparation, scale (no less than one inch to equal one hundred feet) and the north point.

2. Existing Conditions. The plat shall show:

- a. The location of and dimensions to the nearest bench mark or monument;
- b. The boundary lines of the proposed subdivision indicated by a solid heavy line and the total approximate acreage encompassed thereby;
- c. All property under the control of the subdivider, even though only a portion is being subdivided. Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in the light of existing general street plans, other planning commission studies and the County Transportation Improvement Plan;
- d. The location, width and names of all existing streets within two hundred feet of the subdivision and of all prior platted streets or other public ways, railroad and utility rights-of-way, parks and other public open spaces, permanent buildings and structures, houses or permanent easements and section and corporation lines, within and adjacent to the tract;
- e. The location of all wells, proposed, active and abandoned, and of all reservoirs within the tract and to a distance of at least one hundred feet beyond the tract boundaries;
- f. Existing sewers, water mains, culverts or other underground facilities within the tract and to a distance of at least one hundred feet beyond the tract boundaries, indicating pipe sizes, grades, manholes and exact location;
- g. Existing ditches, canals, natural drainage channels, and open waterways and proposed realignments;
- h. Boundary lines of adjacent tracts of unsubdivided land, showing ownership where possible;
- i. Contour at vertical intervals of not more than two feet. Highwater levels of all watercourses, if any, shall be indicated in the same datum for contour elevations;
- j. Nearest installed fire hydrants on or within five hundred feet of the proposed subdivision.

3. Properties Located in the Foothills and Canyons Overlay Zone. In addition to the preceding, the preliminary plat for subdivision of a property located in the foothills and canyons overlay zone shall show:

- a. A graphic depiction of existing slope characteristics of the property, illustrating the following:
 - i. Areas with slopes less than thirty percent,
 - ii. Areas with slopes thirty to forty percent,
 - iii. Areas with slopes forty to fifty percent, and
 - iv. Areas with slopes greater than fifty percent;
- b. Identified natural hazards, including but not limited to, areas potentially subject to avalanche, liquefaction, and/or surface fault rupture;
- c. Water courses, natural drainage channels, storm water runoff channels, gullies, stream beds, wetlands, etc.

4. Proposed Subdivision Plan. The subdivision plan shall show:

- a. The layout of streets, showing location, widths and other dimensions of (designated by actual or proposed names and numbers) proposed streets, crosswalks, alleys and easements;
- b. The layout, numbers and typical dimensions of lots, and in areas subject to foothills and canyons overlay zone provisions, designation of buildable areas on individual lots.
- c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision;
- d. Building setback lines, including showing dimensions where required by the planning commission;
- e. Easements for water, sewers, drainage, utility lines and other purposes, if required by the planning



commission;

f. Typical street cross sections and grade sheets where required by the planning commission or other interested county divisions;

g. A tentative plan or method by which the subdivider proposes to handle stormwater drainage for the subdivision.

B. Where required, evidence of any agreements with adjacent property owners relative to the subdivision development shall be presented to the planning and development services division in writing prior to its approval of the plat. These agreements shall include those relative to drainage, easements, protection strips and improvement bonds.

18.12.030 Preliminary plat approval or disapproval.

Following a review of the preliminary plat the planning commission shall act on the preliminary plat as submitted or modified. If the plat is approved, the director or director's designee shall sign the plat. One copy of the preliminary plat shall be provided to the subdivider. One signed copy shall be retained by the planning and development services division, and one copy of the approved plat shall be returned to the developer's engineer. If the preliminary plat is disapproved, the director or director's designee shall notify the developer in writing and give reasons for such disapproval. The receipt of a signed copy of the approved preliminary plat shall be authorization for the subdivider to proceed with the preparation of specifications for the minimum improvements required in Chapter 18.24 of this title and with the preparation of the final plat.

18.20.025 - Design standards for subdivisions located in the foothills and canyons overlay zone.

A. Design Shall Further Purposes and Goals of Overlay Zone. In subdivisions proposed for development in the foothills and canyons overlay zone (see Chapter 19.72 in Title 19, Zoning), the general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed subdivision shall be designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of the foothills and canyons overlay zone.

B. Consider/Apply Zoning Development Standards. Applicants shall consider and apply the development standards set forth in Chapter 19.72 in (1) the layout of the subdivision and (2) the designation of buildable areas on individual lots (see subsection C of this section) in order to avoid creating lots or patterns of lots that will make compliance with such development standards difficult or infeasible.

C. Designations of Buildable Areas. All preliminary and final subdivision plats shall outline buildable areas on each lot intended to accommodate planned principal and accessory structures.

D. Clustering of Lots. Clustering of lots within a subdivision is strongly encouraged and may be required by the planning commission to meet the requirements of this provision and the overlay zone.



2.3 Other Agency Recommendations or Requirements

Subdivision Engineering and Boundary Review:

1. Plats must be on regular County Titleblock with all appropriate signature blocks.

2. Street must be named and approved by Addressing . If the road is private it must state so on the plat if the road is to be made public it must be labeled "Area Hereby Dedicated to Salt Lake County"

3. Plat and plans must show how lots 3 & 4 are accessed. If there is road it must be shown on plat with its name.

4. Must show Fire Hydrants on plat.
5. All Streets within 200 ft. of the proposed subdivision must be shown on plat.
6. Label all utility and drainage easements on the plat
7. A preliminary report of title will be required at the final stage of the project.

Geology Review : not yet received.

Grading Review:

1. Based on the information provided and knowledge of the area the review has been completed due to being snow covered.
2. Based on the Slope analysis provided by Twinpeaks engineering the slopes in the area are less than 30% grade.,
3. The manmade slope at lot # 2 is in excess 10'feet high and will create issues with the proposed access location based on the required depth of the driveway and location of the buildable area, with the retaining sections of FCOZ as well as the grade change restrictions.
4. Will need to show how the site stormwater will be directed to an approved outlet or maintained on site with the proposed development of the subdivision.
5. The proposed Terraced Rock walls need to be terraced from the back of the lower wall to the face of the upper wall (not face of lower wall to face of upper wall to create five foot terrace as shown in details)
6. Need to provide Top and Bottom elevations of the proposed walls.
7. Need to provide a slope stability analysis on the proposed rock faced slopes for the main access to the subdivision.
8. Need to provide written approval from Traffic and UFA on placing gravel over the Road based instead of asphalt, since the road is main access.
9. The proposed location of the Silt fencing is located in the Centerline of the existing road bed which will prevent existing cabin owners access during construction and beyond, until re-vegetation is established.
10. Need to identify the locations of the planned 2:1 slopes on the drawings which are noted in the general notes and show both toe and catch points.
11. Need to show how the Stormwater will be directed off the roadway and controlled in a manner not to create additional Erosion.
12. Site is located in the Watershed per 17.22.040 of County Ordinance a Full SWPPP and N.O.I are required to be submitted prior to any permitting for the road development.
13. All site grading and road Development shall be completed under the Grading permit process administered through planning and development services.

(Note-- Driveway to Lot # 2 should be through lot # 3 easement and not off the main road, as planned)

Health Department Review:

The following are required prior to receiving approval from the Salt Lake County Health Department:

1. A current letter of water availability
2. A current letter of sewer availability
3. A current watershed letter from Salt Lake City Public Utilities.

County Traffic Engineering Review:

Since this project will add 3 building sites to the area verification that the existing road meets SLCO standards must be provided. Any improvements needed to bring road up to standards must be completed or bonded for prior to subdivision approval.

In addition to 25' minimum width and maximum 10% grade the road is required to comply with 25mph

design speed standards and all other requirements of SLCO roadway ordinance, in addition to FCOZ requirements.

Must provide the engineering specifications for the driveway on lot # 2.

Roads and driveways greater than 150 feet in length must comply with the following:

1. Maximum allowable grade is 10%.
2. Road surface must be a minimum of 8 inches of compacted roadbase.
3. Minimum road/driveway width is 25 feet.

A vehicle turn-around which meeting the fire department's specifications is required.

Unified Fire Authority Review: not yet received.

County Urban Hydrology Review:

1. The slopes on lot #2 are steep with 25% to 50% varying slopes. Must provide buildable area limits for this lot.
2. Plans do not show how water and snow will be kept off of the main Church Road for lots 1,3 and 4. There is a concern for the safety of drivers.
3. Provide a cross section of the rock wall along lots 1 and 2.
4. Grading and Drainage plans must include the name and phone number of the registered professional engineer. P.E. stamp is required and must be signed and dated.
5. Plans must include the project name, address, north arrow and scale (minimum 1 inch = 20 feet).

Salt Lake City Watershed:

The following items will need to be addressed for this project. I have not received anything from the County as of yet. A field inspection has been completed. The following outstanding items will need to be completed prior to issuance of water letter.

- Recorded plat and lot number and/or certified address,
- Copy of water share certificate and water company letter in the land owner name for each lot
- Professional engineer or architectural stamp dated and signed,
 - Clearly show and label property boundary, existing structures and proposed construction, • Copy of grading plan showing and labeling topography and drainage paths,
- Copy of utility plan including water and sanitary sewer connections or vault (black water) and/or septic tank and systems (gray water) locations. Sewage pump systems (grinder pumps) are not allowed within the Salt Lake City Watershed.
- Setback dimensions of all proposed construction, tanks, septic vaults and fields from perennial and ephemeral streams, wetland areas and spring water sources (dimension must be from high water mark),
- Show, delineate and label from high water mark all perennial and ephemeral streams, wetland areas and spring water sources (depending on setback requirements regarding these features additional studies and/or information may be required),
- Show and label limits of disturbance and all construction best management practices and measures necessary to insure erosion control during construction,

- Show and label all proposed re-vegetation and stabilization measures necessary to control erosion after construction,
- Add following note to all plans “Contractor to provide all measures necessary, as determined by Salt Lake City authorized personnel, to control erosion and protect all water sources.”
- Heat pumps and geothermal well systems are not allowed within the protected Salt Lake City Watershed.
- Hot tub are not allowed within Salt Lake City Watershed without specific written approval of the governing agency and if approved must be connected to a Public Sewer System.

All plans must comply with Salt Lake City watershed ordinance, Salt Lake Valley Health Department watershed regulations and applicable State requirements. No structures are allowed within 100 feet of any stream, this includes any stream or stream bed which may have water in the channel at any time. A 50-foot setback is required from any spring water source or wetland area. A connection to a sanitary sewer system is required by State law if the property is within 300 feet of a sewer line. Sealed vaults are required for black water sewer and septic tanks and systems may be allowed for gray water systems. No outside watering systems are allowed as outside irrigation is prohibited by Salt Lake City water contracts and ordinance within the Watershed areas.

2.4 Other Issues

Planning Review:

The large remainder parcel must be preserved as dedicated open space. Ownership and maintenance to be shared by the private property owners. An open space easement must be dedicated to Salt Lake County in order to insure that the area remain as private recreational open space in perpetuity.

Each lot in FCOZ is required to delineate the location of a building pad/buildable area on the lot per 18.12.010 (4)(b) and 18.20.025 (C). The building pad must be fully located on slopes less than 30%.

As this application was made late in the year not all reviewers or agencies were able to make a field trip to the site before it was covered in snow. Accordingly, the location of site specific topographical features including any streams and natural drainage channels has not been verified. Final approval of the preliminary plat by staff will be subject to verification by the individual reviewing agencies and entities of these elements once the snow has melted in the spring. Revisions to the plans or building pads may be required based upon those subsequent reviews and verifications.

Utilities lines are required to be buried as part of this subdivision application. This will include the existing lines that service the property as well as the new service lines. This is especially pertinent to the existing overhead power lines on the property. Appropriate easements must also be included and shown on the subdivisions plats.

Some residual minor revisions need to be made to the preliminary plat in order to bring it into compliance with ordinance requirements namely:

1. plat must include plat revision blocks and the date of preparation.
2. The address of the subdivision must be included in the subdivision title.

3.0 STAFF RECOMMENDATION

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

- 1) Submit revised plans and documentation that meets the requirements and conditions of the specified reviewing entities and agencies. Approval from all these entities and agencies must be received before final subdivision approval can be granted by planning staff.
- 2) Construct all subdivision improvements in accordance with stamped and approved plans.
- 3) Dedicate to Salt Lake County a perpetual open space easement over the remainder parcel.

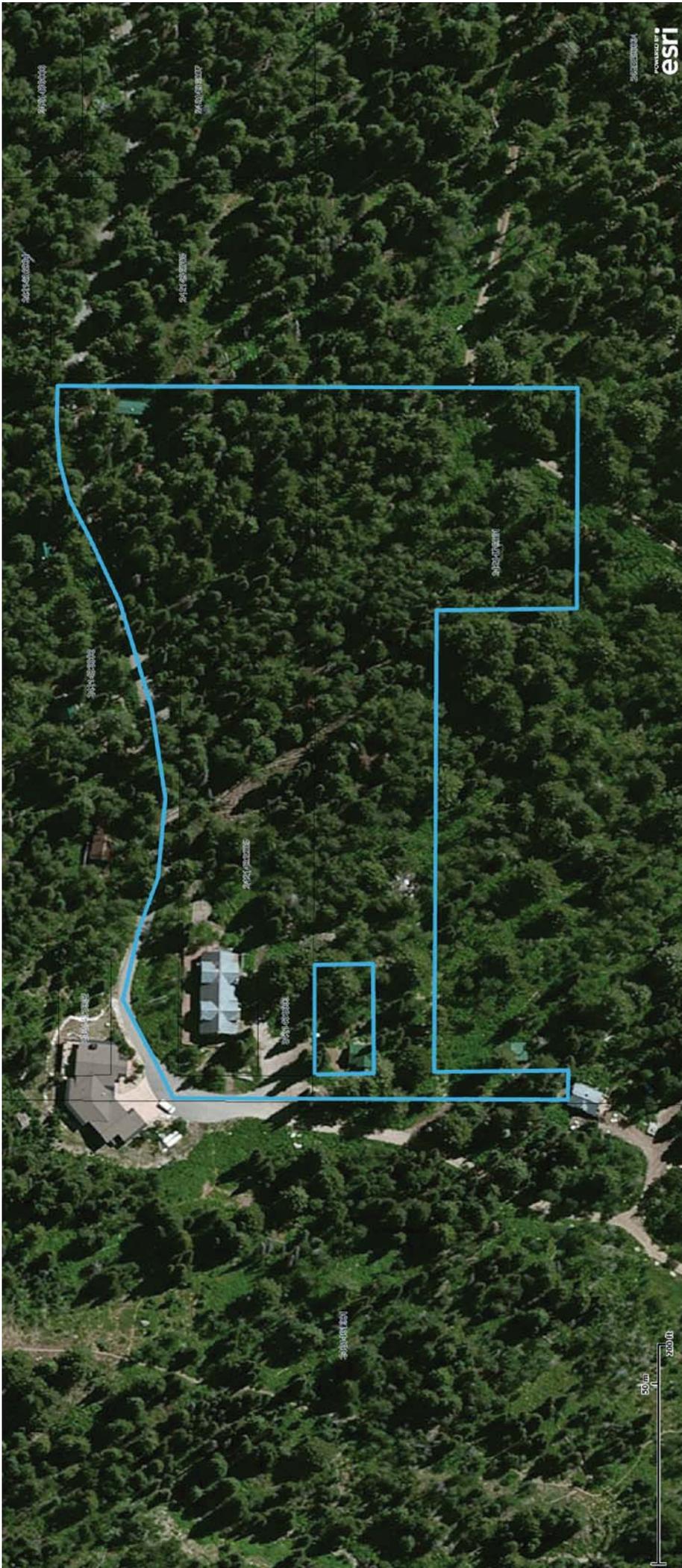
3.2 Reasons for Recommendation

- 1) Additional corrections are required to bring the preliminary plat into full compliance with minimum ordinance standards for approval.
- 2) Approval from all reviewing agencies and entities has not yet been obtained, but is anticipated to occur as part of the subsequent technical review process.
- 3) Dedication of an open space easement to Salt Lake County for the remainder parcel is required and will insure that the parcel remains in permanent private recreational open space.

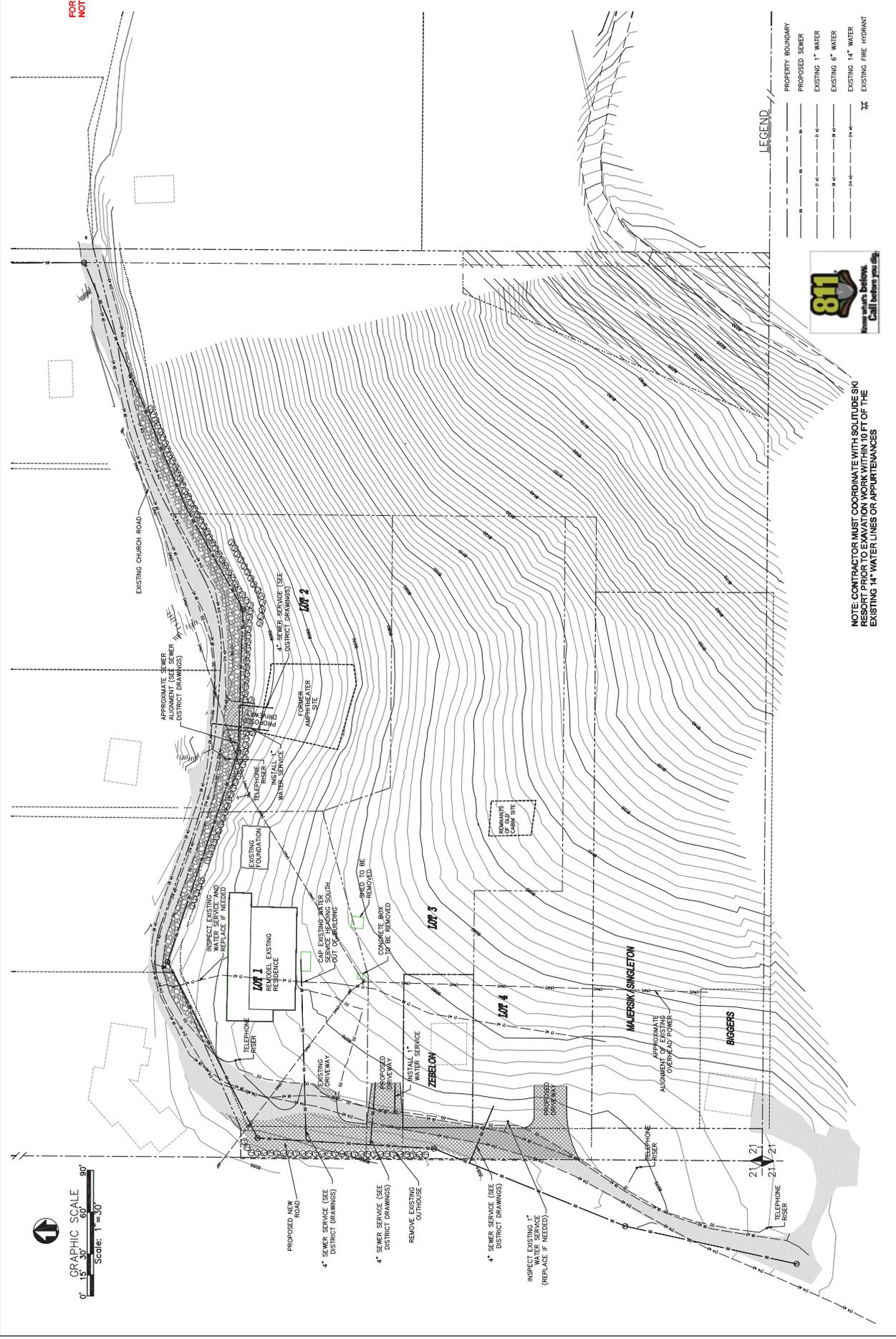
3.3 Other Recommendations

none at this time.

#29130
Aerial Photo (Approximate)



Fri Jan 2 2015 12:16:28 PM.



GRAPHIC SCALE
 0' 15' 30' 60' 90'
 Scale: 1"=30'



NOTE: CONTRACTOR MUST COORDINATE WITH SOLITUDE SKI RESORT PRIOR TO EXCAVATION WORK WITHIN 10 FT OF THE EXISTING 14" WATER LINES OR APPURTENANCES

