

Mayor Meeting

Public Meeting Agenda

Friday, February 19, 2016 10:00 A.M.

****AMENDED****

LOCATION: SALT LAKE COUNTY GOVERNMENT CENTER

2001 SOUTH STATE STREET, NORTH BUILDING, ROOM N3-600, KEARNS CONFERENCE ROOM

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 purpose of the Mayor's Meeting is to allow the Mayor's Office to hear applicant and public comment, as well as agency and staff recommendations, prior to making a decision on land use applications filed with Salt Lake County. The Mayor's Office also hears business license related issues.

PUBLIC HEARINGS

29604 – David DeSeelhorst is requesting an Exception to the standards for roadway development for a newly proposed 8 Lot subdivision. This request was filed in connection with Subdivision File #29604. **Location:** 12000 East Big Cottonwood Canyon Road. **Community:** Big Cottonwood. **Zone:** Fm-10. **Planner:** Spencer Hymas

BUSINESS MEETING

- 1) Approval of Minutes from the October 23, 2015 meetings.
- 2) Other Business Items (as needed)

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File # 29604

Exception to Roadway Standards Summary and Recommendation

Public Body: Mayor's Meeting

Meeting Date: February 19, 2016

Parcel ID: 24-22-300-004

Current Zone: FM-10

Property Address: 12000 E Big Cottonwood Cyn Road

Request: Exception to Roadway Standards for 8 Lot Subdivision Development

Community Council: Big Cottonwood Canyon

Planner: Spencer Hymas

Planning Commission Recommendation: Denial of the width exception, Approval of grade and design exception

Planning Staff Recommendation: Denial of the width exception, Approval of grade and design exception

Applicant Name: David DeSeelhorst

PROJECT DESCRIPTION

David DeSeelhorst is requesting an exception to roadway standards for minimum width, grade and design speed standard.

SITE & VICINITY DESCRIPTION

The property is located directly adjacent to the Solitude Ski Resort and is accessed off of Church Road.

NEIGHBORHOOD RESPONSE

During the public hearing portion of the Planning Commission meeting held on February 4, 2016, a concerned citizen mentioned that he thought the Planning Commission should support a smaller width road to minimize impacts to the area.

PLANNING COMMISSIONS' RESPONSE

The Mountainous Planning Commission made a recommendation to deny the road width exception, but approve the exception to grade and design at their meeting on February 4, 2016

REVIEWING AGENCIES RESPONSE

AGENCY: Traffic Engineer

DATE: January 26, 2016

RECOMMENDATION: 1. Minimum 25 foot road width required. Exception to roadway standards required for 20' road. 2. Maximum allowed grade for a private road is 10 %. Exception to roadway standards is required to exceed 10% grade for new subdivision 3. Roadway must meet 25 mph design standard. Horizontal curves shown at 50' do not meet standard.

Exception to Width: I do not recommend approval of an exception to the roadway width standard. This road serves as access to public and private property beyond the subdivision and should meet minimum emergency access standards for width. A 25' road surface provides for emergency vehicle clearance in the event a parked or disabled car or other roadway impediment is present.

Exception to Grade: I recommend approval of the exception to the maximum roadway grade of 10%, up to a maximum grade of 11%. The roadway will be paved and the proposed grade will not pose an obstacle to safe access.

Exception to 25 mph design speed standard, specifically horizontal curve radii: I recommend approval of the exception to the 25 mph speed for horizontal curves. The proposed 50 foot radius curves meet minimum emergency vehicle standards. The low volume of traffic and mountainous environment are justifications for lowering the design speed requirement according to nationally recognized mountain road design standards. (These standards are not adopted by SLCO ordinance, which is why the ordinance exception is required.)

Compliance with current building, construction, engineering, fire, health, landscape and safety standards will be verified prior to final approval.

PLANNING STAFF ANALYSIS

This development is within the Foothills and Canyons Overlay Zone (FCOZ).

19.72.010 - Purposes of provisions of FCOZ.

A. *The general purpose of the foothills and canyons overlay zone is to promote the health, safety, and public welfare of the residents of the county, and while being cognizant of private property rights, to preserve the natural character of the foothills and canyons by establishing standards for foothill and canyon development proposed in the unincorporated areas of the county.*

B. *The standards for development contained herein are intended specifically to accomplish the following purposes:*

- 1. Preserve the visual and aesthetic qualities of the foothills and canyons, including prominent ridgelines, which are vital to the attractiveness and economic viability of the county;*
- 2. Encourage development designed to reduce risks associated with natural hazards and to provide maximum safety for inhabitants;*
- 3. Provide adequate and safe vehicular and pedestrian circulation;*
- 4. Encourage development that fits the natural slope of the land in order to minimize the scarring and erosion effects of cutting, filling, and grading related to construction on hillsides, ridgelines, and steep slopes;*
- 5. Prohibit activities and uses that would result in degradation of fragile soils, steep slopes, and water quality;*
- 6. Provide for preservation of environmentally sensitive areas and open space by encouraging clustering or other design techniques to preserve the natural terrain, minimize disturbance to existing trees and vegetation, preserve wildlife habitat, and protect aquifer recharge areas;*
- 7. Reduce flooding by protecting streams, drainage channels, absorption areas, and floodplains from substantial alteration of their natural functions.*

14.12.020 - Roadways to comply with standards.

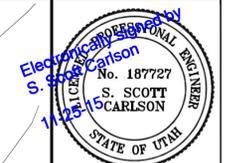
All public and private roadway development located within the unincorporated county subject to the jurisdiction of Salt Lake County shall meet the requirements of this chapter. Where specific elements of design and construction are not addressed in this chapter, roadway design and construction shall comply with the engineering guidelines for design set forth in the AASHTO publication, "A Policy on Geometric Design of Highways and Streets," 1990, and any successor editions. The public works engineer shall utilize the AASHTO manual in setting safe design requirements.

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.

PLANNING STAFF RECOMMENDATION

Planning staff has aligned their recommendation with the Traffic Engineer's recommendation to deny the exception to road width, and approve the exception to grade and design speed.

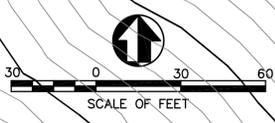
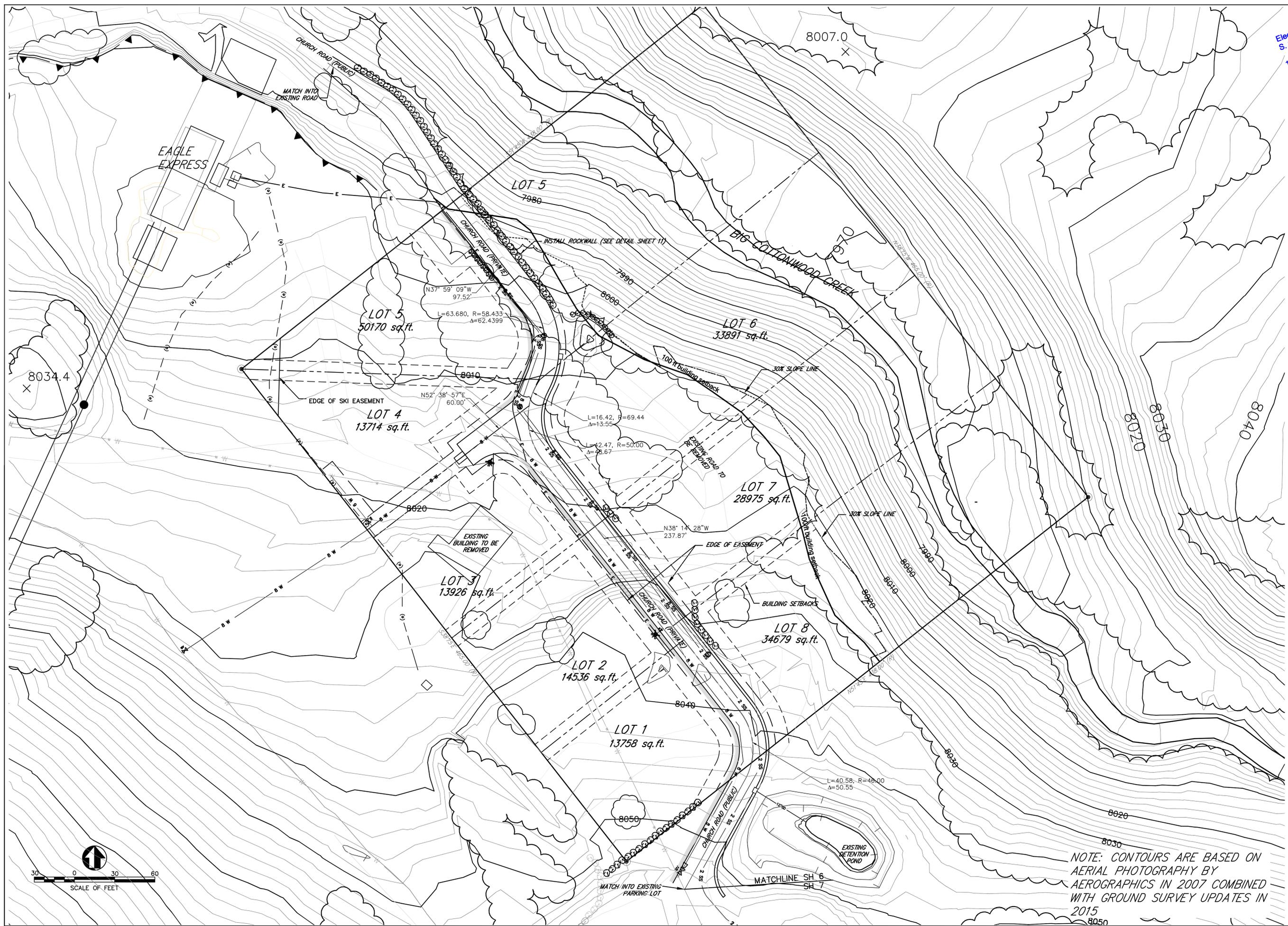


**SOLITUDE MOUNTAIN RESORT
CARRIE MILL SITE
SITE PLAN**

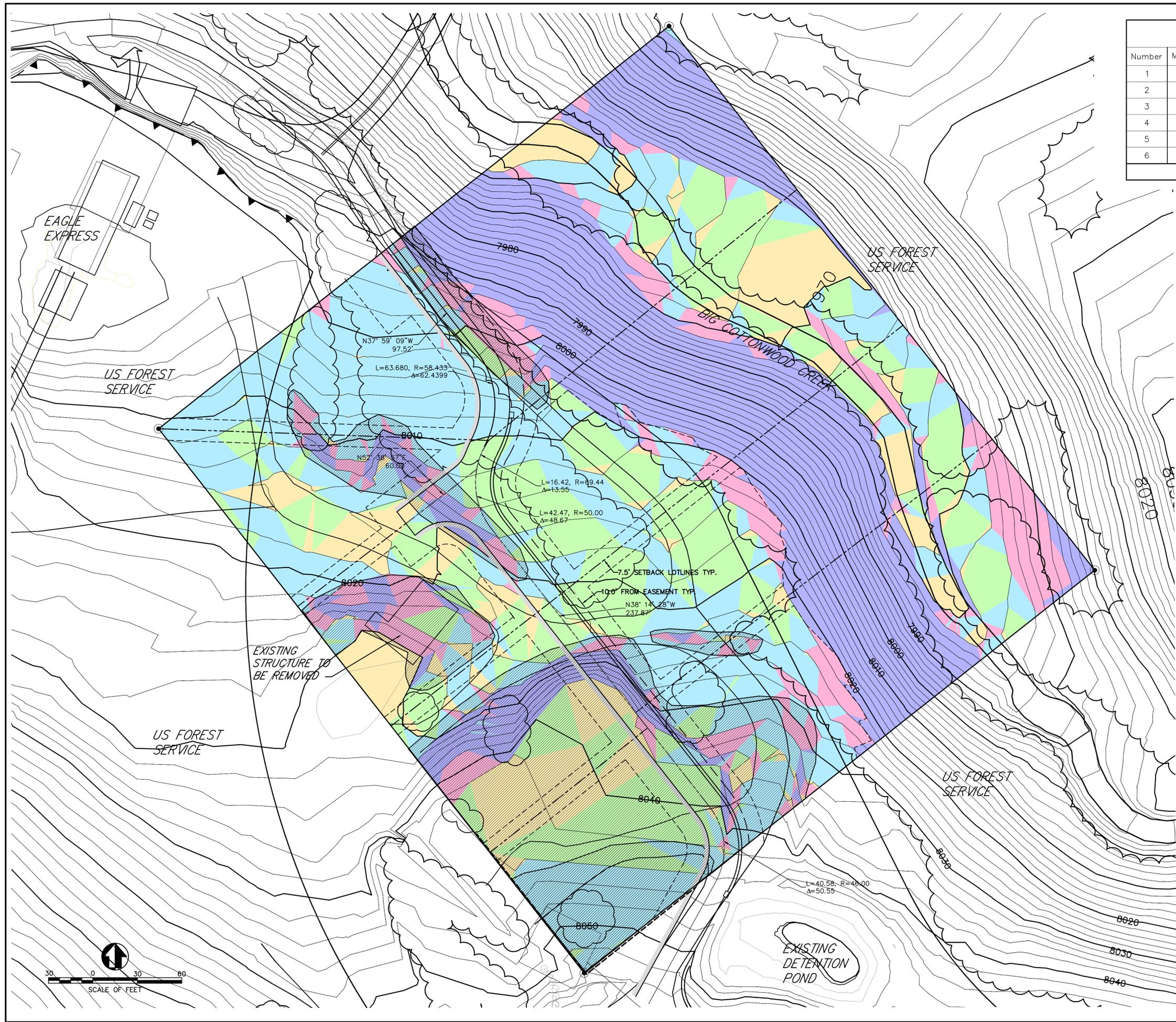
TWIN PEAKS
Engineering & Land Surveying
2264 NORTH 1450 EAST LEHI, UTAH 84043
(801) 450-3511, (801) 439-0700 FAX

DWG DATE: AUGUST 2015
PLOT DATE: 20 November 2015

SHEET
5
OF
11



NOTE: CONTOURS ARE BASED ON AERIAL PHOTOGRAPHY BY AEROGRAPHICS IN 2007 COMBINED WITH GROUND SURVEY UPDATES IN 2015

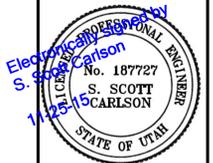


| Slopes Table | | | | |
|--------------|-----------------|---------------|--------|-------------|
| Number | Minimum Slope | Maximum Slope | Area | Color |
| 1 | 0.00% | 5.00% | 23100 | Yellow |
| 2 | 5.00% | 10.00% | 42420 | Light Green |
| 3 | 10.00% | 20.00% | 61040 | Light Blue |
| 4 | 20.00% | 30.00% | 19730 | Pink |
| 5 | 30.00% | GREATER | 57380 | Purple |
| 6 | MAN MADE SLOPES | | 50910 | Hatched |
| TOTAL | | | 203670 | |

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- BUILDING SETBACKS

NOTE: DRIVEWAYS INTO EACH NEW HOME WILL BE DETERMINED IN CONNECTION WITH HOME DESIGN



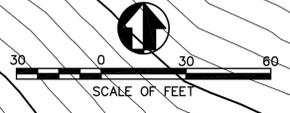
**SOLITUDE MOUNTAIN RESORT
CARRIE MILL SITE
EXISTING CONDITIONS SLOPE ANALYSIS**

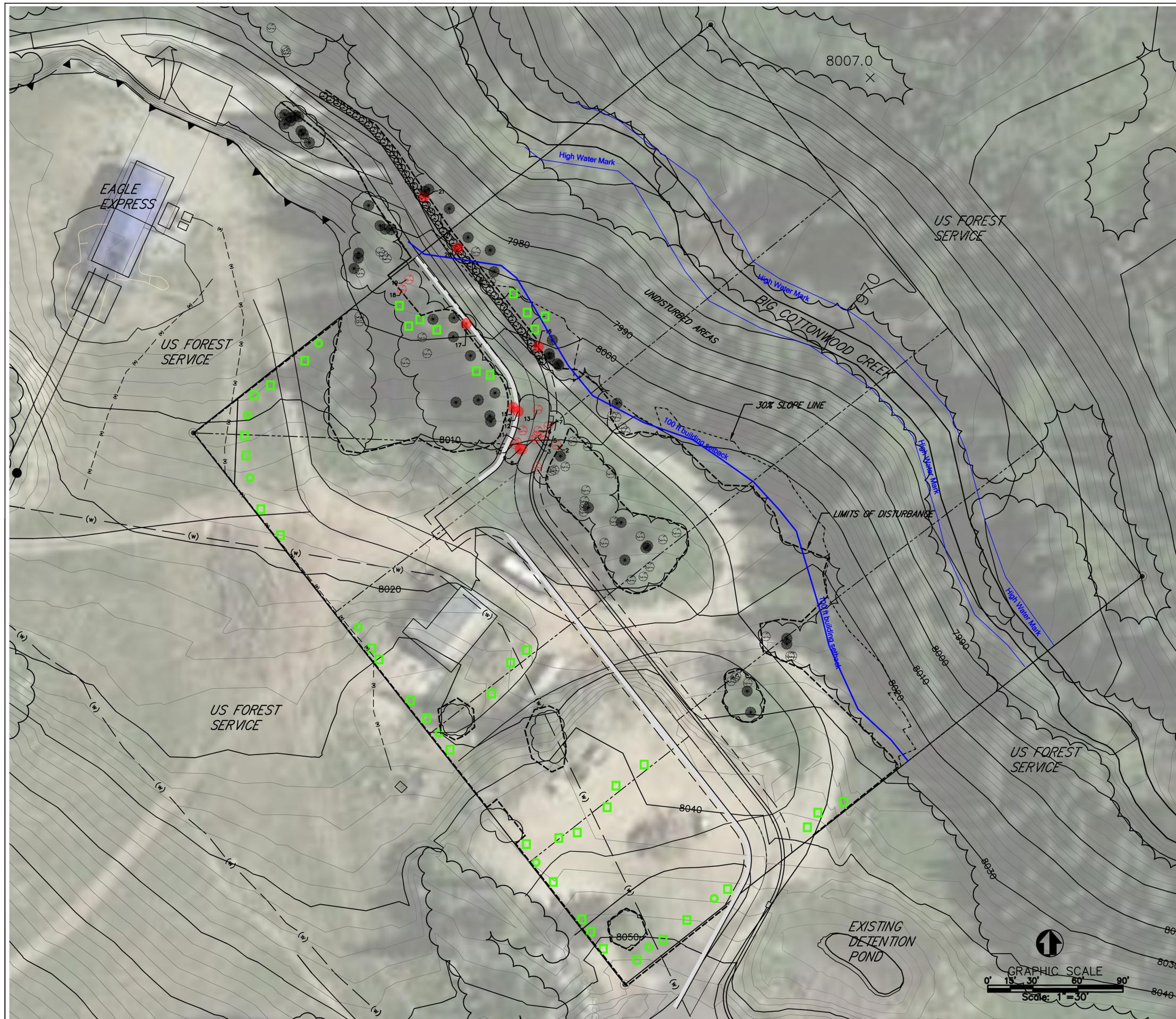
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SHEET
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OF 11

NOTE: CONTOURS ARE BASED ON AERIAL PHOTOGRAPHY BY AEROGRAPHICS IN 2007 COMBINED WITH GROUND SURVEY UPDATES IN 2015





| TREE # | SPECIES | SIZE DIA. | REPLACEMENT NUMBER |
|--------|---------|-----------|--------------------|
| 1 | ASPEN | 6" | 3 |
| 2 | ASPEN | 7" | 3 |
| 3 | ASPEN | 6" | 3 |
| 4 | ASPEN | 6" | 3 |
| 5 | ASPEN | 7" | 3 |
| 6 | ASPEN | 6" | 3 |
| 7 | ASPEN | 7" | 3 |
| 8 | ASPEN | 6" | 3 |
| 9 | CONIFER | 16" | 2 |
| 10 | ASPEN | 6" | 3 |
| 11 | ASPEN | 7" | 3 |
| 12 | ASPEN | 6" | 3 |
| 13 | ASPEN | 6" | 3 |
| 14 | CONIFER | 6" | 2 |
| 15 | CONIFER | 5" | TOO SMALL |
| 16 | CONIFER | 5" | TOO SMALL |
| 17 | CONIFER | 10" | 2 |
| 18 | ASPEN | 6" | 3 |
| 19 | ASPEN | 8" | 3 |
| 20 | CONIFER | 24" | 2 |
| 21 | CONIFER | 16" | USFS |
| TOTAL | ASPEN | | 42 |
| | CONIFER | | 8 |

LEGEND

- EXISTING CONIFER (SURVEYED)
- EXISTING ASPEN (SURVEYED)
- EXISTING CONIFER (SURVEYED TO BE REMOVED)
- EXISTING ASPEN (SURVEYED TO BE REMOVED)
- REPLACEMENT CONIFER
- REPLACEMENT ASPEN

NOTE: ALL DISTURBED AREAS TO BE RESEEDED WITH THE FOLLOWING SEED MIXTURES

| SUPPLIER | TYPE | PLS/ACRE |
|----------|--|----------|
| 1 | GRANITE SEED CABIN BLEND GRASSES | 20 |
| 2 | GRANITE SEED ROCKY MOUNTAIN WILDFLOWER MIX | 15 |
| TOTAL | | 35 |

OR APPROVED SIMILAR MIXES FROM OTHER SUPPLIER

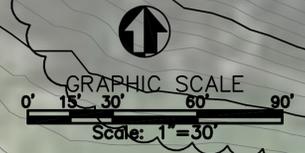


**SOLITUDE MOUNTAIN RESORT
CARRIE MILL SITE
TREE REMOVAL/REPLACEMENT PLAN**



DWG DATE: AUGUST 2015
PLOT DATE: 20 November 2015

NOTE: CONTOURS ARE BASED ON AERIAL PHOTOGRAPHY BY AEROGRAPHICS IN 2007 COMBINED WITH GROUND SURVEY UPDATES IN 2015





12

Cor. 45

CARRIE MILLER

INSPIRATION
STATION



B

S 3/4





Lots 7/8



MEETING MINUTE SUMMARY
MAYOR'S MEETING
Friday, October 23, 2015 10:00 a.m.

Approximate meeting length: 45 minutes

Number of public in attendance: 5

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Salt Lake County Township Services Executive Patrick Leary

***NOTE:** Staff Reports referenced in this document can be found on the State and County websites, or from Salt Lake County Planning & Development Services.

ATTENDANCE

| Mayor's Office | Public Mtg | Business Mtg |
|---|------------|--------------|
| County Township Services Executive Patrick Leary | x | x |

| Planning Staff / DA | Public Mtg | Business Mtg |
|---------------------|------------|--------------|
| Spencer Hymas | x | x |
| Wendy Gurr | x | x |
| Max Johnson | | |
| Zach Shaw (DA) | x | x |
| Todd Draper | x | x |
| Jena Carver | x | x |

PUBLIC HEARINGS

Hearings began at – 10:03 a.m.

PUBLIC HEARINGS

28933 – Steve Glezos is requesting an exception from roadway standards. The property is 7.74 Acres. **Location:** 3848 South 8000 West. **Community Council:** Magna. **Zone:** R-1-5 (Residential Single Family - 5,000 Square Foot min. lot size). **Planner:** Spencer Hymas

County Township Services Planner Spencer Hymas provided an analysis of the Staff Report.

Mr. Leary, Township Executive, asked where the exception Mr. Glezos is requesting is located? Mr. Hymas presented the area on 3848 South 8000 West. Mr. Leary asked if he would be developing the strip or someone else that owns the adjacent properties. Mr. Hymas advised it would be the owners of the properties. Mr. Hymas confirmed the Community Councils recommended denial of the exception request and the Magna Township Planning Commission did recommend approval with conditions. County Counsel Zach Shaw asked Mr. Hymas if he wanted to mention the conditions from the planning commission. Mr. Hymas said they would rather see it be a public road long term, provide additional traffic calming speed bumps, and lower the traffic speed. Mr. Leary asked if that was the recommendation from the traffic engineer. Jena Carver, Traffic Engineer said that is not what they recommend. Ms.

Carver's recommendation was to deny the exception to sidewalk and to approve the rest of the exceptions and multiple elements of the design of the road. Ms. Carver said a speed bump would be okay, but not a reduction in speed. Mr. Hymas said Mr. Glezos, the applicant, has tried to reach out to the adjacent property owners for a solution, but has not been able to reach an agreement. Mr. Hymas said we agree with the planning commission to have it be a public road long term. The Unified Fire Authority has reviewed and would like to see 20 feet of asphalt. Ms. Carver went over the exceptions requested. One side of the street would have curb and gutter, the other side would have a curb wall. Ms. Carver advised another exception is Mr. Glezos is requesting a curved slope instead of a crown slope, and the right-of-way width is an exception. The standard minimum is 42 feet and Mr. Glezos is requesting it down to 25 feet. Roadway width of 22 feet and standard is 25 feet. It isn't typical to require adjacent property owners to install improvements. When installing a new road, they are required to meet standards. Mr. Hymas said this is a dirt right-of-way. Mr. Shaw asked if there was discussion of a delay agreement, where the developer would put in sidewalks whenever the property adjoining the road. Mr. Hymas said he has approached adjacent property owners to work with them and Mr. Glezos is willing to be responsible with the improvements. Ms. Carver recommends move to the south side. Mr. Leary said if he recommended approval, it would require curb and gutter on the south side, curb wall on the north and tilt the road to the north and add two speed bumps. Mr. Shaw said with a delay agreement the developer owns the adjoining land and has ability to develop sidewalks. In this situation you don't have that. With a delay agreement, this developer has to agree if he sets aside five feet for additional improvements he would install those and chances would be remote of those being installed. Mr. Shaw said it would be an exaction and the exaction would have to be proportional to the development. The analysis would be, does this new development create the need for the sidewalk or is the current development creating the need for sidewalk. The argument from the future developer could create an argument the need for sidewalk and it's unclear. Ms. Carver's recommendation is to approve most of the exceptions, but not the exception to sidewalk or asphalt width. Her recommendation would be to install 25 feet of asphalt, install curb, gutter, and sidewalk on the south side and the applicant would need an additional eight feet in order to do that.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Unified Fire Authority

Name: Cynthia Mathews

Address: not provided

Comments: Ms. Mathews hasn't worked with the applicant. They have a drainage pond on the south side. Their fence is right on their property line. She has snow removal concerns on the road and also needs to protect the fence. It will not impact the pond and that is why they are not working with the applicant.

PUBLIC PORTION OF MEETING CLOSED

Motion by: Township Executive Patrick Leary. The motion is to grant the exception request as proposed by Staff and work with the transportation team to install curb and gutter continuously on the south side, sloping to the South. **(Specific requirements from staff report)** If additional property is acquired, requirement is to install the additional sidewalk and traffic calming measures.

29186 – Benson Whitney requests approval to amend lot 2 of the existing Fisher Meadows Subdivision.

Location: 2184 East Fisher Lane. **Community:** Millcreek. **Zone:** A-1 z/c. **Planner:** Todd A. Draper

County Township Services Planner Todd Draper provided an analysis of the Staff Report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Not provided

Name: Bart Wilson

Address: 2215 Stillman Lane

Comments: Mr. Wilson said he wasn't aware of the issues of concern, whether a house was in or out of subdivision.

Mr. Draper said this is a subdivided lot and they can adjust the lot lines. Staff will verify it meets lot width and size requirements. Mr. Wilson said he also has interest in the email from Mark Haslam, note 7. Corner of 108 where the irrigation ditch would come to and are they aware and addressing the irrigation. They don't want to have a flood and this would worsen it. There has been flooding in the Haslam home. Mr. Draper said it would not be an issue today and would be a technical review element taken care of during the technical review process. Mr. Wilson asked about the fence that might be built; requirements standards. Mr. Draper said a fence is required and some details were provided in the initial proposal that will be addressed in the technical process. There is plenty of vegetation. The landscape ordinance will dictate what will remain during the technical review process.

Speaker # 2: Citizen

Name: Sam Haslam

Address: 2206 Fisher Lane

Comments: Mr. Haslam said they were aware two homes could be built and the concern is that it is now up to eight and also wondering if they would all be built at once.

Mr. Draper isn't certain about the timeline. That would be for the applicant to answer. Mr. Haslam said it could take 12 to 18 months to complete and it will create noise and disruption. He has security concerns with a PUD. Mr. Draper said as far as security, this is beyond what we get into and would be the same for any other home owner. Mr. Shaw isn't aware of county ordinance. Mr. Haslam asked about time of day for construction. Mr. Draper said health department would have that answer and that is in their ordinance. Mr. Haslam said they are opposed and hopes to keep the developer to live up to every code. Mr. Leary asked Mr. Shaw if the 608 meeting is to show good cause. Mr. Shaw said that is the reason for the meeting. Ms. Carver confirmed no construction between 10pm and 7am. Mr. Leary confirmed James Bennett is the noise ordinance person to contact at the Health Department.

PUBLIC PORTION OF MEETING CLOSED

Motion by: Township Executive Patrick Leary. The motion is to approve the amendment to lot 2 of the existing Fisher Meadows Subdivision as presented.

BUSINESS MEETING

Meeting began at – 10:47 a.m.

- 1) Approval of Minutes from the September 25, 2015 meeting.

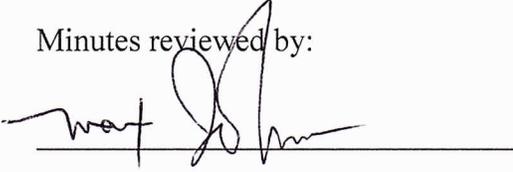
Motion by: Township Executive Patrick Leary. The motion is to approve the minutes from the September 25, 2015 meeting as presented.

- 2) Other Business Items (as needed)
No other business items to discuss.

MEETING ADJOURNED

Time Adjourned – 10:48 a.m.

Minutes reviewed by:



12-11-15