

Mayor Meeting

Public Meeting Agenda

Friday, March 25, 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

29622– Dale Bennett is requesting 608 approval to amend lot 9 of the Willow Creek No. 3 Subdivision in order to create the 2 lot Ashley Circle Estates Flag Lot Subdivision. **Location:** 8250 South Ashley Circle. **Zone:** A-1. **Community:** Willow Creek. **Planner:** Todd A. Draper

BUSINESS MEETING

- 1) Approval of Minutes from the February 19, 2016 meetings.
- 2) Other Business Items (as needed)

ADJOURN

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OFFICE OF TOWNSHIP SERVICES

Planning and Development Services

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

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

www.pwpds.slco.org

File # 29622

Amended Subdivision (608) Summary and Recommendation

Public Body: Salt Lake County Mayors Meeting

Meeting Date: March 25, 2016

Parcel ID: 22-35-326-032

Current Zone: A-1

22-35-326-033

Property Address: 8250 South Ashley Circle

Request: 2 lot - Flag lot Subdivision

Community Council: Willow Creek

Unincorporated: Willow Creek

Planner: Todd A. Draper

Planning Commission Recommendation: (Will be provided at the Mayors Meeting)

Planning Staff Recommendation: Approval

Applicant Name: Dale Bennett

PROJECT DESCRIPTION

The applicant is requesting 608 approval to amend lot 9 of the underlying Willow Creek No. 3 Subdivision in order to create the 2 lot Ashley Circle Estates Flag Lot Subdivision.

SITE & VICINITY DESCRIPTION (see attached map)

The site is located in the Willow Creek community in the unincorporated County and is bordered on the North by Little Cottonwood Creek and Cottonwood Heights City. Neighboring land uses include low density single family dwellings and the Willow Creek Country Club.

GENERAL PLAN CONSIDERATIONS

A County General Plan specific to the Willow Creek is not known to exist. The subdivision proposal is compatible with other surrounding land uses and general Goals of Countywide plans.

LAND USE CONSIDERATIONS

Requirement	Standard	Proposed	Compliance Verified
Height	35 feet	No change proposed to existing structure	Yes
Front Yard Setback	30 feet	94 feet	Yes
Side Yard Setback	8 feet, combined total of 18 feet	10 feet and 31.5 feet	Yes

Rear Yard Setback	30 feet (15 feet with garage)		
Flag Lot setbacks	20 feet on all sides	20 feet on all sides	Yes
Lot Width	65 feet		
Lot Area	10,000 sq. ft. for base lot 15,000 sq. ft. for flag lot		

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

None identified that relate directly to the proposed subdivision amendment.

NEIGHBORHOOD RESPONSE

No formal response has been received.

REVIEWING AGENCIES RESPONSE

AGENCY: Grading Review

DATE: 2/2/2016

RECOMMENDATION: Conceptual Approval – Must show the 100 yr. flood plain on the plat. Finish floor must be 1 foot above the flood plain elevation. Provide details on retaining walls. Storm water maintenance agreements will be required for the retention ponds.

AGENCY: Geology Review

DATE: 2/11/2016

RECOMMENDATION: Conceptual Approval – No sufficient geology issues are anticipated with this development. Footing excavation shall be inspected and approved by a qualified geotechnical engineer.

AGENCY: Hydrology Review

DATE: 2/17/2016

RECOMMENDATION: Conceptual Approval – Items for final submittal: evaluation of access for flood control. Provide drainage calculations for sizing of detention basin. Provide cross sections of detention basin. Show spot elevations for the new lot. Payment of storm drain impact fees.

AGENCY: Boundary / Survey Review

DATE:

RECOMMENDATION: Conceptual Approval – Compliance with technical requirements of survey description and platting requirements.

AGENCY: Traffic Engineering Review

DATE: 2/19/2016

RECOMMENDATION: Conceptual Approval

AGENCY: Unified Fire Authority

DATE: 3/2/2016

RECOMMENDATION: Conceptual Approval – Fire flow verification required from water department. Two hydrants within 600 ft. of lot allowing a maximum size of 7,700 total sq. ft. of structure with a fire flow of 2,250. Minimum flow is 1,000 gpm for up to 3,600 sq. ft.

AGENCY: Health Department Review

DATE: 2/24/2016

RECOMMENDATION: Conceptual Approval – Provide Sewer and Water availability letters

AGENCY: Building Inspection

DATE: 2/1/2016

RECOMMENDATION: Conceptual Approval – any portion of the existing home closer than 5 feet from the property line that is part of the structure will need to be 1 hour fire rated construction. Demo permits required for removal of the garage. Building permit required for construction of the new home.

AGENCY: Public Works Operations

DATE: 2/1/2016

RECOMMENDATION: Conceptual Approval

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

PLANNING COMMISSION RECOMENDATION

This application will be heard at the March 23, 2016 meeting of the Salt Lake County Planning Commission. Their recommendation regarding the amendment to the underlying subdivision will be provided directly at the Mayors meeting on March 25, 2016.

PLANNING STAFF ANALYSIS

State Ordinance Excerpts:

17-27a-608. Vacating or amending a subdivision plat.

(1) (a) A fee owner of land, as shown on the last county assessment roll, in a subdivision that has been laid out and platted as provided in this part may file a written petition with the land use authority to have some or all of the plat vacated or amended.

(b) If a petition is filed under Subsection (1)(a), the land use authority shall hold a public hearing within 45 days after the day on which the petition is filed if:

(i) any owner within the plat notifies the county of the owner's objection in writing within 10 days of mailed notification; or

(ii) a public hearing is required because all of the owners in the subdivision have not signed the revised plat.

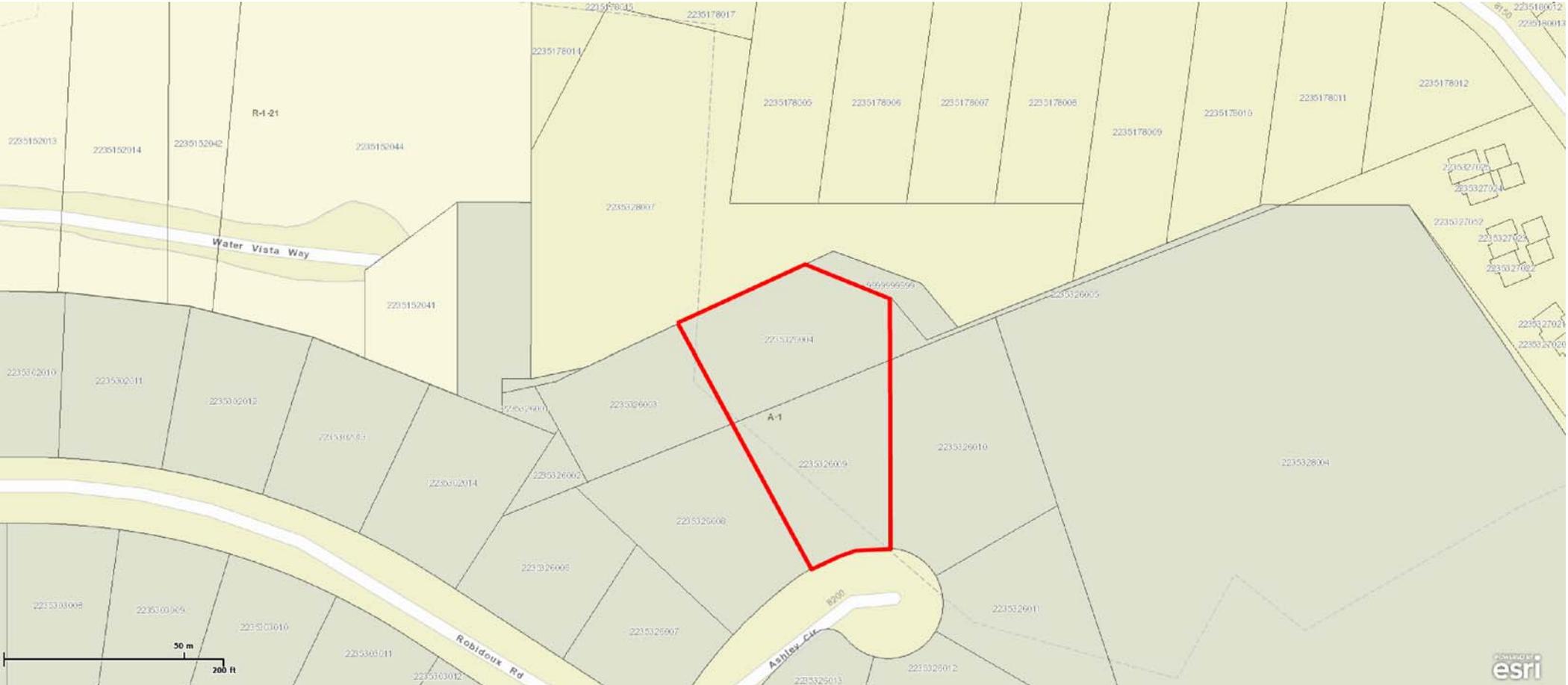
(3) Each request to vacate or amend a plat that contains a request to vacate or amend a public street, right-of-way, or easement is also subject to Section 17-27a-609.5.

Planning Staff has reviewed the proposed subdivision amendment for compliance with relevant ordinances and policies, and believes that good cause exists to permit the amendment.

PLANNING STAFF RECOMMENDATION TO THE PLANNING COMMISSION

Planning Staff is recommending to that the Salt Lake County Planning Commission that they forward a favorable recommendation to the mayor or his designee to amend the existing underlying subdivision.

29633 Zoning Map



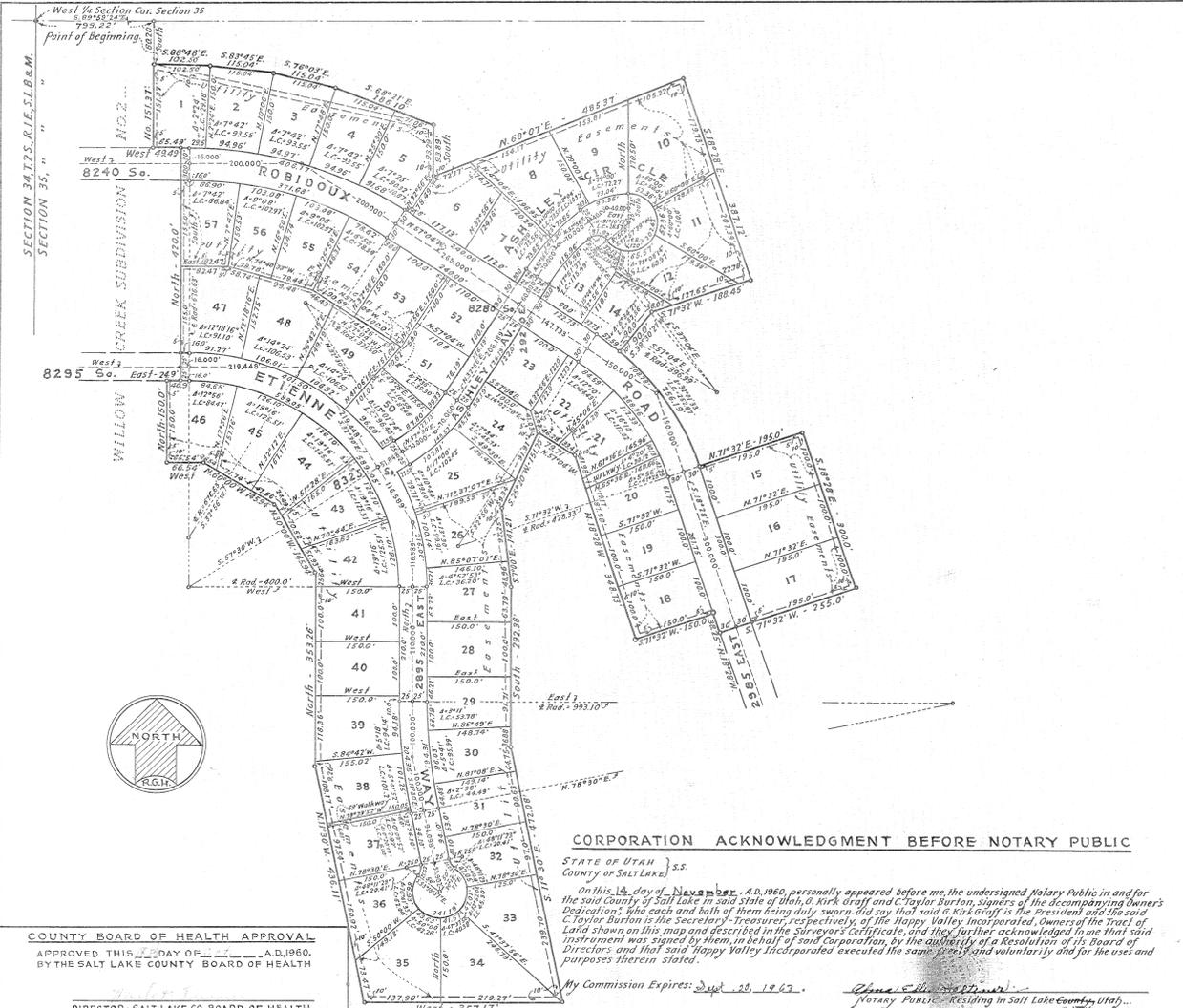
Wed Aug 12 2015 10:46:33 AM.

29633

Aerial Map



Wed Aug 12 2015 10:47:24 AM.



SURVEYOR'S CERTIFICATE

I, R.G. HEATH, do hereby certify that I am a Registered Professional Engineer and Land Surveyor, and that I hold certificate No. 343, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as, WILLOW CREEK SUBDIVISION NO. 3, and that same has been correctly surveyed and staked on the ground as shown on this plat.

Table with columns: COURSE, DIST., REMARKS. Contains detailed boundary description starting with 'Beginning of a point which is S. 89° 59' 01\"/>

May 14th, 1960. Registered Professional Engineer.

OWNER'S DEDICATION

Know all men by these presents that we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

WILLOW CREEK SUBDIVISION NO. 3

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. In witness whereof, We have hereunto set Our hands this 14th day of November A.D., 1960.

HAPPY VALLEY INCORPORATED. By [Signature] President and [Signature] Secretary-Treasurer.

ACKNOWLEDGMENT

STATE OF UTAH County of Salt Lake ss. On the 14th day of November, A.D., 1960, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signers of the above Owner's dedication, in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

WILLOW CREEK SUBDIVISION NO. 3 BEING A PART OF THE WEST 1/2 OF SECTION 35 T2S, R1E

CORPORATION ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF UTAH ss. County of Salt Lake. On this 14th day of November, A.D. 1960, personally appeared before me, the undersigned Notary Public in and for the said County of Salt Lake in said State of Utah, Kirk Craft and C. Taylor Burton, signers of the accompanying Owner's Dedication, who each and both of them being duly sworn, did say that said Kirk Craft is the President and the said C. Taylor Burton is the Secretary-Treasurer, respectively, of the Happy Valley Incorporated, Owners of the Tract of Land shown on this map and described in the Surveyor's Certificate, and they further acknowledged to me that said instrument was signed by them, in behalf of said Corporation, by the authority of a Resolution of its Board of Directors and that said Happy Valley Incorporated executed the same freely and voluntarily and for the uses and purposes therein stated.

COUNTY BOARD OF HEALTH APPROVAL. APPROVED THIS 20th DAY OF September, A.D. 1960, BY THE SALT LAKE COUNTY BOARD OF HEALTH.

COUNTY PLANNING COMMISSION APPROVAL. APPROVED THIS 20th DAY OF September, A.D. 1960, BY THE SALT LAKE COUNTY PLANNING COMMISSION.

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT, AND SAID TRACT, AS STAKED, EXAMINED BY THIS OFFICE, AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 26th DAY OF November, A.D. 1960.

COUNTY COMMISSION APPROVAL & ACCEPTANCE

PRESENTED TO THE BOARD OF SALT LAKE COUNTY COMMISSIONERS THIS 26th DAY OF November, A.D. 1960, AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.

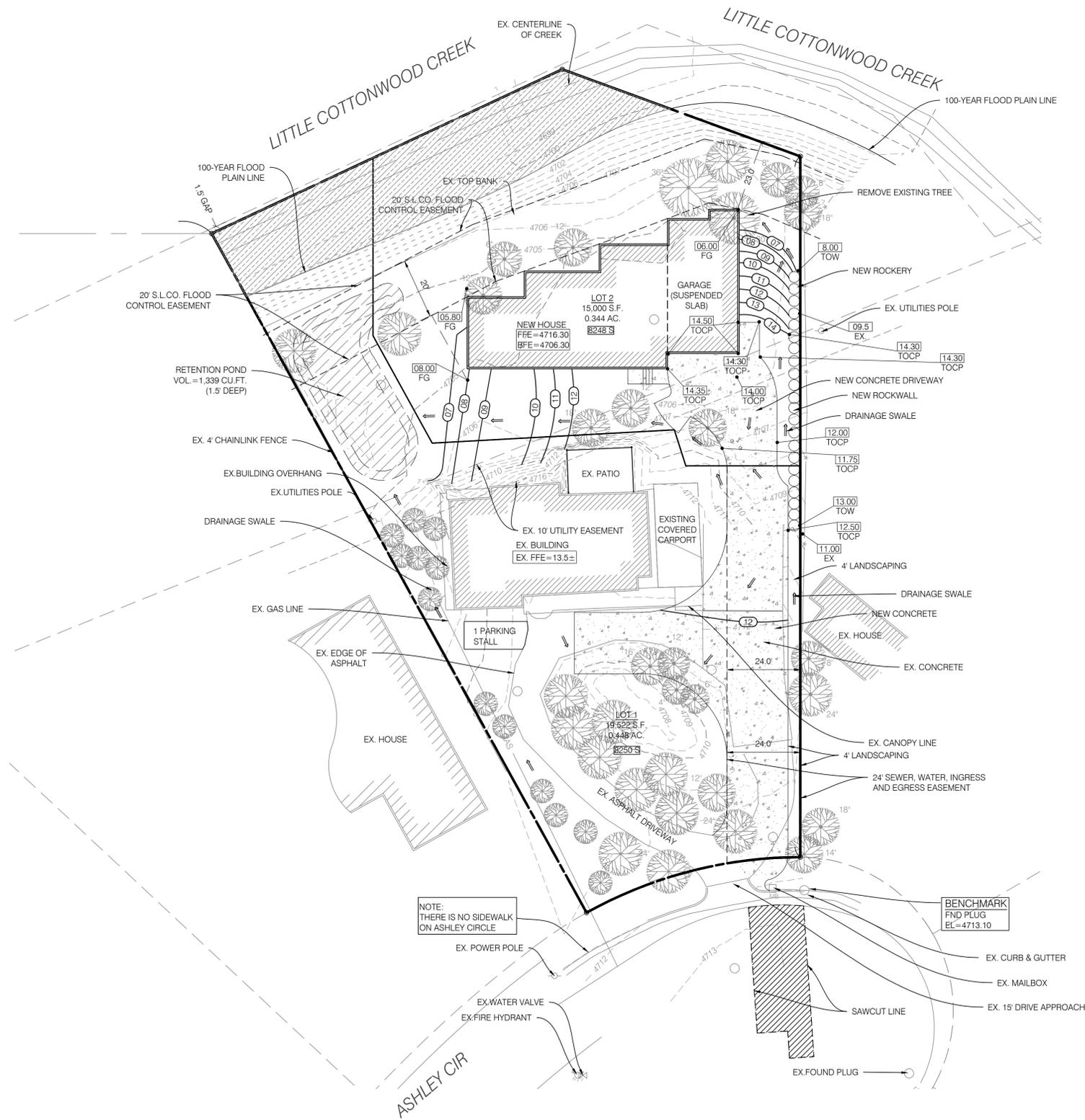
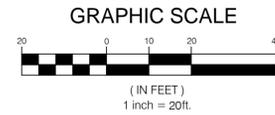
RECORDED # 172221

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REGISTER'S OFFICE OF HAPPY VALLEY INC. DATE 11-21-60 TIME 10:41 AM BOOK W PAGE 72

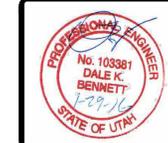
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NOTE:
THE 100-YEAR FLOOD EVENT IS CONTAINED
WITHIN THE CREEK CHANNEL.

NOTE: ONLY THOSE TREES INDICATED
ON THIS PLAN WILL BE REMOVED. THE
PROPERTY HAS OVER 200 TREES,
MOST OF WHICH WILL REMAIN.



NO.	DATE	DESCRIPTION
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ASHLEY CIRCLE ESTATES
 8250 S ASHLEY CIRCLE
 SANDY, UTAH 84093

PROJECT NO. 1507123
PRELIM. GRADING PLAN
 CGD.01
 4 OF 4



8250





MEETING MINUTE SUMMARY

MAYOR'S MEETING

Friday, February 19, 2016 10:00 a.m.

Approximate meeting length: 27 minutes

Number of public in attendance: 1

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Salt Lake County Associate Deputy Mayor Kimberly Barnett

***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
Salt Lake County Associate Deputy Mayor Kimberly Barnett	x	x

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

PUBLIC HEARINGS

Hearings began at – 10:10 a.m.

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

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

Salt Lake County Associate Deputy Mayor Kimberly Barnett confirmed the recommendation from the Planning Commission. Mr. Hymas confirmed the recommendation and Salt Lake County Township Services Traffic Engineer Jena Carver confirmed the recommendation.

David DeSeelhorst (via teleconference), the Applicant said his intent to access the subdivision comes through the ski resort parking lot. Right away goes into the upper silver fork area. Church road is a private 18 foot road with half a dozen homes and the subdivision is in the center. The roadway would fit more in design with what is up there. The standard speed is 15 miles per hour and church road won't accommodate more than 10 miles per hour. This is more appropriate for 20 to 23 feet width. Narrower roadway allows to cut fewer trees.

Mr. Hymas said the applicant is requesting an exception to width, exception grade and exception to 25 miles per hour speed standard. Ms. Barnett asked if the last two requests were approved by staff and Jena. County Counsel Zach Shaw confirmed all three need a recommendation without dispute for the first two, grade and design exception. They are approved.

Ms. Carver motioned against this. Ms. Carver said the width is not a factor of design speed, but for passing. Ordinance is 25 feet and if a vehicle needed to pass, it would allow people to get out. Even though more narrow further up the hill, this is down at the base and needs to be kept clear. In this area it is possible and she recommends against the exception. Ms. Barnett confirmed the emergency vehicles would not be able to do the work they needed to and their standard is 26 feet.

Mr. DeSeelhorst is familiar with the fire department standards he said there was a subdivision up church road that received an exception to 20 feet and that is a standard. He has a hammerhead turn around design and he thinks appropriate in big cottonwood to change traditional or residential standards and would be warranted or merited.

Ms. Barnett asked with proposed changes to FCOZ, would any be sympathetic to this request. Ms. Carver said exception was for a subdivision further up the road and is 16 to 18 feet and didn't make sense and this is at the base. Mr. Shaw said there isn't anything in the FCOZ draft to address this issue. Ms. Carver said being sensitive to mountain area, the speed comes from a mountain road standard the ordinance didn't adopt in the canyon environment.

Ms. Barnett asked how this would benefit or harm his project. Mr. DeSeelhorst said won't make or break the development, more asphalt isn't good in the canyons, within design work in big cottonwood, they should be working on things to slow vehicles down, less asphalt and cut less trees. This isn't written in standards ordinances. Mr. DeSeelhorst said if you're going to take every little lot or acre and make them all 25 foot road ways through the mountain resort or FCOZ zones, he doesn't think it will be appropriate to make those decisions. Ms. Carver said the approved section of 25 feet is 20 feet asphalt, three foot shoulder and two foot gutter. Ms. Carver showed Ms. Barnett the map of the roadway. Mr. DeSeelhorst asked if it can be approved as to design. Mr. Shaw asked if he's asking for a request from 20 feet and changing it to a request for 23 feet. Mr. Shaw said that would be fine and appropriate past the fire department. Mr. Shaw said the decision could be an exception to roadway width is granted up to 23 feet to the exception and limited to the road past the fire turnaround.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Citizen

Name: David Robinson

Address: not provided

Comments: Mr. Robinson said they have designed a lot of properties and road width is a big issue. They followed the international fire code and it calls out road width and road dimensions. Twenty feet has shown they can get past each other, assuming two car parking on the site for the cabins. They meet the criteria of the international fire code and have done research of vehicles going by each other. The international fire code says 20 feet is fine. Look at are we increasing our impervious surfaces in the canyons in a unnecessary manner and he is well within the limits of the international fire code.

Ms. Barrett confirmed Unified Fire Authority is 26 feet and it was adopted from the international fire code. Ms. Carver could support the 23 feet, it goes against the ordinance and it doesn't vary with international standards. Mr. Hymas said the commission saw what we have here. Mr. DeSeelhorst said

there wasn't much dialogue in opposition. Mr. Shaw said the commission relied on the expert, traffic engineer and the traffic engineer recommended denial, but if the traffic engineer would have covered this, the commission would have gone with the expert opinion.

PUBLIC PORTION OF MEETING CLOSED

Motion by: Associate Deputy Mayor Kimberly Barnett to approve application #29604 for road width to be reduced to 23 feet for northwestern portion of the road past the fire turn around, as designed.

Motion by: Associate Deputy Mayor Kimberly Barnett to approve application #29604 to exceed maximum roadway grade of 10% to allow a maximum grade up to 11%.

Motion by: Associate Deputy Mayor Kimberly Barnett to approve application #29604 for exception to 25 miles per hour design speed standard.

BUSINESS MEETING

Meeting began at – 10:36 a.m.

- 1) Approval of Minutes from the October 23, 2015 meeting.

Motion by: Associate Deputy Mayor Kimberly Barnett to approve minutes from the October 23, 2015 meeting.

- 2) Other Business Items (as needed)

No other business items to discuss.

MEETING ADJOURNED

Time Adjourned – 10:37 a.m.