

Emigration Township Planning Commission

Public Meeting Agenda

Thursday, September 15, 2016 8:30 A.M.

Location

SALT LAKE COUNTY GOVERNMENT CENTER
2001 SOUTH STATE STREET, ROOM N1-110
NORTH BUILDING, MAIN FLOOR
(385) 468-6700

UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707.

TTY USERS SHOULD CALL 711.

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and 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, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

BUSINESS MEETING

1. Approval of Minutes from the April 14, 2016 meeting.
2. Other Business Items (as needed)

PUBLIC HEARINGS

30076 – Mircea Divricean is requesting approval of an amendment to the master plan for Camp Kostopulos to allow for the addition of a new camper cabin. **Location:** 4180 Emigration Canyon Road. **Zone:** FR-20. **Community Council:** Emigration. **Planner:** Jeff Miller

ADJOURN

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MEETING MINUTE SUMMARY
EMIGRATION TOWNSHIP PLANNING COMMISSION MEETING
Thursday, April 14, 2016 8:30 a.m.

Approximate meeting length: 17 minutes
Number of public in attendance: 0
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Brems

***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

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent
Fred Smolka			x
David Brems	x	x	
Jack Christensen	x	x	
Andrew McNeil	x	x	
Steve Hook	x	x	
Brent Tippetts	x	x	

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

PUBLIC HEARINGS

Hearings began at – 8:34 a.m.

29748 – (Confirm changes) Amend Chapter 19.78 of the Salt Lake County Zoning Ordinance – Planned Unit Developments (PUD). **Presenter:** Max Johnson

Salt Lake County Township Services Planning Supervisor Max Johnson reviewed the information of the recommendations of the Planning Commissions.

Commissioner Tippetts asked if this is just a recommendation to the County Council. Mr. Johnson confirmed what will be done with their concerns will be in draft. Along with the matrix, will summarize all of the issues for the Council and he assumes they will ask about the fourteen recommendations. Commissioner Hook said he is comfortable what he sees here. He would like to go back to the overall implementation of this and how it will be implemented. Is it clear in situations how this would apply. Mr. Johnson said would be outside the scope of the PUD ordinance, but within FCOZ. Mr. Johnson said this is the ordinance for all PUD's. Commissioner Hook asked if staff feels like this is clear in the ordinance. Mr. Johnson said FCOZ trumps this ordinance, you already know you have to meet the requirements.

Commissioner Tippetts said it is important that County Council look at emphasis that one situation doesn't fit every community.

PUBLIC PORTION OF MEETING OPENED

No one from the public was present to speak.

PUBLIC PORTION OF MEETING CLOSED

Motion: To recommend approval of file #29748 to the County Council for amendment of PUD Ordinance with the changes listed in the Summary of Issues.

Motion by: Commissioner Tippetts

2nd by: Commissioner Hook

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

BUSINESS MEETING

Meeting began at – 8:47 a.m.

- 1) Approval of Minutes from the February 11, 2016 meeting.

Motion: to Continue approval of the meeting minutes to the May 12th meeting.

Motion by:

2nd by:

Vote:

- 2) Approval of Minutes from the March 17, 2016 meeting.

Motion: To approve minutes from the March 17, 2016 meeting with the clarification of Commissioner Smolka's request to see a final PUD document with changes.

Motion by: Commissioner Tippetts

2nd by: Commissioner Hook

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

- 3) Other Business Items (as needed)

No other business items to discuss.

MEETING ADJOURNED

Time Adjourned – 8:51 a.m.

File # 30076

Conditional Use Summary and Recommendation

Public Body: Emigration Township Planning Commission **Meeting Date:** September 15, 2016

Parcel ID: 16-01-200-005

Current Zone: FR-20

Property Address: 4180 Emigration Canyon Road

Request: Camp Kostopulos Master Plan Amendment and Conditional Use Approval for New Camper Cabin

Community Council: Emigration Canyon Community Council

Township: Emigration

Planner: Jeff Miller

Planning Commission Recommendation: Not yet received

Community Council Recommendation: Not yet received

Planning Staff Recommendation: Approval with condition

Applicant Name: Mircea Divricean

PROJECT DESCRIPTION

Mircea Divricean is requesting an amendment to the Conceptual Master Site Development Plan for Camp Kostopulos, in order to accommodate conditional use approval for a new camper cabin. This Plan for Camp Kostopulos was last approved by the Emigration Township Planning Commission on May 9, 2002. The proposed camper cabin will be located adjacent to the existing camper cabin and has been designed to match the existing cabin located at Camp Kostopulos.

SITE & VICINITY DESCRIPTION (see attached map)

Camp Kostopulos, which totals 15.18 acres in size, is located in Emigration Canyon, north-east of Ruth's Diner. The subject property is also located west of a single-family development in the FR-1 zone.

LAND USE CONSIDERATIONS (for proposed Camper Cabin)

Requirement	Standard	Proposed	Compliance Verified
Height	35 feet	Less than 35 feet	Yes
Compatibility with existing buildings in terms of size, scale and height.			Yes
Compliance with the General Plan.			Yes

GENERAL PLAN CONSIDERATIONS

The Emigration Township General Plan outlines a goal to “develop a community with quality design features that encourage and support social and community relationships, as well as healthy, active lifestyles.

The request from the applicant for an additional camper cabin would encourage and support social and community relationships and promote healthy and active lifestyles.

Objective 2.2 in the General Plan states that “spaces and opportunities that invite community involvement, create a sense of place, and that honor the history of the canyon (are) encouraged.”

Camp Kostopulos relies on community involvement in order to accomplish their goal of “improving the quality of life for people of all abilities through recreation, education and growth opportunities”.

ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff is requesting that existing and future items that are approved by the Emigration Township Planning Commission to be identified on the Conceptual Master Site Development Plan are no longer required to receive final approval by the planning commission. Please see the attached letter from Rolen Yoshinaga. Rolen has requested that a separate motion be made by the planning commission to remove the requirement for items listed on the Conceptual Master Site Development Plan to receive final approval by the Planning Commission. If the internal Staff Review of the item on the Master Plan finds that the item is not consistent with the plan, the item will be presented to the planning commission for final approval.

NEIGHBORHOOD RESPONSE

Planning Staff has not received any feedback from the neighborhood as of the completion of this report on September 7, 2016. Any response that is received will be presented to the Emigration Township Planning Commission meeting at their regularly scheduled meeting.

COMMUNITY COUNCIL RESPONSE

This item will be presented to the Emigration Canyon Community Council on Tuesday, September 13, 2016. Their recommendation and any conditions of approval will be presented to the planning commission.

REVIEWING AGENCIES RESPONSE

As of the completion of this Staff Report on September 7, 2016, Planning Staff has not received any reviews from the reviewing agencies. Planning Staff is in the process of receiving reviews from the reviewing agencies. Any reviews that are completed prior to the planning commission meeting will be presented to the Emigration Township Planning Commission on September 15, 2016. Planning Staff is confident that full compliance with current building, construction, engineering, fire, health, landscape and safety standards will be satisfied prior to final approval. Any significant changes to the proposed camper cabin will be presented to the chair of the Emigration Township Planning Commission.

PLANNING STAFF ANALYSIS

The Conceptual Master Site Development Plan for Camp Kostopulos identified a list of items that Camp Kostopulos would like to construct. These items were identified as follows:

- Expansion of the parking area near the lodge
- Improve the existing bridge and add a roof structure
- Expand the lodge and deck
- Widen the road around the pond
- Add a small pavilion (activity shelter)
- Build a new stage.
- Prepare a platform for installation of a "yurt"
- Remove the existing horse stables
- Build a new indoor horse arena
- Grade for an informal parking lot near the new horse arena
- Build a new horse barn
- Build a new garage
- Install new water, gas and power lines
- Install (grade) for a fire truck turn-around area
- Build a new campers cabin

The approval letter for the Plan also stated that "Final approval of each item on the Conceptual Master Site Development Plan is to be subject to staff review and final approval by the Planning Commission."

Planning Staff is requesting that final approval of each item on the Conceptual Master Site Development Plan is only subject to staff review and approval. Please see attached letter from Rolan Yoshinaga (Planning Director of Salt Lake County Township Services)

Camp Kostopulos has already constructed the camper cabin, which is identified on the Master Plan. The request from the applicant is for an additional camper cabin, which has been requested to be added to the Master Plan, and that Conditional Use Approval for this item is granted.

PLANNING STAFF RECOMMENDATION

Staff has reviewed this request for compliance with the Emigration Township General Plan, standards set forth in the Salt Lake County Zoning Ordinance (Title 19), and for compatibility with existing neighboring land uses, and recommends that the Emigration Township Planning Commission amends the Conceptual Master Site Development Plan for Camp Kostopulos to add an additional camper cabin to the Master Plan, subject to the following conditions:

- The applicant must work with Planning Staff to receive full approval from the reviewing agencies before Final Land Use Approval can be granted and building permits can be issued.
- Any significant changes to the proposed camper cabin must be communicated with the Chair of the Emigration Township Planning Commission.
- Final approval of each item on the Conceptual Master Site Development Plan is subject to staff review. If the review finds that the item is not consistent with the Plan, final approval is subject to planning commission approval.

Ben McAdams
Mayor

Lori Bays
Deputy Mayor

Rick Graham
Township Executive



Scott R. Baird, P.E., Director
Engineering Services

Rolen Yoshinaga, Director
Planning & Development Services

Alison Weyher, Director
Economic Development

September 2, 2016

Rick Raile,

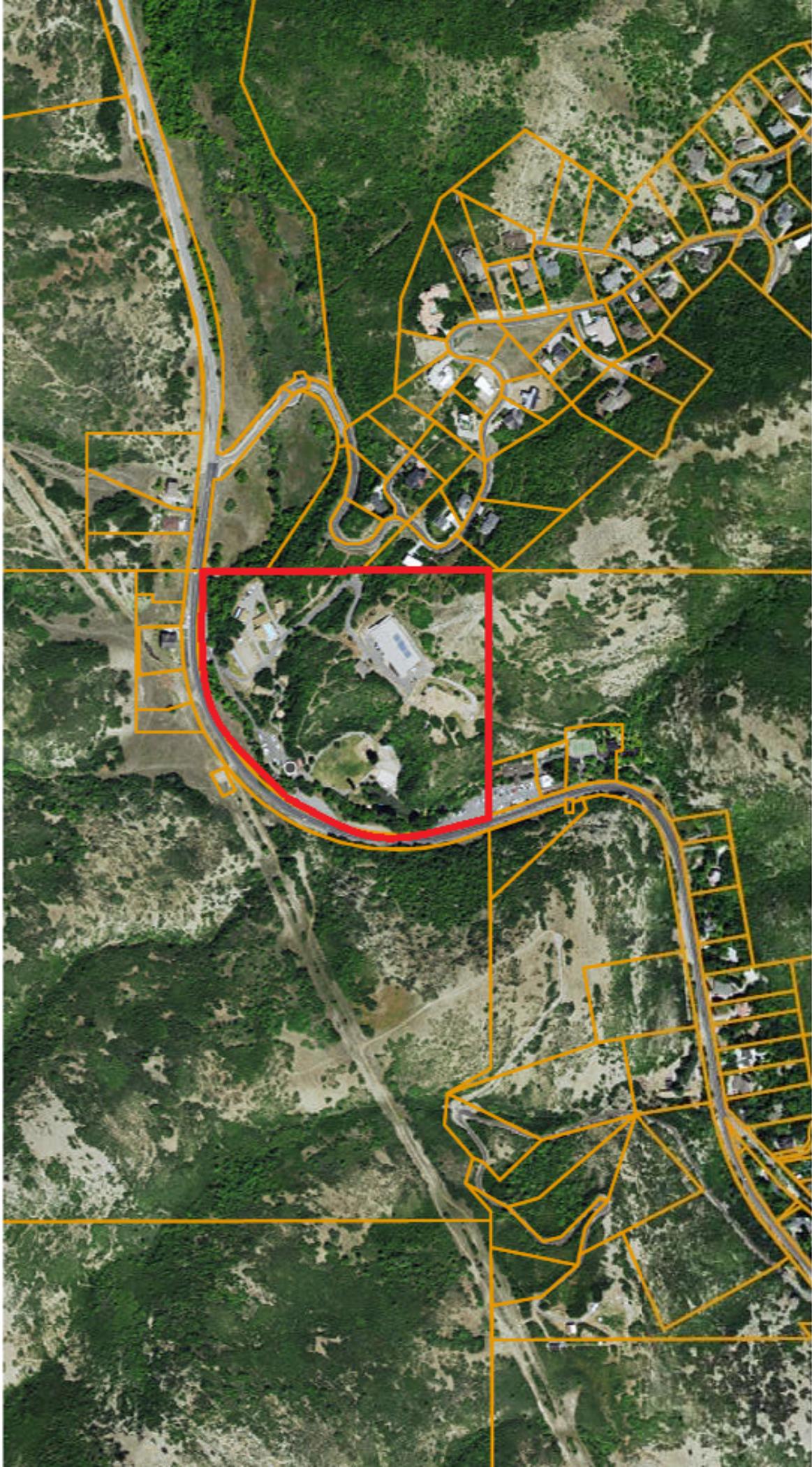
We are requesting clarification of the approval letter for the Camp Kostopulos Conceptual Master Site Development Plan. On May 22, 2002 the approval letter indicated "Final approval of each item on the Conceptual Master Site Development Plan is to be subject to staff review and final approval by the planning commission." Staff is suggesting that once the final approval of the Conceptual Master Site Development Plan is approved, it is unnecessary for the individual items on the plan to return to the planning commission as long as the items are consistent with the plan. The reasoning is that the planning commission through its approval of the plan has already established conditions of approval and bringing each subsequent element of the plan back is redundant. As long as the staff review found that the item is consistent with the plan, a second review unnecessarily burdens both the planning commission and Camp Kostopulos.

At the present time as Camp Kostopulos is requesting an amendment to the plan, it seems appropriate to update the approval language to reflect our desire to avoid the redundancy. Staff requests that approval language for the conceptual master plan include a motion that "final approval of each item on the Conceptual Master Site Development Plan is subject to staff review. If the review finds that the item is not consistent with the Plan, final approval is subject to planning commission approval."

Rolen Yoshinaga
Division Director
Planning and Development Services

30076

Aerial Map



FCUS
ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
SANDY, UTAH 84070 PH: (801) 352-0075
www.fcusutah.com



CAMP KOSTOPOULS CABIN

SALT LAKE CITY, UTAH

SITE PLAN

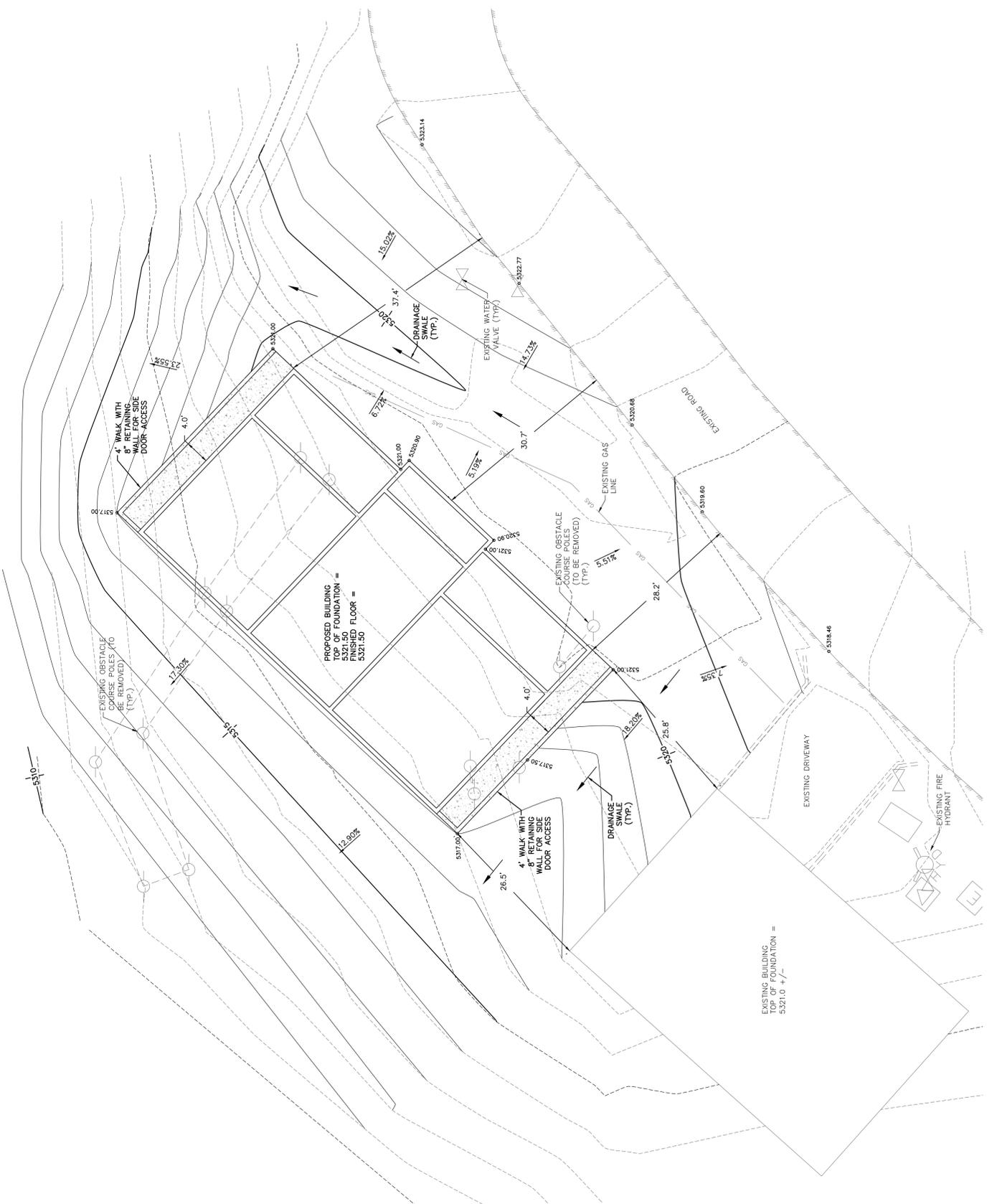
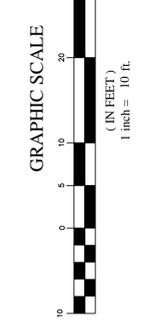
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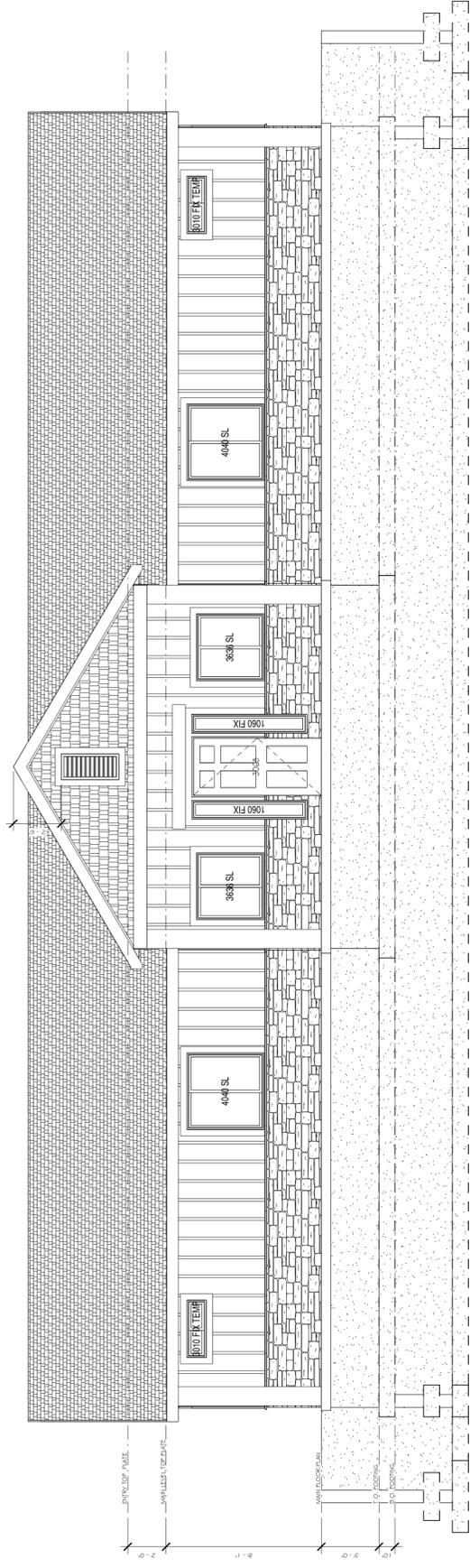
SITE PLAN

Scale: 1"=10' Drawn: CFS
Date: 7/18/2016 Job #: 16-214
Sheet: **1 OF 1**

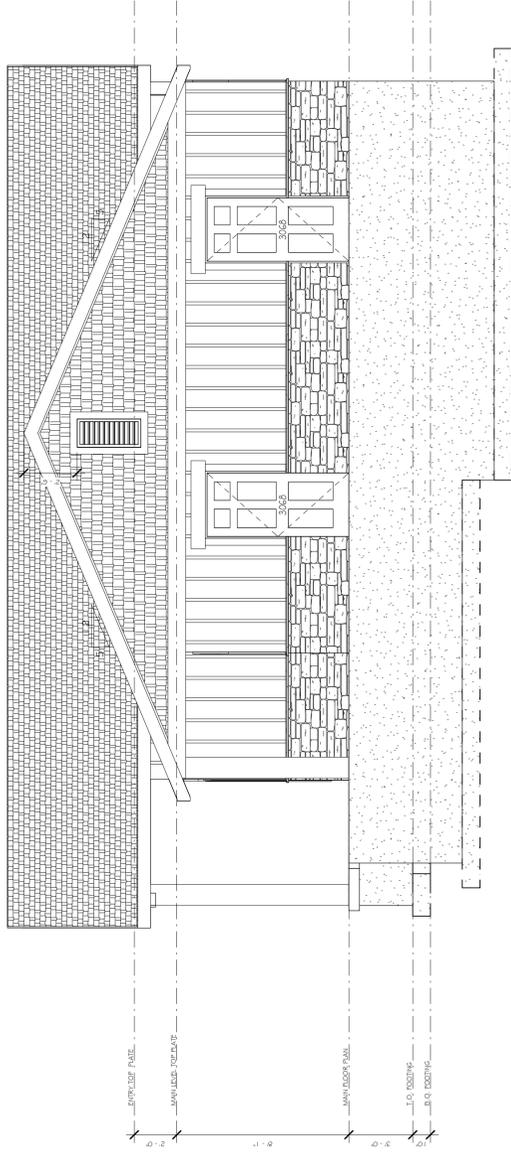
LEGEND

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----	EXIST. FENCE
----	SECTION MONUMENT
----	EXIST. SD INLET, MANHOLE & COMBO BOX
----	EXIST. SEWER MANHOLE
----	EXIST. WATER VALVE & WATER METER
----	EXIST. FIRE HYDRANT
----	EXIST. TELEPHONE MANHOLE
----	EXIST. STREET LIGHT
----	EXIST. POWER POLE
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----	EXIST. SPOT ELEVATION
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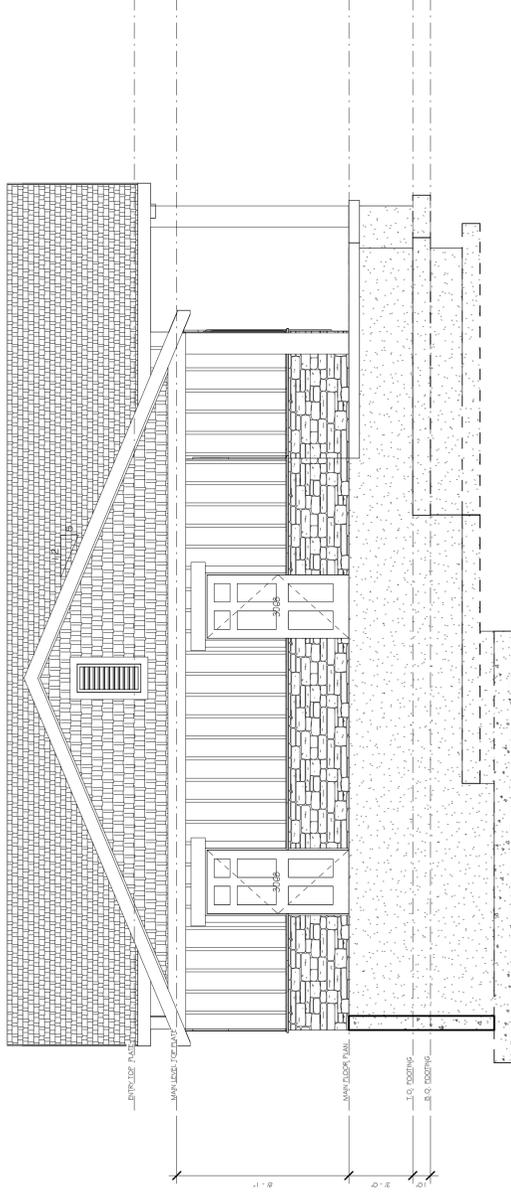




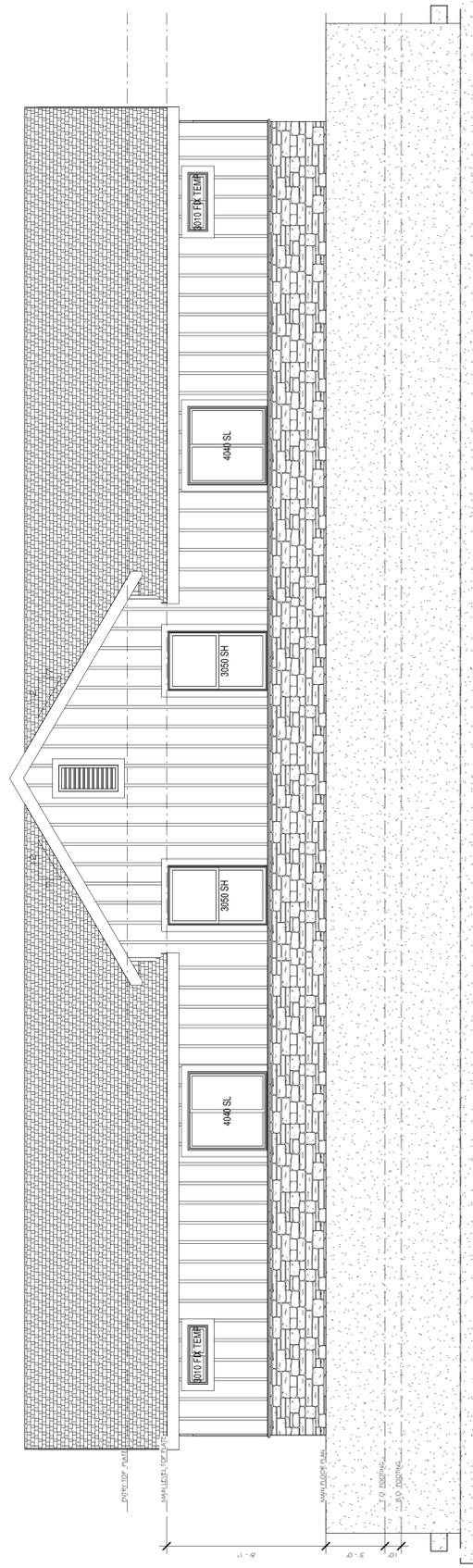
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1 RIGHT ELEVATION
1/4" = 1'-0"



4 LEFT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"

