



Public Works
Planning & Development Services Division
<http://www.utah.gov/pmn/index.html>

Salt Lake County Planning Commission
Public Meeting Agenda
October 12, 2011
8:30 A.M.

THE MEETING WILL BE HELD IN THE COUNTY COUNCIL CHAMBERS, COUNTY GOVERNMENT CENTER, MAIN FLOOR, ROOM #N1100, 2001 SOUTH STATE STREET. ANY QUESTIONS, CALL 468-2000

REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 468-2120 OR 468-2351: TDD 468-3600.

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 Items – 8:30 a.m.

Previous Meeting Minutes Review and Approval - 10 minutes

January 12, 2011 Meeting Minutes – Review and Approval

February 16, 2011 Meeting Minutes – Review and Approval

April 13, 2011 Meeting Minutes – Review and Approval

September 14, 2011 Meeting Minutes – Review and Approval

26610 - Electrical Facilities Best Practice – Planning Staff – 10 minutes

- a) Presentation of “Powering our Future – Salt Lake County Electrical Plan Local Planning Handbook”; and
- b) Discussion of Best Practice Process

Planning Commission Bylaws/Procedures – Todd A. Draper, Planner & Richard Brockmyer, Planning Intern – 10 minutes (additional work time to follow at end of public agenda as available)

- a) Status Update; and
- b) Review of draft

Public Hearings – 9:00 a.m.

Subdivisions

26162 – Mike Alder – Requesting preliminary plat approval for a 1-lot Subdivision – 14811 Shaggy Mountain Road – Zone: FA-2.5 (Foothill, Agricultural), Foothills and Canyons Overlay Zone - Planner: Todd A. Draper

Conditional Uses

25815 – Tony Skanchy – Conditional Use application to allow for an electronic message center sign – 10220 South 1300 East – Zone: RM (Current), C-2 (Pending) – Community Council: White City – Planner: Jim Nakamura

Ordinance Amendments

25661 – Salt Lake County is requesting approval to amend sections of two Salt Lake County Ordinance Chapters in Title 19 *Zoning*, Chapter 19.04 *Definitions* and Chapter 19.80 *Off-Street Parking Requirements*: Section 040 Parking in Residential Zones. The proposed amendments to 19.04 more clearly define vehicles, junk, and heavy equipment that may be found in residential yards, and proposed amendments to 19.80.040 set off-street parking standards in residential zones. Planner: Curtis Woodward.

26044 – Salt Lake County is requesting approval to amend two sections of Salt Lake County Ordinances in Title 19 *Zoning*, Chapter 72 *Foothills and Canyons Overlay Zone*. These sections are Section 060 *Administration and Enforcement*; and Section 070 *Definitions*. The proposed amendments pertains to ski resort waivers and ski resort summer uses.

Adjourn

Rules of Conduct for the Planning Commission Meeting

- First: Applications will be introduced by a Staff Member.
- Second: The applicant will be allowed up to 15 minutes to make their presentation.
- Third: The Community Council representative can present their comments.
- Fourth: Persons in favor of, or not opposed to, the application will be invited to speak.
- Fifth: Persons opposed to the application will be invited to speak.
- Sixth: The applicant will be allowed 5 minutes to provide concluding statements.

- Speakers will be called to the podium by the Chairman.
- Because the meeting minutes are recorded it is important for each speaker to state their name and address prior to making any comments.
- All comments should be directed to the Planning Commissioners, not to the Staff or to members of the audience.
- For items where there are several people wishing to speak, the Chairman may impose a time limit, usually 2 minutes per person, or 5 minutes for a group spokesperson.
- After the hearing is closed, the discussion will be limited to the Planning Commission and the Staff.



STAFF REPORT

Executive Summary									
Hearing Body:	Salt Lake County Planning Commission								
Meeting Date and Time:	Wednesday, October 12, 2011	08:30 AM	File No:	2	6	1	6	2	
Applicant Name:	Mike Alder	Request:	Subdivision						
Description:	1-lot Subdivision in the FCOZ overlay zone								
Location:	14811 South Shaggy Mountain Road								
Zone:	FA-2.5 Foothill Agriculture	Any Zoning Conditions?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>			
Staff Recommendation:	Approval with Conditions								
Planner:	Todd Draper								

1.0 BACKGROUND

1.1 Summary

The applicant is requesting preliminary plat approval for the 1 lot Whispering Hills Subdivision within the FCOZ overlay zone.

2.0 ANALYSIS

2.1 Applicable Ordinances

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.

18.20.040 - Lots.

A. The lot arrangement and design shall be such that lots will provide satisfactory and desirable sites for buildings and be properly designed according to topography, the character of surrounding development, and to existing requirements.

B. All lots shown on the preliminary and final plats must conform to the minimum requirements of the zoning title, if any, for the zone in which the subdivision is located, and to the minimum requirements of the health department for water supply and sewage disposal.

C. Each lot shall abut on a street shown on the subdivision plat or on an existing publicly dedicated street which has become public by right of use and which is more than twenty-six feet wide, or have an approved access via private right-of-way to a public street shown on the plat. Double frontage lots shall be prohibited except where unusual conditions make other designs undesirable.

D. Side lines or lots shall be approximately at right angles, or radial to the street lines.

E. In general, all remnants of lots below minimum size must be added to adjacent lots, rather than

allowed to remain as unusable parcels.

2.2 Subdivision Requirements

Planning approval of the preliminary plat is subject to addition of the following elements to the plat and plans, and compliance with related applicable standards and ordinances:

1. Preliminary plat must show all existing and proposed conditions.
2. Need to show the proposed building pad.
3. Need to show driveway access to the proposed building pad. Emergency Vehicle Turn around is likely required as access exceeds 150 feet in length.
4. Need to show the location of existing and proposed water lines
5. Need to show location of proposed on-site septic system.
6. Need to show location of top of bank/ ordinary high water mark for the ephemeral streams on the property. Minimum 50 foot setback required.
7. Show location of nearest fire hydrant on the preliminary plat.
8. Need to provide a subdivision plan package that includes plans and profiles of the access drive, including the engineering drawings for the stream crossing.
9. Plat needs to be on standard county title block.

2.3 Other Agency Recommendations or Requirements

Unified Fire Authority

1. Approval is limited to the simple land subdivision at this time.
2. A fire department review of the civil drawings - site/ utility plan will be required prior to construction approval.
3. The future residential build out will need to meet the requirements of the 2009 IFC as well as the adopted appendices pertaining to fire department access, fire flow and fire hydrant spacing.
4. This project will require a fire flow analysis to be completed prior to the issuance of building permits. (see attached information)
5. This project will need to comply with the requirements of the 2006 Utah Wildland-Urban Interface Code and appendices. A Fire Protection Plan, Fire Hazard Severity Survey and Vegetation Management Plan will need to be submitted and approved prior to the start of construction.
6. Fire Department Impact fees will need to be paid prior to the issuance of a building permit.

Grading

1. I will assume unless informed otherwise that Hydrology will address the ephemeral stream crossing in their review
2. Need to submit a slope analysis for the proposed development
3. Need to submit site grading and drainage plans for review and comment
4. Need to submit exterior building elevations for review and comment
5. Site plans need to show the location and out fall of the foundation drain system
6. Need to show the location of the proposed septic system
7. Need to show the location of the proposed driveway and grade of same to determine if turn around is required.

Traffic Engineer

1. Plan and Profile drawings for driveway are required.
2. Plan does not show building area.
3. Plan must show access to home, not just to the lot line.

4. A fire-department turn-around may be required by the fire department. If a fire-department turn-around is required it must be shown on the subdivision plat and noted as a turn-around with no parking allowed.

Urban Hydrology

1. FCOZ requires all buildings and accessory structures shall be set back at least fifty (50) feet from an ephemeral stream.
2. RCP culvert required with 1-foot of ground cover.
3. The owner shall grade this property in accordance with the approved site grading and lot drainage plan so as not to discharge any additional storm water onto adjacent properties.
4. The owner shall be required to permanently contain all generated water on his own property or routed to an approved SLCo drainage system.
5. Detailed drawings must be submitted if any alterations are made to a natural drainage system. These changes include RCP with minimum 1-foot ground cover. Pipe size shall be determined by the 100-yr storm flow.
6. Storm drain impact fees are required for this basin. (Aproximately \$1280 per acre)

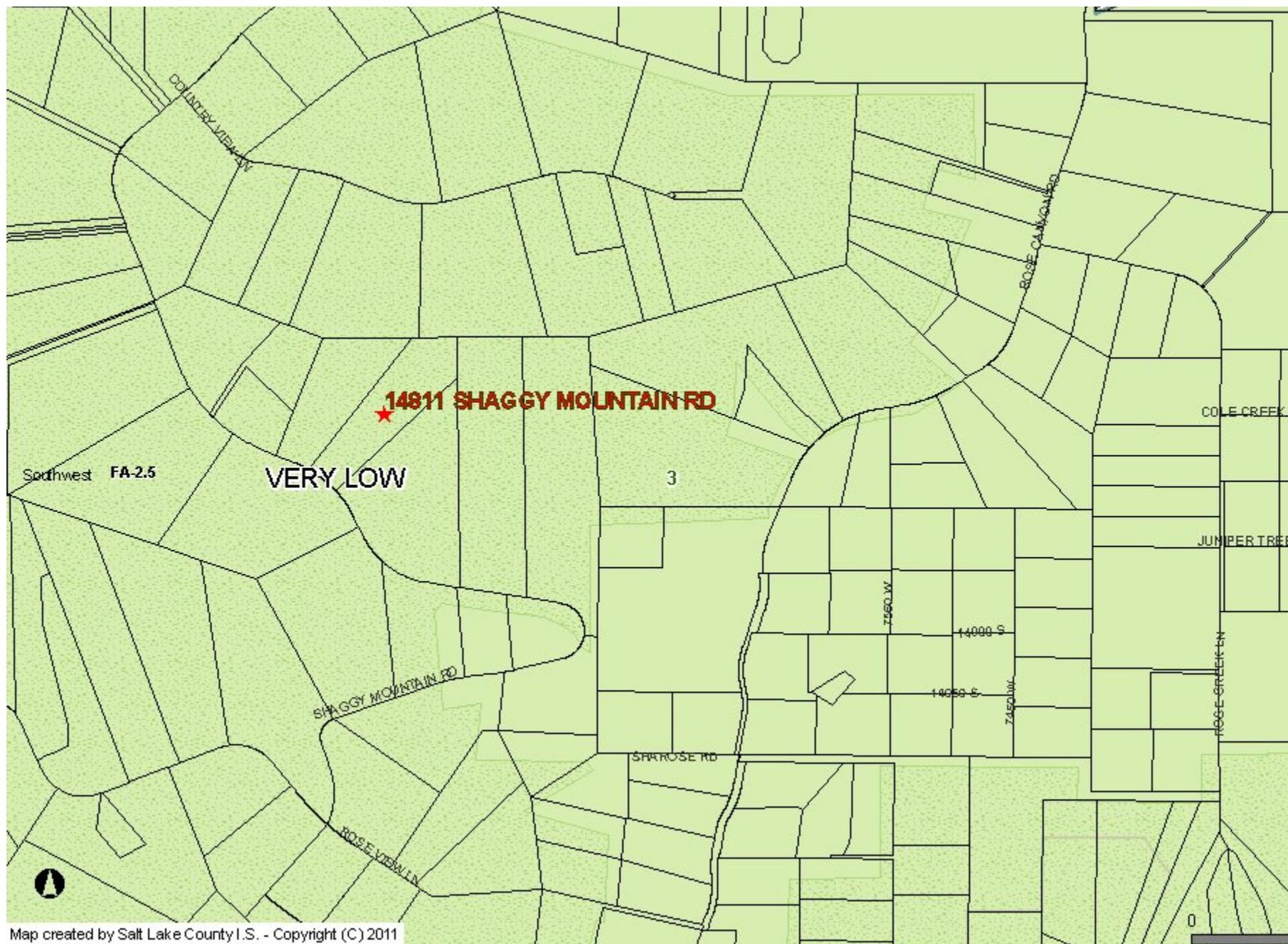
3.0 STAFF RECOMMENDATION

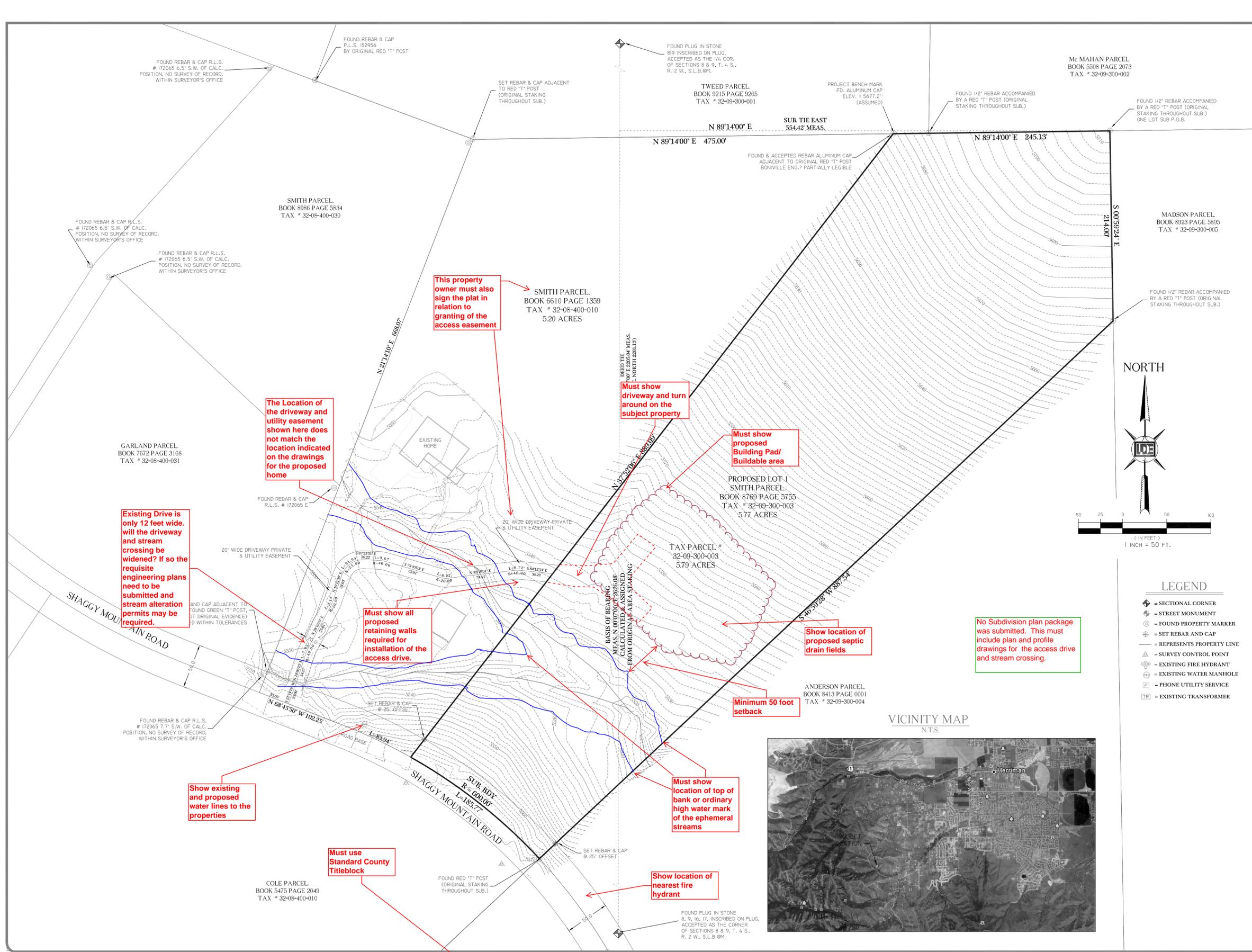
3.1 Staff recommends APPROVAL of the proposed Subdivision with the following conditions:

- 1) Modify the preliminary plat to include the missing elements specified in Title 18, and those specifically mentioned by the individual reviewers. Final approval of modified plat to be completed by planning staff.
- 2) Submit required subdivision plans detailing the required subdivision improvements and receive approval of those plans from applicable agencies and reviewers.
- 3) Comply with all recommendations and requirements of the individual reviewing departments and agencies.

3.2 Reasons for Recommendation

- 1) The current preliminary plat as proposed does not meet minimum requirements for approval, however if the missing details are added the plat would comply with applicable ordinances and by state law shall be approved.





SURVEYORS CERTIFICATE

I, R. Shane Johanson, do hereby certify that I am a Land Surveyor, and that I hold certificate No. 7075114, 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, hereafter to be known as WHISPERING HILLS SUBDIVISION and that same has been surveyed and shown on this plat. This survey was performed within the accordance of the minimum accuracy of an urban survey, Class "A", or a linear closure of 1:15,000'.
The purpose of this survey is to locate the boundaries of the described parcel and create a plat for a legal one lot subdivision as shown hereon.

Prepared this 16th day of Aug. 2011

BOUNDARY DESCRIPTION

Beginning at a point North along 1/4 sec. line 2205.04 (rec. North 2201.13') feet and west 554.42 (rec. 548.20) feet from the Southwest Corner of Section 8, Township 4 South, Range 2 West, Salt Lake Base & meridian, and running:
thence South 00°59'24" East 214.00 feet; thence South 46°59'28" West 887.54 feet; thence Northwesterly 185.77 feet along a 600.00 foot radius curve to the left, which center point bears South 46°59'25" West 600.00'; thence North North 37°52'06" East West 889.09' feet; thence North 89°14'00" East 245.13' feet to the point of beginning.
Containing 5.77 Acres
Subject to and together with a perpetual easement and right of way over and across those certain roads as designated and described in Book 3590 Page 26.

OWNER'S DEDICATION

Know all men by these presents that _____, 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 **WHISPERING HILLS SUBDIVISION**

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 _____ have hereunto set this _____ day of _____ A.D., 20____.

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of SALT LAKE }
On the _____ day of _____, A.D., 20____, personally appeared before me the _____, who being by me duly sworn did say the he/she is the _____ of _____, and that the within and foregoing instrument was signed voluntarily for said corporation and for the uses and purposes herein mentioned.
My commission expires: _____ Notary Public
residing in: _____

WHISPERING HILLS SUBDIVISION
A PORTION OF LAND LOCATED IN THE S. E. 1/4 OF SEC. 8, & THE S.W. 1/4 SEC. 9, T. 4 S., R. 2 W., S.L.B.&M., SALT LAKE COUNTY, UTAH.

LOCATED WITHIN HIGH COUNTRY ESTATES UN-RECORDED SUBDIVISION

LEGEND

- ◆ = SECTIONAL CORNER
- ⊕ = STREET MONUMENT
- ⊙ = FOUND PROPERTY MARKER
- ⊕ = SET REBAR AND CAP
- = REPRESENTS PROPERTY LINE
- △ = SURVEY CONTROL POINT
- ⊕ = EXISTING FIRE HYDRANT
- ⊕ = EXISTING WATER MANHOLE
- ⊕ = PHONE UTILITY SERVICE
- ⊕ = EXISTING TRANSFORMER



LAND DESIGN ENGINEERING
LAND DESIGN ENGINEERING
P.O. BOX 701168
SALT LAKE CITY, UTAH 84170-1168
OFFICE: (801) 495-2541
lde@survey.com

Coordinates Address
Utilities Street & Address Frontage Coordinates Approved
Signature Address Coordinator

Zoning Department
Zone: FA-2.5
Width Area Setback
Signature

Board of Health
Approved this _____ day of _____ A.D., 20____
Director, S.L.Co. Board of Health

Planning & Development Services Division
Approved this _____ day of _____ A.D., 20____ by the Salt Lake Planning Commission
Director

Approval as to Form
Approval as to form this _____ day of _____ A.D., 20____
Attorney

Salt Lake County Mayor
Presented to the Salt Lake City this _____ day of _____, A.D. 20____
County Mayor

Recorded #
State of Utah, County of Salt Lake, recorded and filed at the request of _____
Date _____ Time _____ Book _____ Page _____
Fee \$ _____ Salt Lake County Recorder

PRELIMINARY
SUB-AMENDED
Sheet 1 of 1











STAFF REPORT

Executive Summary									
Hearing Body:	Salt Lake County Planning Commission								
Meeting Date and Time:	Wednesday, October 12, 2011	08:30 AM	File No:	2	5	8	1	5	
Applicant Name:	Tony Skanchy		Request:	Conditional Use					
Description:	Electronic Message Board (monument sign)								
Location:	10220 South 1300 East								
Zone:	C-2 Community Commercial	Any Zoning Conditions?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>			
Community Council Rec:	Approval								
Staff Recommendation:	Approval								
Planner:	jim nakamura								

1.0 BACKGROUND

1.1 Summary

Tony Skanchy, is requesting Conditional use approval for a Electronic Message Center (monument sign) for his office located on the corner of 10220 S 1300 E. The applicant has recently gone through a Rezone process in order to apply for this conditional use (file # 25816). The rezone application will be heard by the County Council on October 4, 2011 and the results of that decision will be made available at the Planning Commission meeting.

1.3 Neighborhood Response

No negative reactions to this application. Positive support by the neighbor directly to the South of the applicant's parcel was shown during the Community Council meeting.

1.4 Community Council Response

White City Community Council has given preliminary approval for the electronic message monument sign.

2.0 ANALYSIS

2.1 Applicable Ordinances

Section 19.84.060 of the Conditional Use Chapter of the Zoning Ordinance establishes five standards to be used in evaluating Conditional Use applications. The Planning Commission must find that all five of these standards have been met before granting approval of an application. Based on the foregoing analysis, Staff suggests the following:

Criteria Met		Conditional Use Criteria and Evaluation
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<i>Standard `A': The proposed site development plan shall comply with all applicable provisions of the Zoning Ordinance, such as parking, building setbacks, building height, etc.</i>
		Discussion: The electronic message center will be built in the form of a monument sign

		fronting along 1300 East
		Summary: The electronic message center (monument sign) meets all requirements per 19.82.190 of the Salt Lake County zoning ordinance.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `B`:</u> <i>The proposed use and site development plan shall comply with all other applicable laws and ordinances.</i>
		Discussion: Summary:
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `C`:</u> <i>The proposed use and site development plan shall not present a traffic hazard due to poor site design or to anticipated traffic increases on the nearby road system which exceed the amounts called for under the County Transportation Master Plan.</i>
		Discussion: The applicant has had a established Orthodontist office for the past 15+ years. The electronic message center sign is a new addition to the site. Summary: 1300 E is already a established commercial/public facility corridor, the sign will have no impact on the current traffic flow. The new sign will not be in any clear view areas.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `D`:</u> <i>The proposed use and site development plan shall not pose a threat to the safety of persons who will work on, reside on, or visit the property nor pose a threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/ topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.</i>
		Discussion: This is a for the construction of a new monument sign the site will not be altered. A monument sign currently exists and will be replaced by the new electronic message center sign.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `E`:</u> <i>The proposed use and site development plan shall not significantly impact the quality of life of residents in the vicinity.</i>
		Discussion: This use will not impact the quality of life. A similar electronic message center sign has existed to the North of this parcel which is used by the public school located there.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends **APPROVAL** of the proposed **Conditional Use**.

3.2 Reasons for Recommendation

- 1) The application requesting a Electronic Message Center sign currently meets any ordinance requirements required by Salt Lake County Zoning

3.3 Other Recommendations

Additional Applicable Ordinances

19.82.020 - Definitions.

As used in this chapter:

"Electronic message center" means a mechanism or device which uses a combination of lights, or lighted or unlighted panels which are controlled electrically and electronically to produce words, symbols or messages which may flash, travel or scintillate within a given panel area.

"Ground sign" means a sign supported by a fixed permanent frame support in the ground.

"Illuminated sign" means a sign which has characters, letters, figures, designs or outlines illuminated by electric lights or luminous tubes.

"Monument sign" means a sign which is incorporated into the landscape or architectural design scheme and displaying the name of uses or buildings.

"Sign" means and includes every advertising message, announcement, declaration, demonstration, display, illustration, insignia surface or space erected or maintained in view of the observer thereof for identification, advertisement or promotion of the interests of any person, entity, product or service. "Sign" also includes the sign structure supports, lighting system and any attachments, ornaments or other features used to draw the attention of observers.

"Sign area" means the area of a sign that is used for display purposes, excluding the minimum frame and supports. In computing sign area, only one side of a back-to-back or double-faced sign shall be computed when signs are parallel or diverge from a common edge by an angle of not more than forty-five degrees.

"Sign setback" means the minimum distance that any portion of a sign or sign structure shall be from any street right-of-way line and yard line coterminous with a street.

"Sign structure" means anything constructed or erected supporting a sign which requires location on or below the ground or attached to something having location on or below the ground.

19.82.085 - Height of ground signs.

The height of ground signs, except as otherwise specified in this chapter, shall be measured from the grade at the property line of the yard in which the sign is located, but shall not exceed the height allowed in the zone.

19.82.130 - Lighted signs.

- A. A lighted sign shall not be installed which permits the light to penetrate beyond the property in such a manner as to annoy or interfere with the use of adjacent properties.

- B.** Such lights alleged to violate subsection A of this section by the adjacent property owners or development services division director shall be subject to a public hearing before the planning commission as to the validity of the alleged violation. If such light is determined to be in violation, the owner of the light shall take appropriate, corrective action as directed.

19.82.150 - Traffic hazard prohibited.

Signs or other advertising structures shall not be erected at the intersection of any streets or driveways in such manner as to obstruct free and clear vision, or at any location where by reason of the position, shape or color, it may interfere with, obstruct the view of or be confused with any authorized traffic sign, signal device, or make use of the words "Stop," "Drive-in," "Danger," or any other words, phrases, symbols or characters in such manner as to interfere with, mislead or confuse vehicle operators.

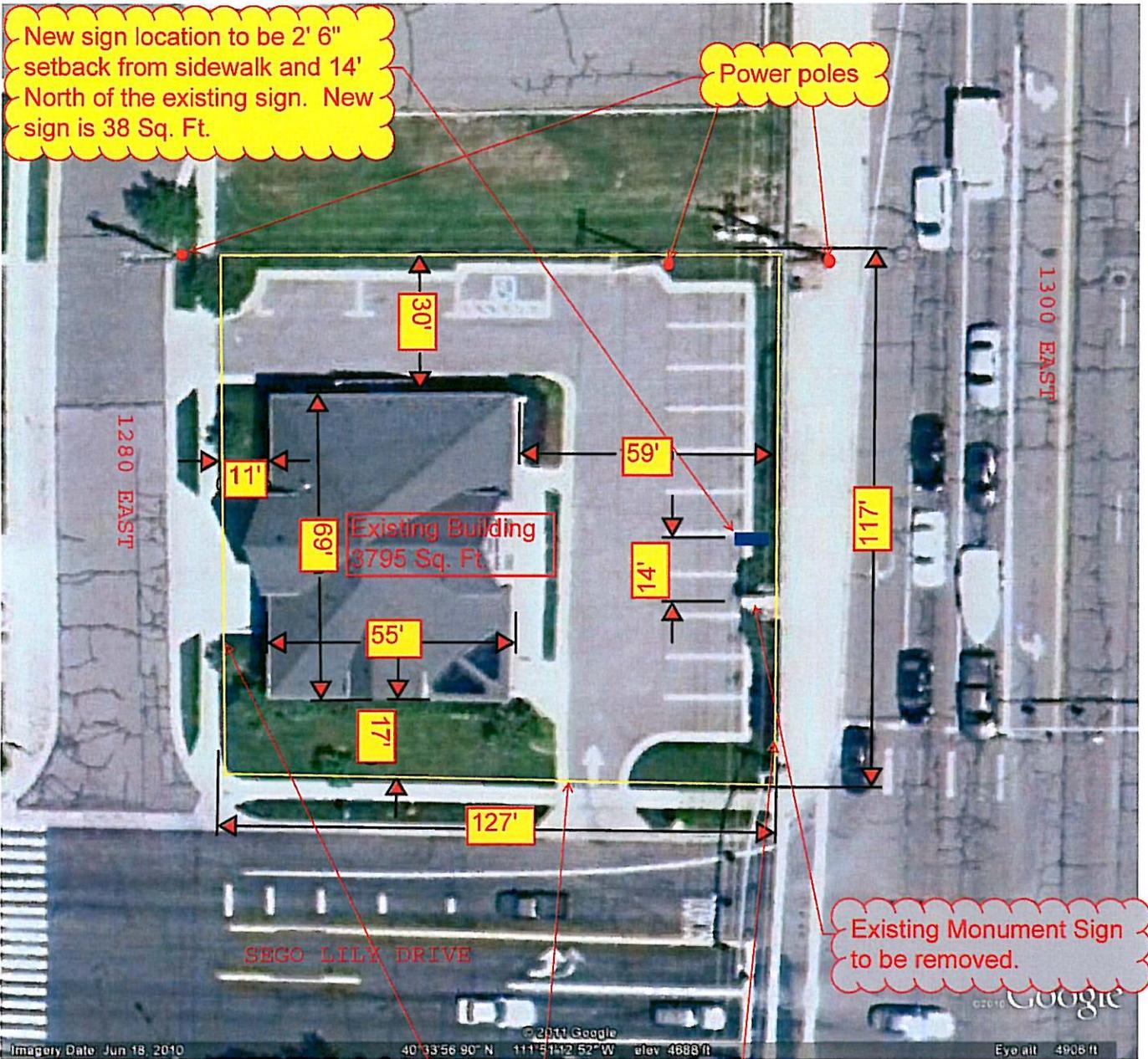
19.82.190 - On-premises signs allowed in zoning districts.

On-premises signs allowed, by zones, shall be as set out in Table [19.82.190](#).

(4) C-2, C-2, C-3	C-2 Ground or projecting on- premises	48 sq. ft. plus 1 sq. ft. for each foot of frontage over 30 on a street to a maximum of 256 sq. ft. and 400 sq. ft.	30 ft. max.	18-inch setback, 1 sign per 300 ft. frontage or part thereof	Illumination may be built into or attached to signs unless exposed to a dwelling on adjacent property or a residential zone boundary in which case it may be allowed with conditional use approval. Rotation and subdued light change may be allowed with conditional use approval. Electronic message center signs are conditional use
	Monument on- premises	32 sq. ft. plus 1 sq. ft. for every 4 ft. of frontage over 30 on a street to a maximum of 64 sq. ft.	6 ft. max.	18-inch minimum setback, 1 sign per 300 ft. frontage or part thereof	A monument sign can be utilized in lieu of a ground or projecting sign



Map created by Salt Lake County I.S. - Copyright (C) 2011



SCALE: 1/16" = 1'

Contractor

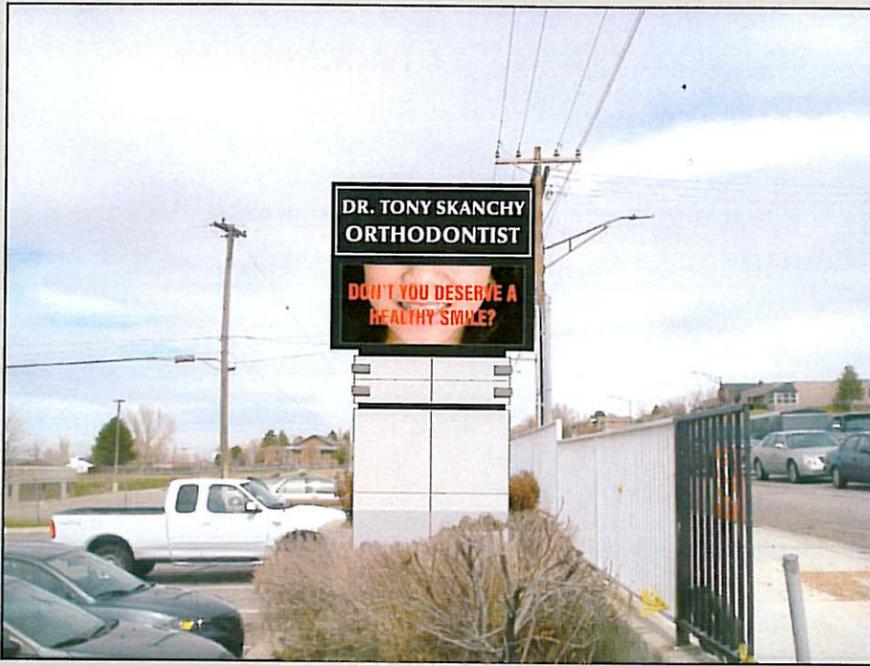
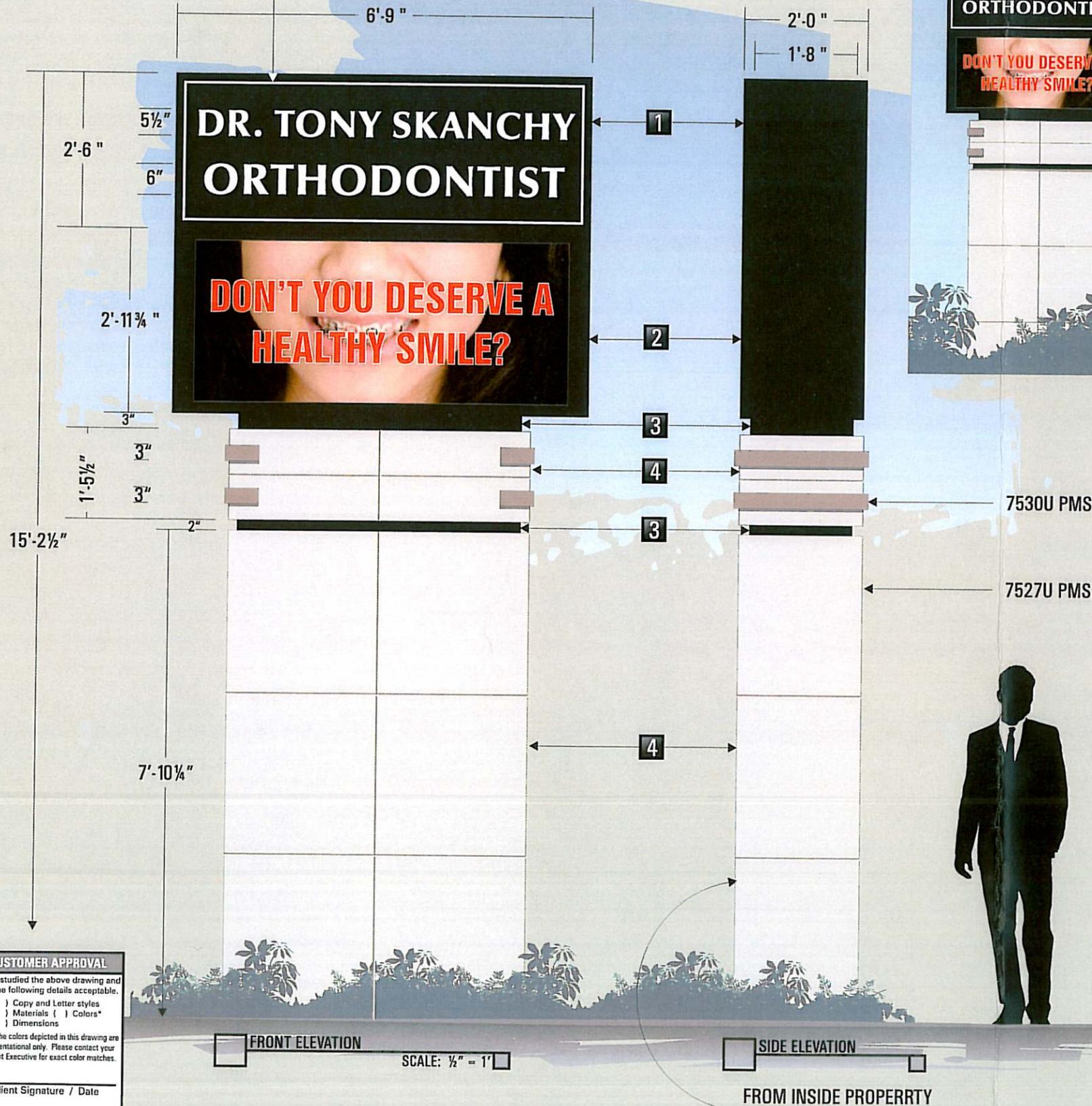
YESCO
 1605 South Gramercy Road
 SLC, Utah 84104
 801-487-8481

Owner

Dr. Tony Skanchy Orthodontics
 10220 South 1300 East
 Sandy, Utah 84094
 801-523-1111

A

1/2" WHITE TRAP LINE



MONUMENT DISPLAY QTY: 1

ESTIMATING	YESCO TO REMOVE & DISPOSE OF EXISTING MONUMENT. MANUFACTURE NEW D/F ILLUM. MONUMENT W/ MESSAGE CENTER. OPTION: YESCO TO TEAR OUT EXISTING CONCRETE		
1 CABINET	MATERIAL	ALUMINUM	
	PAINT	SEMI-GLOSS BLACK	
	LIGHTING	FLUORESCENT (COOL WHITE)	
	TEXTURE	NONE	
FACE	TYPE	POLYCARBONATE	
	COLOR	WHITE	
	VINYL	LAYER	1st SURFACE
		COLOR	BLACK
2 EMC	PIXEL SPACING	16mm	
	MATRIX SIZE	48 x 112	
	COLOR	FULL COLOR	
	COMMUNICATION	TBD	
3 REVEAL	MATERIAL	ALUMINUM	
4 POLE COVER	PAINT	SEMI-GLOSS BLACK	
	MATERIAL	ALUMINUM	
	PAINT	MATCH BUILDING STUCCO & BRICK	
	TEXTURE	LIGHT TEXCOTE	

CUSTOMER APPROVAL

I have studied the above drawing and find the following details acceptable.

() Copy and Letter styles
() Materials () Colors*
() Dimensions

Note: the colors depicted in this drawing are representational only. Please contact your Account Executive for exact color matches.

Client Signature / Date

Landlord Signature / Date



Salt Lake Division

1605 South Gramercy Road
Salt Lake City, UT 84104
801-487-8481

This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO. Permission to copy or revise this drawing can only be obtained thru a written agreement with YESCO.

© 2008 by YESCO LLC
All rights reserved

CLIENT: **TONY SKANCHY ORTHODONTIST**

ADDRESS: **10220 SOUTH 1300 EAST SANDY, UT.**

ACCOUNT EXECUTIVE: **KIM THOMAS**

DESIGNER: **JEREMY**

ORIGINAL DATE: **3.21.11**

REVISION 1 (DATE / REV): **6.14.11 / R1 SIZE OF CABINETS CHANGED**

REVISION 2 (DATE / REV)

REVISION 3 (DATE / REV)

REVISION 4 (DATE / REV)

REVISION 5 (DATE / REV)

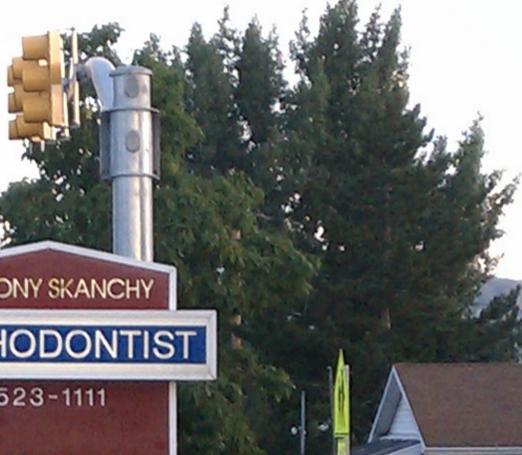
DESIGN NUMBER: **39337R1**

WORK ORDER NUMBER:

SHEET: **1 of 1**



DR. TONY SKANCHY
ORTHODONTIST
523-1111





STAFF REPORT

Executive Summary									
Hearing Body:	Salt Lake County Planning Commission								
Meeting Date and Time:	Wednesday, October 12, 2011	09:00 AM	File No:	2	5	6	6	1	
Applicant Name:	Salt Lake County - PDS	Request:	Ordinance Amendment						
Description:	Amend sections of two SLCO Ord. Chapters: 19.04 and Chapter 19.80								
Location:	N/A								
Zone:	R-1-3 Residential Single-Family	Any Zoning Conditions?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>			
Community Council Rec:	Not yet received								
Staff Recommendation:	Approval								
Planner:	Curtis Woodward								

1.0 BACKGROUND

1.1 Summary

Salt Lake County is requesting approval to amend sections of two Salt Lake County Ordinance Chapters in Title 19 *Zoning*, Chapter 19.04 *Definitions* and Chapter 19.80 *Off-Street Parking Requirements: Section 040 Parking in Residential Zones*. The proposed amendments to 19.04 more clearly define vehicles, junk, and heavy equipment that may be found in residential yards, and proposed amendments to 19.80.040 set off-street parking standards in residential zones.

1.2 Neighborhood Response

No neighborhood response has been received at the time of this report.

1.3 Community Council Response

First Draft:

Written response was received from Mt. Olympus and Big Cottonwood Community Councils. The residents of Mt. Olympus were concerned with the maximum driveway width of 24 feet and the inability to park vehicles with commercial signage in the front yard as stated in the original draft. Big Cottonwood Canyon residents expressed concern that the pavement and fencing requirements would not be compatible in the canyon areas, particularly with restrictions listed in FCOZ.

Verbal response from other community councils was given to Planning and Development Services staff that are congruent with the above written concerns. General consensus was that this ordinance amendment would help clean up many neighborhoods where junk is an issue and enforcement of this is difficult. However, some communities were concerned about the burden it would place on low-income homeowners and homeowners with small lots.

All of these responses were considered and shaped the writing of the second draft, which only proposes a minor change to the "junk" definition, and which allows commercial vehicles of limited size to be parked in front yard driveways.

Public (second) Draft:

The public draft has been sent to community councils in anticipation of the October planning commission hearings. An update of community council responses will be provided at the planning commission business meetings.

2.0 ANALYSIS

2.1 Existing Ordinance

Attached is an underlined copy of the proposed ordinance amendments. The proposed changes are briefly explained here:

Chapter 19.04, Definitions: Four new definitions are created through the ordinance amendment: Heavy Equipment, Commercial Vehicle, Private Vehicle, and Recreational Vehicle. In addition, the definition for Junk listed in 19.04.315 was amended to include recreational vehicles that are inoperable, dismantled, or wrecked. These definition amendments will help clarify the provisions in the amended chapter 19.80.40, as well as assist the Code Enforcement Officers in enforcing these provisions.

Chapter 19.80, Off-Street Parking Requirements: 19.80.40 Parking in Residential Zones is a section that was added in this chapter to create off-street parking standards in residential zones. The amendments here strive to protect the residential character of neighborhoods by requiring vehicles parked in the front yard to be only on paved surfaces within the scope of Salt Lake County Driveway Ordinance 14.36.060, as well as limiting the type of vehicles that can be parked in the front yard. These amendments also set a basic landscaping standard for front yards not occupied by paved parking.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Ordinance Amendment.

3.2 Reasons for Recommendation

- 1) The proposed amendments will help protect the residential character of neighborhoods, which is consistent with the goals of the general plan.
- 2) The current draft ordinance has been crafted in response to the feedback from community councils, County legal counsel, and County Code Enforcement Officers to be simpler, easier to understand, and easier to enforce.

SALT LAKE COUNTY ORDINANCE

Ordinance No. _____, 2011

FRONT YARD PARKING AND LANDSCAPING AMENDMENTS

AN ORDINANCE AMENDING CHAPTER 19.04: DEFINITIONS AND 19.80: OFF-STREET PARKING REQUIREMENTS RESTRICTING THE PARKING OF VEHICLES IN THE FRONT AND STREET SIDE YARD AREAS OF RESIDENTIALLY ZONED PROPERTIES AND REQUIRING THE LANDSCAPING AND MAINTENANCE OF YARD AREAS.

The County Legislative Body of Salt Lake County ordains as follows:

SECTION I. The amendments made here are designated by underlining the new substituted words. Words being deleted are designated by brackets and interlineations.

SECTION II. Chapter 19.04 of the Salt Lake County Code of Ordinances, 2001, is amended to read as follows:

Chapter 19.04 – DEFINITIONS

19.04.291 – Heavy Equipment

“Heavy Equipment” means equipment such as earth movers, backhoes, cranes, forklifts, bulldozers, and the like which are commonly used for construction, excavation, demolition, or lifting; also vehicles used to haul equipment or materials, such as dump trucks, semi-tractors, semi-trailers, cement trucks or any motor vehicle with modifications such as:

1. Liquid storage tanks exceeding one hundred (100) gallons,
2. Aerial buckets or platforms,
3. Welding equipment,
4. Mechanical lifts or arms for loading and unloading materials/equipment,
5. Appurtenances of a similar nature.

19.04.315 – Junk

A. "Junk" means any salvaged or scrap copper, brass, iron, steel, metal, rope, rags, batteries, paper, wood, trash, plastic, rubber, tires, waste or other articles or materials commonly designated as junk. Junk, except as provided in subsections (B) or (C), shall also mean any dismantled, wrecked or inoperable motor vehicles or recreational vehicles or parts thereof which are stored or parked on property outside of an enclosed building and which remain in such condition for a period of time in excess of sixty days. An automobile, truck or bus shall be considered inoperable if it is not currently registered and licensed in this state or another state.

B. One truck with a capacity of one ton or less or automobile which is not currently licensed and registered in this state or another state but is otherwise operable may be stored on property for a period not to exceed two years if it is secured with the windows closed, the trunk and hood closed and the doors locked and is not damaged exposing jagged metal; or

C. One truck with a capacity of one ton or less or automobile which is inoperable may be stored in a side yard, except a side yard which faces on a street or a rear yard on property for a period not to exceed two years provided:

1. The automobile or truck is secured with the windows closed, the trunk and hood closed and the doors locked and is not damaged exposing jagged metal; and
2. The automobile or truck shall not be visible from any public street; and
3. The automobile or truck is entirely concealed by a covering which is maintained in good condition and which does not extend closer to the ground than the lowest point of the vehicle body.

D. All existing legal nonconforming motor vehicles as of the effective date of the ordinance codified in this section, or any amendment hereto, shall comply with the provisions of this section within one year from the date of the enactment of this section or any amendment thereto.

19.04.551 – Vehicle, Commercial

“Commercial vehicle” means any motorized vehicle or trailer used for or intended for business use, including but not limited to the transportation of commercial equipment, merchandise, produce, freight, commodities, passengers or animals.

19.04.553– Vehicle, Private

“Private vehicle means an automobile, sport utility, crossover, pickup truck, motorcycle, or similar motorized device in which a person or thing is, or can be, transported from one place to another on a non-commercial or not-for-hire basis.

19.04.554 – Vehicle, Recreational

“Recreational vehicle” means a vehicle, snowmobile, trailer, camper, or watercraft with or without a motor, designed and constructed for recreational use or as temporary living quarters for travel or vacation purposes. Recreational vehicle does not include human or battery powered personal apparatuses, such as bicycles, kick-scooters, or children’s toys.

SECTION III. Chapter 19.80 of the Salt Lake County Code of Ordinances, 2001, is amended to read as follows:

Chapter 19.80 - OFF-STREET PARKING REQUIREMENTS

Article I. – General Provisions

19.80.040 – Parking in Residential Zones

- A. Only private vehicles, recreational vehicles, or commercial vehicles under 12,000 pounds gross vehicular weight may be parked in the front yard or corner lot side yard of a dwelling in any R-1 or R-2 zone. Vehicles so parked must be upon a driveway with a parking surface in compliance with section 19.80.030 “Specifications.” The location, width, and area of the parking surface shall not exceed the maximum allowed for a residential driveway set forth in Salt Lake County Ordinance 14.36.060.
- B. When not parked or stored upon such a surface all private and recreational vehicles must be located behind the front line or street side line of the main building on the lot or parcel and screened from view from public streets or neighboring properties by enclosure within a building or six-foot tall (minimum) opaque fence.
- C. All commercial vehicles 12,000 pounds gross vehicular weight and over must be parked on a dustless surface and located behind the front line or street side line of the main building on the lot or parcel and screened from view from public streets or neighboring properties by enclosure within a building or six-foot tall (minimum) opaque fence.
- D. Heavy equipment may only be parked or stored on a property in conjunction with lawfully-permitted construction or site development activities so long as construction is diligently pursued.
- E. The area within the front yard of any single or two family dwelling not occupied by a driveway/parking surface set forth above shall be landscaped and maintained. Front yard landscaping may include features such as pedestrian walkways, gardens, trees, shrubs, lawn, ground cover, and other similar features.

SECTION IV. This ordinance shall be effective fifteen (15) days after its passage and upon at least one publication of the ordinance or a summary thereof in a newspaper published and having general circulation in Salt Lake County.

APPROVED AND ADOPTED this _____ day of _____, 2011.

SALT LAKE COUNTY COUNCIL

By: _____
MAX BURDICK, Chairman

ATTEST:

Sherrie Swensen
Salt Lake County Clerk

APPROVED AS TO FORM:

ORDINANCE HISTORY

Councilman Bradley voting	_____
Councilman Burdick voting	_____
Councilman Bradshaw voting	_____
Councilman DeBry voting	_____
Councilman Horiuchi voting	_____
Councilman Iwamoto voting	_____
Councilman Jensen voting	_____
Councilman Snelgrove voting	_____
Councilman Wilde voting	_____

Vetoed and dated this _____ day of _____, 2011.

By: _____
MAYOR PETER CORROON
OR DESIGNEE

(Complete as Applicable)
Veto override: Yes ___ No ___ Date _____
Ordinance Published in Newspaper: Date _____
Effective Date of Ordinance: _____

SUMMARY OF
SALT LAKE COUNTY ORDINANCE NO. _____

On the _____ day of _____, 2011, the County Council of Salt Lake County adopted Ordinance No. _____ which amends chapter 19.04 and chapter 19.80 of the Salt Lake County Code of Ordinances. These new amendments set specific requirements regarding the parking of vehicles in the front and street side yard areas of residentially zoned properties and make other related changes.

SALT LAKE COUNTY COUNCIL

By: _____
MAX BURDICK, Chairman

ATTEST:

Sherrie Swensen
Salt Lake County Clerk

APPROVED AS TO FORM:

Councilman Bradley voting _____
Councilman Burdick voting _____

Councilman Bradshaw voting _____
Councilman DeBry voting _____
Councilman Horiuchi voting _____
Councilman Iwamoto voting _____
Councilman Jensen voting _____
Councilman Snelgrove voting _____
Councilman Wilde voting _____

A complete copy of Ordinance No. _____ is available in the office of the Salt Lake County Clerk, 2001 South State Street, N2100A, Salt Lake City, Utah.

DRAFT



STAFF REPORT

Executive Summary									
Hearing Body:	Salt Lake County Planning Commission								
Meeting Date and Time:	Wednesday, October 12, 2011	08:30 AM	File No:	2	6	0	4	4	
Applicant Name:	Salt Lake County		Request:	Ordinance Amendment					
Description:	Amend two sections of Salt Lake County Ord. - 19.72.060 and 070								
Location:	N/A								
Zone:	FR-0.5 Forestry & Recreation	Any Zoning Conditions?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>			
Community Council Rec:	Not yet received								
Staff Recommendation:	Approval								
Planner:	Spencer G. Sanders								

1.0 BACKGROUND

1.1 Summary

Salt Lake County is requesting approval to amend two sections of Salt Lake County Ordinances in Title 19 *Zoning*, Chapter 72 *Foothills and Canyons Overlay Zone*: Section 060 *Administration and Enforcement* and Section 070 *Definitions*. The proposed Amendments to 060 clarify slope waivers related to ski resort development; and the proposed amendments to 070 clarify allowed summer uses at ski resorts.

1.3 Community Council Response

The proposed ordinance amendment has been forwarded to all of the County's Community Councils and Planning Commissions. The Community Council responses received will be forwarded to their applicable Planning Commission and all will be forwarded on to the County Council.

The Community Councils which make recommendations to the Salt Lake County Planning Commission have responded as follows:

Big Cottonwood Community Council - Recommended approval as proposed

Granite Community Council - Requested continuance, made no recommendation

White City Community Council - Recommended approval as proposed

Parleys Canyon Community Council - Has no objections

Sandy Hills Community Council - Recommended Approval as proposed

Willow Creek Community Council - Did not respond

Willow Canyon Community Council - Did not respond

2.0 ANALYSIS

2.1 Existing Ordinance

Attached is a underline/strike-through copy of the proposed ordinance amendments. The proposed changes are briefly explained here:

19.72.060.C.5 - This provision indicates that waivers and modifications to the FCOZ regulations may only be approved upon evidence establishing the listed criteria are met. The proposed language provides some flexibility to the language that indicates that waivers and modifications may be approved subject to any of the criteria the applicable reviewing body deems applicable to the situation.

It has been found that the listed criteria do not always apply to every situation. The proposed language would give the reviewing body the ability to determine which of the listed criteria are applicable.

19.72.060.C.7 currently indicates the limitations on the types of uses, development, or activities pertaining to ski resorts, for which a waiver can be requested. The language is unclear and confusing. The proposed ordinance would replace the language of subsection 7 with a table that clearly lists what activities, etc. for which a waiver may be requested within specific slope ranges. This proposed change makes it much more clear what types of activities related to ski resorts are eligible for waiver consideration. It does not eliminate the requirement to apply for waivers, it just establishes what is eligible.

19.72.070 lists all the definition that are unique to the Foothills and Canyons Overlay Zone (FCOZ) ordinances, including the definition of a Ski Resort. Currently the language in the definition is unclear regarding what uses are allowed as part of a ski resort. The proposed changes would indicate that both winter related activities and non-winter related activities are acceptable within the resort.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Ordinance Amendment.

3.2 Reasons for Recommendation

- 1) The proposed amendments clarify the FCOZ language related to Ski Resorts and are consistent with the intent and purpose of the FCOZ overlay zone.

SALT LAKE COUNTY ORDINANCE

ORDINANCE NO. _____, **2011**

FOOTHILLS AND CANYONS OVERLAY ZONE

AN ORDINANCE AMENDING SECTION 19.72.060, ENTITLED "ADMINISTRATION AND ENFORCEMENT," AND 19.72.070 ENTITLED "DEFINITIONS," OF THE SALT LAKE COUNTY CODE OF ORDINANCES, 2001, CLARIFYING THE APPLICABILITY OF WAIVER CRITERIA, PERMISSIBLE SLOPE WAIVER RANGES, AND, THE DEFINITION OF "SKI RESORT" TO INCLUDE YEAR ROUND RESORT ACTIVITES; AND MAKING OTHER RELATED CHANGES.

The County Legislative Body of Salt Lake County ordains as follows:

SECTION I. The amendments made herein are designated by underlining the new substituted words. Words being deleted are designated by brackets and interlineations.

SECTION II. Section 19.72.060 of the Salt Lake County Code of Ordinances, 2001, is amended to read as follows:

19.72.060 - Administration and Enforcement.

C. Waivers and Modifications for Ski Resorts, Public Uses, and Mineral Extraction and Processing Uses.

5. Criteria for Approval. Waivers or modifications to the development standards of this chapter may ~~[only]~~ be approved subject to any of ~~[upon evidence establishing]~~ the following criteria~~[s, as]~~ deemed applicable by the development services director or planning commission, depending upon which has jurisdiction over the particular proposal:

- a. That the improvements proposed are essential to the operation and maintenance of the property and use, and that no reasonable alternative means of satisfying such requirements are feasible or readily available;
- b. That the physical surroundings, shape, or topographic conditions of the specific property involved are such that strict compliance with these regulations would result in extraordinary hardship or practical difficulties, or a substantial economic hardship (as defined in Section 19.72.070) for the owner of the property;
- c. That strict or literal interpretation and enforcement of the specified regulation would result in a development approach unintentionally inconsistent with the objectives of this chapter;
- d. That the waivers or modifications granted will result in a development approach which better preserves area views, reduces adverse impacts on existing trees and vegetation, reduces the overall degree of disturbance to steep slopes, protects wildlife habitat, and reflects a greater degree of sensitivity to stream corridors, wetlands, rock outcrops, and other sensitive environmental features in the vicinity of the proposed improvements;
- e. That the granting of the waiver or modification will not be detrimental to the public health, safety, or general welfare, or materially injurious to properties or improvements in the vicinity;
- f. That the waiver or modification granted shall not have the effect of nullifying the intent and purpose of these regulations;

- g. That the proposed development, as modified by the request, is not in conflict with the goals, objectives, and policies of the adopted community general plan applicable to the area;
- h. That creative architectural or environmental solutions can be applied and used to alternatively achieve the purposes of this chapter;
- i. That the development in all other respects conforms with the site design, development, and environmental standards set forth in this chapter, in Chapter 19.73, "Foothills and Canyons Site Development and Design Standards," and in all other applicable ordinances and codes;
- j. That the waivers or modifications granted do not result in the violation of other applicable federal, state, and county laws.

7. ~~[Limitations. Notwithstanding the discretion to grant waivers or modifications from the standards set forth in this chapter, in no case shall development other than pedestrian or nonmotorized trails, vehicular access routes for emergency or maintenance purposes, ski runs, ski lifts with supporting appurtenances, or similar recreation access corridors be permitted on slopes greater than forty percent but less than fifty percent, except as otherwise authorized in this chapter. In no case shall roads or vehicular access corridors of any kind be permitted on slopes in excess of fifty percent.]~~

Permissible Slope Waiver Ranges for Eligible Development Activities. The following table establishes the permissible slope waiver ranges for eligible development activities associated with ski resort, public use and mineral extraction and processing uses.

<u>Slope Range</u>	<u>Eligible Development Activities</u>
--------------------	--

<u>30% or less</u>	<ul style="list-style-type: none"> • <u>No slope waiver required.</u>
<u>Greater than 30% up to 40%</u>	<ul style="list-style-type: none"> • <u>All development activities associated with allowed uses.</u>
<u>Greater than 40% up to 50%</u>	<ul style="list-style-type: none"> • <u>Pedestrian trails;</u> • <u>Non-motorized vehicle trails;</u> • <u>Ski runs, ski lifts and supporting appurtenances;</u> • <u>Year-round or non-snow related activities; and</u> • <u>Motorized vehicle roads and trails.</u>
<u>Greater than 50%</u>	<ul style="list-style-type: none"> • <u>Pedestrian trails;</u> • <u>Non-motorized vehicle trails;</u> • <u>Ski runs, ski lifts and supporting appurtenances;</u> • <u>Year-round or non-snow related activities.</u>

SECTION III. Chapter 19.72.070 of the Salt Lake County Code of Ordinances, 2001, is amended to read as follows:

19.72.070 – Definitions.

For the purposes of this chapter, the following terms shall have the following meanings:

"Ski resort" means any public or private developed recreational use~~[, with associated facilities and improvements, for downhill or cross-country skiing, snowboarding, snow shoeing, snowmobiling, or]~~ for [other] snow-related activities, accessory year-round or non-snow related activities, and associated facilities and improvements. These uses are operated on a commercial or membership basis, whether solely on privately-owned property or on privately-owned lots or parcels interspersed with public land under a special use permit from the U.S. Forest Service or other public agency, primarily for the use of persons who do not reside on the same lot or parcel as that on which the recreational use is located. Snow related activities include but are not

limited to: downhill skiing, cross-country skiing, snowboarding, snow shoeing, snowmobiling, or other snow-related activities. Accessory year-round and non-snow related activities include but are not limited to: alpine recreation activities; cultural events and festivals; and conference events. Associated facilities and improvements include, but are not limited to: lodging; food, retail, and support services; recreational and fitness facilities; parking accommodations; and other uses of a similar nature specifically authorized in conjunction with the operation of ~~the facilities as~~ a year round resort. ~~[This term shall not exclusively include any use which is otherwise listed specifically as a permitted or conditional use in this title.]~~

SECTION IV. This ordinance shall become effective fifteen (15) days after its passage and upon at least one publication of the ordinance or a summary thereof in a newspaper published and having general circulation in Salt Lake County.

APPROVED and ADOPTED this _____ day of _____, 2011.

SALT LAKE COUNTY COUNCIL

Max Burdick, Chair

ATTEST:

Salt Lake County Clerk

APPROVED AS TO FORM:

Deputy District Attorney
Date_____

ORDINANCE HISTORY

Council Member Bradley voting _____
Council Member Bradshaw voting _____
Council Member Burdick voting _____
Council Member DeBry voting _____
Council Member Horiuchi voting _____
Council Member Iwamoto voting _____
Council Member Jensen voting _____
Council Member Snelgrove voting _____
Council Member Wilde voting _____

Vetoed and dated this _____ day of _____, 2011.

By _____
Mayor Peter Corroon or Designee

(Complete As Applicable)

Veto override: Yes__ No__ Date _____

Ordinance published in newspaper: Date _____

Effective date of ordinance: _____

SUMMARY OF

SALT LAKE COUNTY ORDINANCE NO. _____

On the _____ day of _____, 2011, the County Council of Salt Lake County adopted Ordinance No. _____, which amends Sections 19.72.060 and 19.72.070, of the Salt Lake County Code of Ordinances, 2001, regarding the Foothills and Canyons Overlay Zone to clarify the applicability of waiver criteria, permissible slope waiver ranges, and, the definition of "ski resort" to include year round resort activites; and making other related changes.

SALT LAKE COUNTY COUNCIL

By: _____
MAX BURDICK, Chairman

ATTEST:

Sherrie Swensen
Salt Lake County Clerk

APPROVED AS TO FORM:

Deputy District Attorney
Date _____

ORDINANCE HISTORY

Council Member Bradley voting	_____
Council Member Bradshaw voting	_____
Council Member Burdick voting	_____
Council Member DeBry voting	_____
Council Member Horiuchi voting	_____
Council Member Iwamoto voting	_____
Council Member Jensen voting	_____
Council Member Snelgrove voting	_____
Council Member Wilde voting	_____

A complete copy of Ordinance No. _____ is available in the office of the Salt Lake County Clerk, 2001 South State Street, N2100A, Salt Lake City, Utah.



Big Cottonwood Canyon

COMMUNITY COUNCIL

11185 Mountain Sun Lane • Brighton, Utah 84121 • Phone: 435-940-9099 • Fax: 435-940-9102
barbaracameron@hotmail.com

Brighton

Jim Crookston
Don Despain
Mary Ellen Pugsley

September 13, 2011

TO: Spencer Sanders

Brighton Ski Resort

Randy Doyle

RE: FCOZ Application 26044

Cardiff

Laurel Pines
Bart Reuling

The Big Cottonwood Community Council unanimously recommended approval of the FCOZ Application 26044. It was approved by acclamation. The components of the amendment appear to be legitimate and appropriate.

Evergreen

Lady of the Lake
John Glauser

There were comments offered during the discussion:

- Restrictions put on property always affect the property value. The property owner should not have the burden of proof that restrictions exist. The Tax Assessor should acknowledge the negative impact of FCOZ restrictions on property value.
- Development Services should be cautious about adding FCOZ restrictions for private property. Increased restriction means decreased property value.

Forest Glen

Lynda England
John Marinucci

Mill D

Chuck Britter

Mt. Haven

Bryan O'Meara

Mule Hollow

Corey Buxton

Thank you for your fine service to this challenging canyon area!

Pine Tree

Bear Trap
Karin Peterson

Barbara Cameron, Chair
Big Cottonwood Community Council

Silver Fork

Tom Loken
Kelly Lether
Barbara Cameron
LaNette Phillips

Solitude Ski Resort

Gary DeSeelhorst

Solitude Village

Jim Kane

At Large

Linda Frady