Salt Lake County Planning Commission
Public Meeting Agenda

Wednesday, September 13, 2017 8:30 A.M.

**AMENDED**

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 August 16, 2017 meeting.
2) Utah Open and Public Meetings Act Training – Zach Shaw
3) Other Business Items (as needed)

PUBLIC HEARINGS

30492 – Planned Community (P-C) Zone – A proposal to create a new zoning designation within the County Zoning Ordinance by which large-scale communities may be approved and developed through a master plan and development plan approval process. Development agreements will be the mechanism by which the approved densities, land uses, and design standards are regulated. Planner: Curtis Woodward

30521 – Ordinance Amendment – A proposal to amend Section 19.04.440, 19.66.030, and 19.68.030 of the Uniform Zoning Ordinance of Salt Lake County, Utah, to restrict “public use” to uses and facilities compatible with residential and agricultural areas and to allow utility production, storage, and treatment facilities in the M-1 and M-2 zones. Planner: Curtis Woodward

30360 – JT Cracroft is requesting permission for a two-lot subdivision. Parcel Area: 815 Acres Location: 7600 West U-111. Zone: M-2. Planner: Todd Draper

ADJOURN
MEETING MINUTE SUMMARY
SALT LAKE COUNTY PLANNING COMMISSION MEETING
Wednesday, August 16, 2017 8:30 a.m.

Approximate meeting length: 1 hour 31 minutes
Number of public in attendance: 3
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Cohen

ATTENDANCE

<table>
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<tr>
<th>Commissioners</th>
<th>Public Mtg</th>
<th>Business Mtg</th>
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<tr>
<td>Neil Cohen</td>
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<td>Ronald Vance</td>
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<td>Mark Elieson</td>
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<td>Bryan O’Meara</td>
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<td>Kim Barbushev</td>
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<tr>
<th>Planning Staff / DA</th>
<th>Public Mtg</th>
<th>Business Mtg</th>
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<tbody>
<tr>
<td>Wendy Gurr</td>
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<td>Max Johnson</td>
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<td>Spencer Hymas</td>
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<td>Curtis Woodward</td>
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<td>Zach Shaw (DA)</td>
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*NOTE: Staff Reports referenced in this document can be found on the State and County websites, or from Salt Lake County Planning & Development Services.

BUSINESS MEETING
Meeting began at – 8:31 a.m.

1) Approval of Minutes from the July 12, 2017 meeting.

   Motion: To approve minutes from the July 12, 2017 meeting as presented.
   Motion by: Commissioner Barbushev
   2nd by: Commissioner Vance
   Vote: Commissioners voted unanimous in favor (of commissioners present)

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

PUBLIC HEARINGS
Hearings began at – 8:34 a.m.

30492 – Planned Community (P-C) Zone – A proposal to create a new zoning designation within the County Zoning Ordinance by which large-scale communities may be approved and developed through a master plan and development plan approval process. Development agreements will be the mechanism by
which the approved densities, land uses, and design standards are regulated. **Planner:** Curtis Woodward

**Salt Lake County Planning and Development Services Zoning Administrator Curtis Woodward provided an analysis of the purpose of the creation of the proposed creation of a new zoning designation.**

Commissioner Cohen asked if this is the only planning commission to review this. Mr. Woodward said yes, restricted to southwest part of the valley and some discussion to open it up to the west side. Wouldn’t want it applicable to mountains. Plan to take to Magna and Copperton communities with the idea if Kennecott were to develop, they would annex into that township. Commissioner Cohen asked areas of southwest where this is available, is there going to be a map attached to the ordinance with the boundaries. Mr. Woodward said there is a southwest community council and general plan boundary, includes rose canyon high country, and mouth of Butterfield. Property to the north is owned by Kennecott. Mr. Woodward said high country and up Butterfield are in FCOZ south side. North side is not in FCOZ. Minimum acreage requirement is 400 acres and areas up a developer would have to assemble a lot of private acres. Only two areas to the north of Herriman city owned by this development group and Kennecott. Commissioner Cohen asked the area, what is the zoning now. Mr. Woodward said A-2 type zone and has been used that way and farmed for many years by previous owners. Commissioner Cohen said so if this didn’t exist, the owners would have to develop under the current zone or rezone and to accommodate in the area for a better way otherwise it would be difficult for a developer under the existing typical zoning ordinances. Commissioner Barbushev said they would have to apply for a rezone. Mr. Woodward said if this is approved, they would have to apply for the new zone and would be a case by case basis. Commissioner Vance said this is for streamlining. Mr. Woodward said to master plan and create a development agreement and have developed. Mr. Woodward said would be piece zoned and uncertain if county will rezone and they would like assurance and start putting in and investing the roads, make sure county doesn’t put any breaks and not go anywhere and agree what’s going to be there. Commissioner Cohen asked where the underlying guidance is for zoning restrictions. Mr. Woodward said pinned down when they do individual planning and breaking up into districts. Elements would be worked out, come down to individual lots, they would come down to plans. Commissioner Cohen asked square miles of 1,000 acres. Mr. Woodward said 660 acres is a square mile. Mr. Woodward said he has early plans to distribute and the first step is the impact studies, so we know from the beginning what the final product will be. Make sure everything is in place and accounted for instead of piece mill development. Commissioner Cohen asked if there won’t be restrictions on density. Mr. Woodward said once they have a total number of units and how they are divided up throughout the community area plan. As far as application, they have had discussions and plans with USU and with student housing and apartments. Mr. Woodward said determine how many it can support and what needs to take place to get this to work. Number of factors studied for total number of units. Going through the process figuring where is all the housing going to fit. Commissioner Cohen said keep talking about resources and quality of air. This is going to add a growth problem they are facing. This is shocking that they need this kind of development in that section of the county. Mr. Woodward said been working with regional development how this development and ordinance fit into general plans. There is a general plan for the southwest area and the plan called for this area to be approved through a planned community process. They were looking to create a planned community. Working with economic development and planning, this is a kind of product they want as the state has invested a lot of money in this area. They know a lot of growth to the Wasatch front. This fits in well with the plans for growth. Commissioner Cohen said he hears there will be development, but what’s the best way to control it and get it done right. Commissioner Cohen said worst case scenario, 20,000 more people. Commissioner Vance mentioned controlling factor is water, if water isn’t available that is a controlling factor and there is a water restriction. This is just a streamline process and can go on anywhere. Mr. Woodward said this is where the developer will submit all impact studies up front and show us and a way to get all the answers early. Commissioner Cohen asked if this means in a neighborhood are you putting a limit on density. Mr. Woodward said limits would be spread out in a
community district plan. Would not be able to start establishing districts, once established that is what everyone is agreeing to and avoids potential pitfall. Commissioner Cohen said thought they may want to put limits on density, want to change it to “more than.” Mr. Woodward said not uncommon for apartment complex developments, typical density in three stories is between twenty-five to thirty-units units per acre. If you’re taking high rise, they are closer in range to fifty units per acre. In the context, it makes a lot of sense near the trax station. Commissioner Cohen said number of units will be determined on capacity of land. Commissioner Barbushev asked if they would have to approve that. Mr. Woodward said would have to go to planning commission and county council for total number and mayor would have to sign a development agreement.

Commissioners and Staff discussed additions to the purpose statement, ranges, permitted uses, rapid transit, Commissioner Cohen’s list of purposes, and lot sizes.

Mr. Shaw asked for Commissioner Cohen’s list of purposes. Commissioner Cohen said he will distribute them.

Commissioner Barbushev motioned to open the public hearing, Commissioner Vance seconded that motion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Developer
Name: Doug Young
Address: Not provided
Comments: Mr. Young said he represents the development. This is the last hold-out and the owner owned the property and had no heirs, with two sisters. He has been a friend of the family and they are donating 100 acres to USU and he is so excited to hear the vision and purpose of this property. He has embraced the vision, creating jobs and recreation as a model from Herriman to Magna. Inclusiveness and couldn’t be happier to start the framework and plan this community together. Money comes in on the land and goes into a charitable donation. He has purchased 500 acres form the family and this is an additional 1,300 acres in the county. This is the initial step, hired architects, engineers and USU.

Commissioner Cohen said one person gave more than 1,000 acres. Mr. Young said 2,000 and other farmers out there support this farm. They live in a home their mother purchased for $3,500. They don’t want notoriety, quiet non assuming people. He is happy he has been entrusted to purchase. Commissioner Barbushev said if this ordinance goes through they will see him. Mr. Gust said they are in a hurry and can work close together and the family wants this to be an incredible development. They want to be an inclusive community and a model.

Speaker # 2: Citizen
Name: John Gust
Address: 8215 West 3645 South
Comments: Mr. Gust said he lives in magna and the area is changing. He thinks to have an opportunity to master plan this they could have come in and piece mailed it and working with the mayor and council, they need to develop this and help future development. This gives them a chance to do this as a community service. Can’t say enough of USU and the family to give 100 acres. Working with the commission and the vision is their vision. He supports what the county is trying to do.
Commissioner Cohen asked about the preliminary plan and could be annexed into a city. Mr. Gust said could be, it’ll be something and the reason they wanted to keep it in the county, the mayor has a vision and believe this is that start of the master plan.

Commissioner Barbushev motioned to close the public hearing, Commissioner Vance seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and Counsel had a brief discussion regarding postponing to next month, the goals and purposes, water, density and cap on density, development agreement, and staff to evaluate pros and cons on density and minimum open space with regards to PUD.

Motion: To continue file #30492 to the September 13th meeting.
   Motion by: Commissioner Vance
   2nd by: Commissioner Barbushev
   Vote: Commissioners voted unanimous in favor (of commissioners present)

MEETING ADJOURNED

Time Adjourned – 10:02 a.m.
Ordinance Summary and Recommendation

Public Body: County Planning Commission  
Meeting Date: September 13, 2017

Request: Creation of a Planned Community (P-C) Zone

Planner: Curtis Woodward

Planning Staff Recommendation: Recommendation of approval

PROJECT DESCRIPTION

The P-C zone creates a process whereby such a project can be approved in "layers," beginning with a master plan approval, and ending in specific project approvals. Planning for the various residential, commercial, civic, and open space needs of a community enables the County to more effectively plan for infrastructure and service provision than reacting to "piecemeal" development applications. The proposed ordinance would allow an applicant to propose various districts, including land uses and development standards, within the overall community. The list of appropriate land uses, as well as the standards for buildings, site design, and public improvements, would be "finalized" and enforced through development agreement between the developer and Salt Lake County.

PLANNING STAFF ANALYSIS

The draft P-C zone does not establish specific land uses, densities, or design standards (such as building heights or setbacks). It is designed to allow a developer to propose a master development plan in which all the regulations that govern the proposed development are approved through a review process and finalized in a series of development agreements. The process outlined in the ordinance is as follows:

1. Rezone/P-C Zone Plan. At the time of rezone application, the applicant presents a P-C Zone Plan, which outlines the desired density and amount of nonresidential building area proposed. The ordinance requires the applicant to submit all the impact and infrastructure studies necessary to justify the amounts they are proposing in the plan. If a zone change is approved, it is subject to a development agreement confirming the number of units and nonresidential space being allowed in the development as well as basic performance measures that may be outlined in the studies that were submitted.

2. Community Structure Plan. Once the rezone and P-C Zone Plan have been approved, the applicant may submit a Community Structure Plan for review and approval. The community structure plan establishes the different types of communities or districts within the overall development, including land uses, circulation systems, major utilities and infrastructure systems, and standards for public improvements (such as cross sections of the arterial roads). If the plan as submitted is in harmony with the approved P-C Zone Plan, it is approved subject to a development agreement which becomes the regulating document for subsequent approvals.
3. Project plan/Subdivision Plat. Following the approval of the Community Structure Plan, the individual phases may be applied for through either a project plan or subdivision plat. Once approved, the project plan or subdivision plat is the basis on which individual building permits may be issued. Much like a final PUD approval, the project plan or subdivision plat contains the detailed requirements, such as setbacks, building height, landscape requirements, etc.

4. Building Permits. Building permits may then be applied for and issued in harmony with the approved project plan and/or subdivision plat as set forth in the approved development agreement.

At the August 16 planning commission meeting, various issues were discussed, with direction being given to the staff to report back on three in particular: the purpose section, the densities listed, and the open space requirement.

Purpose. The purpose statements proposed by Mr. Cohen appear to have been largely taken from the Poway, California ordinance. The various objectives stated as purposes, appear to be in harmony with the ordinances; however, one of the purposes may need to be clarified. Purpose number 9 is, “To prevent overcrowding of land and undue concentration of population.” The terms “overcrowding” and “undue concentration” are subjective, and may be in conflict with some of the concepts of “smart growth,” which encourages pockets of higher density residential developments as a better alternative than urban sprawl.

Densities. As we discussed, the overall density, based on the total number of units allowed across the total acreage applied for, will be set at the time of rezone through the approval of the P-C zone plan. The individual densities of districts within the development many vary, but the total number of units will not be allowed to exceed the original approval. As discussed by staff, Salt Lake County has recently seen successful development of high density residential projects near the Trax line in what is now Millcreek City. Those projects have had densities of over 50 units per acre approved as transit-oriented development. The P-C zone as currently drafted anticipates that as higher densities are approved within a given P-C zone project area, the resulting area will see decreased densities and more open space in exchange. Staff would propose leaving the ordinance open-ended, with suggested density ranges that will ultimately be firmed up through the Community Structure Plan/development agreement process.

Open Space. The original definition of “open space” as proposed in the P-C zone contemplated only green spaces. The Columbia development group expressed a willingness to increase the percentage of open space to be closer to that required in the PUD ordinance, provided that the definition of open space in the P-C zone be amended to include a larger variety of common areas, such as hardscaped plazas and gathering areas within town centers and campuses. The PUD ordinance acknowledges that common areas with structured amenities, such as club houses and swimming pools, count as open space for purposes of the 20% calculation. Staff has amended the attached draft to a 20% requirement of a combination of “open space” and “common areas.”

The development group interested in creating a planned community in the Southwest Community have suggested further changing this section to base the 20% requirement on net non-commercial acreage in the development (gross acreage less public streets and commercial properties). They have also requested that schoolyards be allowed towards meeting the 20%. As stated in the staff analysis above, the open space provision of the PUD ordinance is difficult to compare to the P-C zone, because PUD’s are somewhat one-dimensional—mainly consisting of gated residential communities. The P-C zone is designed to accommodate a much broader range of uses than a PUD, including acreage dedicated to schools, churches, and civic buildings. How much open space to require and what types of land qualify as open space and common areas are questions the planning commission will have to discuss and decide as part of its recommendation to the council.

The changes to the draft ordinance (from last month’s draft) attached to this report have been highlighted in yellow.
PLANNING STAFF RECOMMENDATION

Planning and Development Services Staff recommend approval of the draft ordinance with any amendments the planning commission deems necessary to provide for quality planned communities and ensure health, safety, and welfare are protected.
Salt Lake County  
Zoning Ordinance - Title 19  

Proposed Addition of Chapter 19.69  
Planned Community (P-C) Zone  

Sections:  

19.69.010 Purpose. ......................................................................................................................... 1  
19.69.020 Land use districts. ........................................................................................................ 2  
19.69.030 Permitted uses. ................................................................................................................ 2  
19.69.040 Conditional uses. ........................................................................................................... 3  
19.69.050 P-C zone area – minimum requirements. ........................................................................ 3  
19.69.060 Planning and approval process for P-C zone. .................................................................. 3  
19.69.070 P-C zone plan. ................................................................................................................. 3  
19.69.080 Community structure plan. ........................................................................................... 4  
19.69.090 Project plan/subdivision plat. .......................................................................................... 5  
19.69.100 Site plan review. ............................................................................................................. 5  
19.69.110 Development standards. .................................................................................................. 5  
(A) Open Space. .......................................................................................................................... 5  
(B) Yard requirements. .................................................................................................................. 6  
(C) Fencing, screening, clear vision. .............................................................................................. 6  
(D) Architectural standards. .......................................................................................................... 6  
(E) Landscaping requirements. ....................................................................................................... 6  
(F) Lighting. .................................................................................................................................. 7  
(G) Other requirements. ................................................................................................................ 7  
19.69.120 Development agreement. ................................................................................................. 7  

19.69.010 Purpose.  
The purpose of the Planned Community (P-C) Zone is to provide a regulatory tool which allows large  
properties in the Southwest Community of Salt Lake County to be developed in accordance with a specific plan  
designed to achieve the following purposes:  

1. To promote and protect the public health, safety, and welfare;  
2. To implement the objectives and policies of the general plan;  
3. To safeguard and enhance environmental amenities and the quality of development;  
4. To attain the physical, social, and economic advantages resulting from comprehensive and orderly  
planned use of land resources;  
5. To lessen congestion and assure convenience of access;  
6. To secure safety from fire, flood, and other dangers;  
7. To provide for adequate light, air, sunlight, and open space;  
8. To promote and encourage conservation of scarce resources;  
9. To prevent overcrowding of land and undue concentration of population;  
10. To facilitate the creation of a convenient, attractive, and harmonious community with a desirable  
living and working environment with unique identity and character;  
11. To attain a desirable balance of residential and employment opportunities;  
12. To promote a pedestrian friendly environment that encourages transit and bicycle use;  
13. To expedite the provision of adequate and essential public services;
14. To facilitate development within the Southwest Community of Salt Lake County in accordance with the general plan by promoting high quality, innovative and creative development that includes a mixture of uses, heights and setbacks, varying densities and lot sizes and sufficient diversity of housing types to meet the full life cycle of housing needs of Salt Lake County residents, a harmonious variety of industrial and commercial uses, a high level of amenities, and preservation of open space;

15. To promote more economical and efficient use of the land; and,

16. To provide a process for initiation, review, and regulation of large-scale comprehensively planned communities that affords the maximum flexibility to the developer within the context of an overall development program and specific, phased development plans coordinated with the provision of necessary public services and facilities.

This chapter establishes an approval and entitlement process to promote inventive and efficient land use patterns that would otherwise be difficult under typical zoning ordinances. Districts within a P-C Zone may include neighborhoods, villages, town centers, business, research or educational campuses, and open space with convenient pedestrian access among residential, commercial, office, retail, and recreational areas. Individual structures within those districts may contain mixed uses. Permitted densities and intensity of land use in villages and town centers may be higher than those permitted in neighborhoods.

19.69.020 Land use districts.

Each P-C Zone shall establish land uses and development patterns, densities, and standards unique to that zone. Upon approval, through the process set forth in this chapter, the established land uses and development patterns and densities shall be established pursuant to the P-C Zone Plan and one or more development agreements. The P-C Zone may consist of any number or combination of the following land use districts that shall be identified in the Community Structure Plan as provided in this chapter. Specific land uses proposed in the P-C Zone may only be established in conformance with provisions of this chapter.

**Neighborhood:** This category is designed for comparatively low density mixed use development that emphasizes residential (single and multi-family) use, but also includes office, commercial, industrial, public/semi-public, and recreation/open space uses. Neighborhood residential densities are anticipated to range between 4 and 8 units per gross acre.

**Village:** This category is designed for medium density mixed use development that includes residential (single and multi-family), office, commercial, industrial, public/semipublic, and recreation/open space uses, without a predetermined emphasis on any single use. Village residential densities are anticipated to range between 9 and 20 units per gross acre.

**Town center:** This category is designed for high density mixed use development that emphasizes office, commercial and recreational uses, but also includes residential (single and multi-family), public/semi-public, industrial and open space uses. Town center residential densities may exceed 20 units per gross acre.

**Business, Research, or Educational Campus:** This category is designed to accommodate a campus dedicated to a mixture of business uses: office, commercial, industrial, recreational, and public/semi-public uses; or to an educational institution, including classrooms, laboratories, offices, housing, educational facilities of all types and other related uses.

**Open Space:** Landscaped area, natural area or farmland that is established to provide and preserve outdoor recreational, agricultural, or other similar uses. In addition to the open space district, areas of open space may also be provided within the other land use districts as well.
**19.69.030 Permitted uses.**
The following uses may be conducted in all areas within the P-C Zone:

- Residential uses of all types on a range of lot sizes including: single family detached; single family attached; multifamily residential; town homes; loft apartments; residential units above ground floor retail, commercial, or office uses; and condominiums;
- Retail, service, office, hotel, restaurant, entertainment, and all other commercial uses of any type;
- Mix of permitted uses (including office/commercial, office/residential, retail/residential) within individual structures;
- Home-based businesses following the provisions of Chapter 19.85 of this Title;
- Health-care facilities;
- Public facilities, such as schools, libraries, and civic buildings;
- Common areas, such as plazas, playgrounds, and trails;
- Churches;
- Day-care facilities;
- Open space, including landscaped areas and areas in natural vegetation, golf courses, parks, recreational areas;
- Industrial and manufacturing uses; and
- Other accessory uses which are ancillary to, and designed to serve, any of the foregoing uses.

**19.69.040 Conditional uses.**
The approved P-C Zone Plan or Community Structure Plan may include provisions for specific land uses identified as conditional uses within a given district, which may include uses listed under section 19.69.030 or additional uses. The addition of conditional uses in the approved P-C Zone Plan shall require the approval of the County Council, which approval may be established by development agreement. Conditional uses, if any, are subject to review and approval as set forth in Chapter 19.84 of this Title. Design standards for conditional uses shall be included with the applicable Project Specific Standards.

**19.69.050 P-C zone area – minimum requirements.**
Each P-C Zone shall contain a minimum of 400 acres located in the Southwest Community of Salt Lake County as depicted on the Southwest Community Land Use Plan on file with Salt Lake County Planning and Development Services. If the P-C Zone contains multiple owners, the owners may, if necessary to reach the 400-acre threshold, or if such owners otherwise desire, combine their properties for planning and development purposes.

**19.69.060 Planning and approval process for P-C zone.**
Development within the P-C Zone will require the following plans to be prepared and submitted for approval in accordance with this chapter: P-C Zone Plan, CSP, and Project Plans and/or subdivision and condominium plat approval as applicable. The planning and approval process and approving bodies are summarized in the following table:

<table>
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<tr>
<th>APPROVAL STEP</th>
<th>SCALE (AREA COVERED BY APPLICATION)</th>
<th>WHAT IS DESCRIBED IN PLAN</th>
<th>APPROVAL LEVEL</th>
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<tr>
<td>P-C Zone and Plan</td>
<td>Total land area to be rezoned P-C.</td>
<td>Land area to be rezoned with land use table outlining proposed permitted and conditional uses (if applicable), number of residential units, and square feet of nonresidential development.</td>
<td>Planning Commission and County Council</td>
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Community Structure Plan | Any portion of project that has a common street system, open space system or other infrastructure system. | Major systems for the larger development such as major roadways, infrastructure, open space networks, general location of villages, towns, neighborhoods and business and research parkways. | Staff and Planning Commission
---|---|---|---
Project Plan/Subdivision Plat | Multiple phases of development. May, but is not required to include, master subdivision approval followed by phased subdivision plats. | Show major development parcel locations, open space system, and major infrastructure associated with roadways. Final plats indicate lot layouts and development regulations. | Planning Commission
Site Plan Approval | Individual sites within the development. | Final site development requirements. | Staff

19.69.070 P-C zone plan.

A plan for the P-C Zone, together with a development agreement that codifies that plan, shall be submitted for review to the Planning Commission and County Council at the time of application for rezoning. The development agreement approved by the County Council through the P-C Zone Plan review shall govern development within the applicable P-C Zone but may be amended through standard rezoning procedures and shall contain the following information:

1. Name of planned community;
2. Names, addresses, and phone numbers of applicant and property owners;
3. P-C Zone parcel location, legal/boundary description, acreage, scale, and north arrow;
4. A land use table showing the proposed permitted and conditional uses (if applicable), number of dwelling units, height limits, and the total acreage of open space in the P-C Zone and areas (in square footage or acreage) of the various non-residential land uses proposed in the P-C Zone;
5. General descriptions and locations of existing and proposed major infrastructure, including water, sanitary sewer, storm drainage, parks/open space/trails, and street improvements, together with service adequacy analyses for each of these (including the necessity of system improvements within or adjacent to the subject property, if applicable) to justify the dwelling units, open space, and non-residential square footage proposed in the land use table mentioned above;
6. Existing waterways, major utilities, easements and flood boundary;
7. Adjacent parcels, owners, and uses;
8. Topography and significant features on or adjacent to the property; and
9. Other information deemed necessary by the Planning and Development Services Director.

The development agreement based on the approved P-C Zone Plan shall confer a vested right to proceed with the development process established in this chapter for the property included within the applicable P-C Zone Plan, including the number of dwelling units and the square footage of nonresidential uses reflected in the approved P-C Zone Plan. Upon approval, the P-C Zone Plan shall constitute an amendment to the applicable community general plan for the area covered by the P-C Zone Plan.

19.69.080 Community structure plan (CSP).

Following approval of the P-C Zone Plan, a Community Structure Plan (CSP), together with a development agreement that codifies that plan, shall be submitted to the County for review and approval by the Planning Commission. The CSP shall contain a contiguous area within the P-C Zone that includes one or more of the following: neighborhoods, villages, business and research parks, and/or town centers. A CSP shall show the following:
1. Name of planned community;
2. Names, addresses, and phone numbers of applicant and property owners;
3. CSP location, legal/boundary description, acreage, scale, and north arrow;
4. Proposed land use districts (neighborhoods, villages, business and research parks, and/or town centers) boundaries, and acreage; a table showing the number of dwelling units, open space acreage, and acreage of the various non-residential land uses;
5. A master circulation system plan, including a street network, pedestrian circulation, bicycle and trail system plans (including possible equestrian trails), identification of street alignments and right-of-way widths, illustrative cross sections which accommodate and specify vehicular, pedestrian, and bicycle use in the right-of-way. Pedestrian and bicycle trail systems shall connect the land use districts, schools and open space areas and provide linkages to other trail systems in existing or future areas of the P-C Zone and adjacent facilities within the County;
6. Existing and proposed waterways and water bodies, major utilities and easements, flood boundary, and flood control facilities;
7. Adjacent parcels, their owners, and their uses;
8. Topography and significant features on or adjacent to the property;
9. Documentation of existing and proposed secondary water rights, shares, and usage, if any;
10. Open space plan providing general description and locations of major open space;
11. Standards that govern the design and maintenance of major public infrastructure improvements (including without limitation sidewalks, street lighting, paving, street furniture, etc.) and general building placement, massing, and design criteria (CSP Design Standards); and
12. Other information deemed necessary by the Planning and Development Services Director.

The Planning Commission shall have the discretion to disapprove a CSP only on the basis of: (1) the failure of the proposed CSP to include all of the elements required in this section; (2) the failure of the proposed master circulation system identified in the CSP within and surrounding the P-C Zone to adequately serve the communities within the P-C Zone; (3) the failure of the proposed major infrastructure identified in the CSP within and surrounding the P-C Zone to provide adequate service to the communities within the P-C Zone; or (4) the inclusion of uses in the CSP not permitted or conditionally permitted under this Chapter. In approving a CSP, the Planning Commission may impose reasonable conditions of approval to mitigate reasonably anticipated detrimental impacts in accordance with County Ordinance Subsection 19.84.060(C)-(D).

19.69.090 Project plan/subdivision plat.
Upon approval of a CSP, a Project Plan shall be submitted for review, together with a development agreement that outlines Project Specific Standards establishing in substantial detail the character and nature of the design of public and private improvements within the area covered by the applicable Project Plan (Project Specific Standards) for the applicable portion of the P-C Zone covered by the Project Plan. The purpose of the Project Plan is to allow for the creation and approval of a fully-integrated development plan for a specifically identified portion of the applicable P-C Zone. A Project Plan may include vertical and horizontal mixtures of uses on one or more proposed lots, parcels or units located within the boundaries of the proposed Project Plan. Therefore, the Project Plan may identify a combination of proposed subdivisions, condominium projects, and/or site plans, one or more of which may be submitted concurrently for review and approval with the Project Plan. The Project Plan, and each Subdivision Plat or Condominium Project submitted in connection therewith or in furtherance thereof, shall be reviewed and approved by the County staff prior to submittal of the Project Plan and associated development agreement to the Planning Commission for approval. Subdivision Plats (preliminary and final) shall be submitted and approved pursuant to the process and in accordance with the requirements set forth in Title 18, “Subdivisions,” of the County Code and other applicable County ordinances. Application and approval of a preliminary or final subdivision plat may occur before submission of a Project Plan provided Project Specific Standards are submitted and approved contemporaneously with such subdivision plat application and approvals; and provided, further, that the Project Specific Standards and subdivision plat will ultimately be incorporated into an approved Project Plan and associated development agreement. The preliminary and final plats shall conform
to the applicable CSP Standards as well as all applicable Project Specific Standards, including any supplemental Project Specific Standards proposed and approved in connection with the applicable final plat.

19.69.100 Site plan review.

Site plans may be reviewed concurrently with a Project Plan or Subdivision Plat. Any proposed commercial, office, industrial, multi-family residential, open space, parks, or institutional developments and alterations to existing developments shall be located on legal lots of record created by metes and bounds conveyance with the approval of the County Staff or pursuant to subdivision or condominium plats and shall meet the site plan review requirements outlined in chapter 19.02.080 of this Title. All County Ordinances and requirements shall be met in preparing site plan applications and in designing and constructing the development. Where applicable, building permits may not be obtained nor shall any site work be performed prior to site plan approval as set forth in section 19.02.130 of this Title.

19.69.110 Development standards.

(A) Open Space and Common Areas.

Open Space includes landscaped areas, parks, athletic fields, trails, natural area, or farmland, which is established to provide and preserve recreational, agricultural, or other similar uses in the P-C Zone as approved by the Planning Commission. Common areas include gathering places such as plazas, commons, exterior courtyards, public recreational facilities, landscape medians, and “bonus” landscaped areas in oversized park strips, but do not include areas contained within a typical public street cross section. The applicable CSP Standards and Project Specific Standards shall govern the use and character of the open spaces and common areas. Each P-C Zone shall contain a minimum of 20 percent of the gross acreage in a combination of common areas and open space, at least half of which (10% of the gross acreage) shall be open space. These areas shall be designated in the applicable Project Plan and separately identified on any applicable final plat of subdivision or site plan. Open Space recorded as a lot or lots in subdivisions or as common area in condominium plats and shall be maintained with open space or conservation easements or such other arrangement as is approved by the Planning Commission in connection with Project Plan or subdivision or condominium approval.

(B) Yard requirements.

Yard requirements shall be determined and governed by the applicable Project Specific Standards established pursuant to the requirements of this Chapter. The following minimum requirements shall apply in the P-C Zone.

1. Minimum yard areas shall be measured from the front, side and rear lines of lots, condominium private ownership yard areas (where building footprint is not recorded) or from accesses, driveways, or streets (where no property lines or private ownership yard areas exist).
2. Buildings may not be located within a public right of way or utility easement.

(C) Fencing, screening, clear vision.

Fencing, screening and clear vision requirements shall be determined and governed by the applicable Project Specific Standards established pursuant to the requirements of this Chapter. The following requirements shall apply in the P-C Zone.

1. All mechanical equipment, antennas, loading and utility areas, and trash receptacles shall be screened from view with architectural features or walls consistent with materials used in the associated buildings as more specifically set forth in the applicable Project Specific Standards.
2. Fences and landscape materials, except for mature trees which are pruned at least 7 feet above the ground, shall not exceed 2 feet in height within a 10 foot triangular area formed by the edge of a
driveway and the street right-of-way line or within a 30 foot triangular area formed by the right-of-way lines of intersecting streets.

(D) Architectural standards.

Architectural requirements shall be determined and governed by the Project Specific Standards established pursuant to the requirements of this Chapter. The following architectural standards and requirements shall apply in the P-C Zone.

1. Architectural design of buildings and building materials shall be established in the Project Specific Standards.
2. All building materials shall be high quality, durable, and low maintenance.
3. The applicable Project Specific Standards shall address exterior relief of buildings, design of all sides of buildings, and architectural compatibility of buildings.

(E) Landscaping requirements.

Landscaping requirements shall be determined and governed by the applicable Project Specific Standards established pursuant to the requirements of this Chapter. The following landscaping requirements shall apply in the P-C Zone.

1. The applicable Project Specific Standards shall address the landscaping and proper maintenance of required front, side, and rear yards of lots and private ownership areas in the P-C Zone.
2. All areas of lots and parcels in the P-C Zone not designated for open space, parking, buildings, or other hard surfacing shall be landscaped and properly maintained. Designated open space shall remain in a natural condition, cultivated or landscaped, and properly maintained in accordance with the Project Specific Standards.
3. All park strips and public right-of-way areas in the P-C Zone shall be landscaped and properly irrigated and maintained by the applicable property owners in the P-C Zone unless otherwise approved by the County Council. All park strip areas shall be installed by the developer and properly maintained by the applicable owners in the P-C Zone. A plan for funding of on-going maintenance of street landscaping by the property owners shall be presented for approval by Staff at the time of site plan approval.

(F) Lighting.

Lighting requirements shall be determined and governed by the Project Specific Standards established pursuant to the requirements of this Chapter.

(G) Other requirements.

The following requirements shall apply in the P-C Zone.

1. All developments shall be graded according to the County's engineering and building requirements to provide adequate drainage. Buildings shall be equipped with facilities for the discharge of all roof drainage onto the subject lot or parcel.
2. The applicable owners shall properly maintain all private areas of individual lots or parcels.
3. The minimum area, yard, width, frontage and other dimensional requirements of the P-C Zone shall be governed by the Project Specific Standards established pursuant to the requirements of this Chapter.
4. All common area improvements including buildings, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, street lights and signs not specifically dedicated to the County or accepted for ownership or maintenance by the County shall be perpetually maintained by the applicable owners or their agents through a special taxing district, owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the County Council. Improvements for which the County agrees to accept
maintenance responsibility shall be reviewed by the applicable County agency for compliance with adopted standards prior to approval.

19.69.120 Development agreement.

In conjunction with the approval of a P-C Zone Plan, CSP, and Project Plan, the developer and the County shall enter into development agreements reflecting all conditions of approval and terms of the applicable P-C Zone Plan, CSP, and Project Plan, and such other matters as the County and the developer may agree. The County Mayor signs all development agreements. The County Council need only approve the development agreement associated with the P-C Zone Plan, except to the extent that the approved CSP or Project Plan, together with the approved CSP Design Standards or Project Specific Standards, are inconsistent with the conditions and requirements set forth in this title. The County may agree, under the terms of such Development Agreements, that the developer may advance development applications for projects within the applicable P-C Zone in accordance with the approved P-C Zone Plan, CSP, Project Plan, or Subdivision Plat (as applicable) pursuant to the planning and approval processes set forth in this chapter, or such other process as is specifically agreed upon pursuant to a development agreement as approved by the County Council, without regard to future amendments, additions or changes to the Salt Lake County Ordinance. Such development agreements may further identify a process for approving amendments to an approved P-C Zone Plan, CSP, Project Plan or Subdivision Plat, which shall be approved by the County Council to the extent such a process differs from County ordinance. Any entitlement granted to the developer under the terms of a Development Agreement shall be subject to amendments, changes, or additions to this Chapter if the County Council finds that failure to so amend, change, or add to the Chapter would place County residents in a condition dangerous to their health or safety.
Ordinance Change Summary and Recommendation

Public Body: County Planning Commission
Meeting Date: September 13, 2017
Request: Amend the definition of “public use” to better define what is and what is not allowed under that definition; also to list uses that will be prohibited as “public uses” as conditional uses in industrial zones.

Community Council: Granite, Sandy Hills, Willow Canyon, Willow Creek
Planner: Curtis Woodward
Community Council Recommendation: Approval
Planning Staff Recommendation: Approval

PROJECT DESCRIPTION

The proposed text change involves the following:

1. Amending the definition of “public use” to clarify the types of uses which are allowed, and to restrict the types of public utility facilities allowed under this definition to administrative offices and local service delivery structures only. Larger facilities, such as power plants, water treatment plants, sewer treatment plants, natural gas processing and treatment plants, etc. will not be allowed under the definition of “public use.”

2. Power plants, water treatment facilities, sewer treatment facilities, natural gas processing and storage facilities, and other such production facilities will be listed as conditional uses in the M-1 and M-2 zones.

The above changes are necessary to facilitate a conversation about the appropriateness of a given location when it is proposed for development into a large public utility production facility. Under current Utah code, that type of conversation is more appropriately had through a re-zone process (to M-1 or M-2 zoning) than through the conditional use process. By shifting these types of uses into the M-1 and M-2 zone, an applicant must either choose an existing industrial property or justify a zone change to an industrial zone to accommodate their proposed facility.

COMMUNITY COUNCIL RESPONSE

The Chairman of the Granite Community Council has responded, stating, “No recommended changes” to the draft as written.
PLANNING STAFF RECOMMENDATION

Staff recommends that the planning commission forward a recommendation for approval to the County Council.
AN ORDINANCE AMENDING SECTIONS 19.04.440, 19.66.030, and 19.68.030 OF UNIFORM ZONING ORDINANCE OF SALT LAKE COUNTY, UTAH.

The Salt Lake County Council of Salt Lake County hereby 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 19.04.440 of the Uniform Zoning Ordinance of Salt Lake County, Utah is hereby amended as follows:

19.04.440 - Public use.

"Public use" means a use operated exclusively by a public body, or quasi-public body, such use having the purpose of serving the public health, safety or general welfare, and including uses such as public schools, parks, playgrounds and other recreational facilities, government and public utility administrative offices, fire stations, police stations, and [service facilities, and public utilities] facilities that are part of the local service delivery system for public utilities. “Public use” does not include public utility production, storage, and treatment facilities that occupy property over 3 acres in size, such as: power plants, refineries, natural gas processing and storage plants, water treatment plants, or sewage treatment facilities.

SECTION III. Sections 19.66.030 and 19.68.030 of the Uniform Zoning Ordinance of Salt Lake County, Utah are hereby amended to add the following use to those currently listed:

-- Public utility production, storage, and treatment facilities, including: power plants, refineries, natural gas processing and storage plants, water treatment plants, and sewage treatment facilities.

SECTION IV. This ordinance shall take effect fifteen (15) days after its passage and upon at least one publication in a newspaper published in and having general circulation in Salt Lake County, and if not so published within fifteen (15) days then it shall take effect immediately upon its first publication.
IN WITNESS WHEREOF, the Salt Lake County Council has approved, passed and adopted this ordinance this ______ day of ____________________, 2017.

SALT LAKE COUNTY COUNCIL

___________________________________
STEVE DEBRY, Chair

ATTESTED:

___________________________________
Sherrie Swensen, County Clerk

APPROVED AS TO FORM

By _______________________
Zachary D. Shaw
Deputy District Attorney
Date : _______________________

Council Member Bradley voting ______
Council Member Bradshaw voting ______
Council Member Burdick voting ______
Council Member DeBry voting ______
Council Member Granato voting ______
Council Member Jensen voting ______
Council Member Newton voting ______
Council Member Snelgrove voting ______
Council Member Wilson voting ______
Vetoed and dated this _____ day of _________, 2017.

________________________________________
Mayor Ben McAdams 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 ________________, 2017, the County Council of Salt Lake County adopted Ordinance No. ____________, amending Section 19.04.440, 19.66.030, and 19.68.030 of the Uniform Zoning Ordinance of Salt Lake County, Utah, to amend the definition of “public use” and to allow utility production, storage, and treatment facilities in the M-1 and M-2 zones.

SALT LAKE COUNTY COUNCIL:

By: __________________________

STEVE DEBRY, Chair

ATTEST:

Sherrie Swensen, County Clerk

Approved as to Form:

______________________________

Voting:

Councilman Bradley
Councilman Bradshaw
Councilman Burdick
Councilman DeBry
Councilman Wilson
Councilman Granato
Councilman Jensen
Councilman Snelgrove
Councilman Newton

A complete copy of Ordinance No. _____ is available in the office of the Salt Lake County Clerk, 2001 South State Street, N2-700, Salt Lake City, Utah.
Subdivision Summary and Recommendation

Public Body: Salt Lake County Planning Commission  Meeting Date: September 13, 2017
Parcel ID: 26-28-400-002  Current Zone: M-2
Property Address: 7600 West U-111
Request: 1 lot Subdivision

Planner: Todd A. Draper, AICP
Planning Staff Recommendation: Approval with Conditions
Applicant Name: JT Cracroft for Jordan Valley Water Conservancy District and Kennecott Utah Copper L.L.C

PROJECT DESCRIPTION

Jordan Valley Water Conservancy District and Kennecott Utah Copper L.L.C are requesting approval of the proposed JVWCD Zone C subdivision. The purpose of the subdivision is to allow Jordan Valley Water Conservancy District to purchase a portion of the property for the construction of water storage tanks.

SITE & VICINITY DESCRIPTION (see attached map)

The property is located in the Southwest corner of the Salt Lake Valley and is bordered by Herriman City on the East and South Jordan City on the North. South of the subject property the land is zoned for Agriculture. To the West is additional M-2 zoned lands owned by Kennecott Utah Copper. Midas Creek runs through the property on the North near where the water tanks will be built. Copper Creek runs through the South of the remainder parcel.
LAND USE CONSIDERATIONS

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Standard (M-2)</th>
<th>Proposed</th>
<th>Compliance Verified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height</td>
<td>none</td>
<td>n/a</td>
<td>Yes</td>
</tr>
<tr>
<td>Front Yard Setback</td>
<td>None, except no commercial or industrial building or structure shall be located closer than twenty feet to any street</td>
<td>n/a</td>
<td>Yes</td>
</tr>
<tr>
<td>Side Yard Setback</td>
<td>none</td>
<td>n/a</td>
<td>Yes</td>
</tr>
<tr>
<td>Rear Yard Setback</td>
<td>none</td>
<td>n/a</td>
<td>Yes</td>
</tr>
<tr>
<td>Landscaping Buffers &amp; Setback Modifications</td>
<td>None for regular subdivision application, may apply at time of actual development</td>
<td>n/a</td>
<td>Yes</td>
</tr>
<tr>
<td>Lot Width</td>
<td>none</td>
<td>648 feet</td>
<td>Yes</td>
</tr>
<tr>
<td>Parking</td>
<td>n/a</td>
<td>n/a</td>
<td>Yes</td>
</tr>
<tr>
<td>Bike Parking</td>
<td>n/a</td>
<td>n/a</td>
<td>Yes</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>80%</td>
<td>n/a</td>
<td>Yes</td>
</tr>
<tr>
<td>Lot Area</td>
<td>none</td>
<td>11.473 Acres</td>
<td>Yes</td>
</tr>
</tbody>
</table>

ISSUES OF CONCERN/PROPOSED MITIGATION

There are some technical issues related to the Preliminary Plat that remain to be worked out, principally regarding the exact location of specific easements and correctly including the adjacent public roadway. Staff anticipates that these can be worked out with the individual reviewing agencies and incorporated into the final approval of the Preliminary Plat as issued by staff. Other minor technical issues can be resolved before the Final Plat is signed or recorded.

NEIGHBORHOOD RESPONSE

One neighbor did call with questions regarding the subdivision application. They did not have any specific concerns regarding the proposal or the end goal of adding additional water storage tanks.

REVIEWING AGENCIES RESPONSE

AGENCY: Geology Review DATE: 8/24/2017
RECOMMENDATION: Approval with Conditions
1. Footing excavations shall be inspected and approved in writing by a qualified Geotechnical Engineer prior to placement of concrete forms & rebar, where applicable

AGENCY: Grading review DATE: 8/30/2017
RECOMMENDATION: Approval with Conditions
1. Site is located just outside the NPL sites in the area identified by DERR based on mapping, this should be confirmed by Health in their review.
2. Need to submit a copy of the Geotechnical engineering report for review and comment.
3. Site is greater than one acre and will require the development of a SWPPP prior to permitting.
4. Revegetation of the site is required as part of the SWPPP and erosion control programs.
AGENCY: Hydrology Review DATE: 8/30/2017
RECOMMENDATION: Review waived
1. The site is not being developed at this time. A Drainage Plan will be required with the development plans when submitted for approval.

AGENCY: Health Department Review DATE: 8/23/2017
RECOMMENDATION: Approval

AGENCY: Traffic Review DATE: 8/29/2017
RECOMMENDATION: Not approved – Revisions Required
1. More information on proposed "Future Kennecott Easement" is required. What is the easement for (ingress/egress, utilities, something else)? If the easement is for ingress/egress I will need to see that it is possible to develop a road in the easement without interfering with the right-of-way for 11800 South.
2. The "Future Kennecott Easement" is shown encroaching on the right-of-way on the preliminary plat.
3. Provide information on "Existing South Jordan Easement". Is this a recorded easement? What is it for? Provide documentation. Since it is shown within the planned right-of-way a new easement may be required.
4. Installation of curb, gutter, and sidewalk is required for all new subdivisions. Submit copy of Mayor’s approval of exception to the requirement to install roadway improvements or submit complete design for improvements.
5. Recommend the applicant submit a request for exception from Roadway improvements. I support a exception request with a condition that the dedicated right-of-way is regraded to roughly level with the road to accommodate future installation of improvements and prevent any on site grading from interfering with the future installation or causing the future improvements to require additional construction easements or construction costs.

AGENCY: Surveyor Review DATE: 8/30/2017
RECOMMENDATION: Approval with Conditions
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: Address, Section, township and range;
2. County requires the vesting deed in the caption of the description
3. (Quit Claim Deed, Entry #11591775, Book 10114, Page 9637)
4. Show the location, width and names of all existing streets (11800 South Street) within two hundred feet of the subdivision.
5. Need a Record of Survey
6. No contours shown on final plat
7. Need a title report
8. Submit a letter of conformation regarding the staking of corners and request for County Surveyor to check boundary

AGENCY: UFA Review DATE: 8/30/2017
RECOMMENDATION: Approval

AGENCY: Building review DATE: 8/18/2017
RECOMMENDATION: Approval with Conditions
1. Building permits are required for the installation of the future water tank. At time of building permit application, provide complete building plans showing compliance with current building code.

AGENCY: Public Works Operations  DATE: 8/17/2017  
RECOMMENDATION: Approval

AGENCY: Addressing  DATE: 8/18/2017  
RECOMMENDATION: Approval

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

PLANNING STAFF ANALYSIS

18.04.250 - Subdivision.
"Subdivision" means any land that is divided, resubdivided or proposed to be divided into two or more lots, parcels, sites, units, plots or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development. Subdivision does not include a bona fide division or partition of agricultural land for agricultural purposes, provided that such agricultural land shall be subject to the requirements of the subdivision ordinance upon the conversion of the land from agricultural use to residential, commercial or manufacturing use. Further, this definition shall not apply to the sale or conveyance of any parcel of land which may be shown as one of the lots of a subdivision of which a plat has theretofore been recorded in the office of the county recorder. The word "subdivide" and any derivative thereof shall have reference to the term subdivision as defined in this section.

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

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

B. A review procedure, which shall include:
   1. An on-site review by the director or director's designee as provided by Utah Code 17-27a-303;
   2. Review of the submitted site plan/preliminary plat for compliance with county land use ordinances;
   3. Reference of the application and site plan/preliminary plat to any other government agency and/or affected entity which the director or director's designee deems necessary to protect the health, safety, and welfare of the public and to ensure the project's compliance with all applicable ordinances and codes;
   4. The processing of any exception requests that have been made in conjunction with the subdivision application.
C. A preliminary plat approval procedure, which shall include:
   1. Confirmation that all necessary agencies have responded to the requests for recommendation with a recommendation of approval or approval with conditions;
   2. Integration of the recommendations from the other government agencies and affected entities involved above into the preliminary plat;
   3. Receipt of a recommendation from the planning staff;
   4. Approval of the preliminary plat as outlined in Section 18.12.030, and issuing a preliminary plat approval letter.

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

Planning Staff has reviewed the proposed subdivision for compliance with ordinances and policies related to subdivisions and has determined that the proposal complies with all requirements, or can comply once all listed technical details have been addressed. Compliance will continue to be verified and monitored throughout the subsequent technical review process. It appears that the applicant will probably make application for the exception to roadway standards and for a Conditional Use Permit for installation of the tanks soon.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Salt Lake County Planning Commission grant preliminary plat approval for application #30360, together with the following conditions:

1. Revise Preliminary Plat and subdivision plans to address the issues raised by the Traffic Engineer.
2. Comply with the requests and requirements of the individual reviewers during the subsequent technical review.
3. Final approval for Preliminary Plat to be issued by staff once remaining technical issues have been resolved.
12" PRV VAULT

SEE

16" W (KUC)

16" W (KUC)

16" W (KUC)

16" W (KUC)

SM-03

16' WIDE x 8" THK UNTREATED BASE COURSE, TYP

94+00

95+00

104+69

105+00

106+00

ACCESS ROAD ENTRANCE

FUTURE GRAVEL ACCESS ROAD

18" SD, NOTE 1

18" STORM DRAIN MADE WITH NEW 16 GAUGE, ALUMINUM CMP WITH PREFABRICATED FLARED END SECTIONS. APPROX. 60 FEET.

NOTES:

1. 18" STORM DRAIN MADE WITH NEW 16 GAUGE, ALUMINUM CMP WITH PREFABRICATED FLARED END SECTIONS. APPROX. 90 FEET.

3:1 MIN SLOPE

INV EL 5144.0

INV EL 5145.0

18" SD,

NOTE 1

EG

STA 0+00.00 EL 5149.0

STA 0+77.73 EL 5147.0

TRENCH ZONE MATERIAL

2' SHLDR, MIN, TYP

16' GRAVEL ACCESS ROAD SLOPE TO DRAIN

16" PRV PIPE

48" WSP

CL ROAD

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