



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

Copperton Township Planning Commission

Public Meeting Agenda

January 11, 2012

1:00 P.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 – 12:30 P.M.

Other Business

- 1) **2012 Planning Commission Meetings Calendar**
- 2) **Planning Commission Bylaws/Procedures**
- 3) **Election of Planning Commissioner Chair/Vice Chair**
- 4) **Minutes from November 12, 2011 meeting.**

Decision Items

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 pertain to ski resort waivers and ski resort summer uses. Planner: Spencer G. Sanders

26610 – Planning and Development Services is seeking approval and adoption of an Electrical Facilities Best Practice for inclusion into Salt Lake County General Plans. The Best Practice would be applicable to all unincorporated areas of Salt Lake County. Planners: Todd A. Draper and Spencer G. Sanders.

Adjournment

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:	Copperton Planning Commission								
Meeting Date and Time:	Wednesday, January 11, 2012	01:00 PM	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:	Approval								
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 was sent to community councils in late September. Written responses were received from the Big Cottonwood Canyon, East Mill Creek, Emigration Canyon, and Granite Community Councils. A presentation was also made at the Association of Community Councils Together meeting, and most members reported back a positive response from their communities with no changes to the ordinance. A few expressed the concern to have the ordinance apply to A-1 (agricultural) zones. Concerns were also raised regarding the limitation of a 12,000 max GVWR for commercial vehicles to be parked in the front yard and whether this was appropriate or too strict.

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, 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.

Changes were made to the originally proposed amendments once feedback was received from the October and November Planning Commission meetings. Major changes include the type of commercial vehicles that can be parked in the front yard and the addition of alternative surfacing that vehicles can be parked on.

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:	Copperton Planning Commission								
Meeting Date and Time:	Wednesday, January 11, 2012	01:00 PM	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-5 Forestry & Recreation	Any Zoning Conditions?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>			
Community Council Rec:	Varies								
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 (FCOZ): 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.

The intent of the proposed changes to FCOZ is to ensure the language aligns with how the ordinance has been applied in practice since its adoption in 1997. Recent applications have brought to light that the language of the ordinance with respect to the areas of proposed change is vague and poorly worded. Recently, two different Salt lake County citizen bodies (the County Planning Commission and the Board of Adjustment) when confronted with applying the language of the ordinance to the same application came to completely opposite interpretations. As a result the County Staff reviewed the language and has provided the proposed ordinance amendments in order to resolve the issues of confusion.

The review process for the proposed ordinance amendments to this point has been as follows:

August 2011 -The proposed ordinance is forwarded to all of the County Community Councils for recommendation.

September 2011 - Planning Commission Review begins with hearings held before County, Millcreek Township and Emigration Township Planning Commissions. All three Commissions continued the request to their October Meetings. Magna, Copperton and Kearns Township Planning Commissions did not hold meetings in September.

October 2011 - Magna and County PCs held public hearings regarding the proposal and each recommended its approval to the County Council. Millcreek and Emigration continued the hearings to their November meetings. Copperton and Kearns did not hold meetings in October regarding the proposal.

November 2011 -The proposed ordinance was scheduled for hearings with Millcreek, Emigration, Kearns and Copperton Township PCs, but was postponed by County staff when an issue was raised by Salt Lake City Public Utilities -Watershed Management, a potentially affected jurisdictional entity, in regard to receiving proper notice for the first public hearings. Staff rescheduled Hearings with all of the County Planning Commissions for December, including those who had already rendered decisions, County and Magna PCs.

For these December meetings, staff had originally planned to make some modifications to the proposed ordinance in order to address some of the concerns and issues raised in the hearings by the public and the Planning Commissions. However, in order to make sure that all the Commissions are able to review and make recommendations on the same document and since many of the comments received from the different groups are divergent, it was determined that the same draft language that was initially presented starting in August, will be presented here. Staff has made no changes to the document at this time.

The County Council has requested these proposed amendments be brought before them in January for their consideration. Therefore, it is staff's intention to obtain recommendations on the current draft from all the commissions and to provide those recommendations to the County Council for their consideration and decision. Logistically and practically, it is not feasible to complete a final draft for review by all the Commissions that will satisfy everyone's issues. Therefore, the review process for this ordinance will be similar to the review process with Community Councils: a draft is provided for review and recommendation; the recommendations are received and documented; then the recommendations are provided to the deciding body. Recommendations can take the form of approval, approval with recommended changes or denial and the reasons. Since County Council is the deciding body on ordinance amendments, the Commissions' recommendations will be collected and reported in their entirety to the Council. Modifications to the proposed ordinance will occur at the County Council level.

For the County and Magna Commissions that have already rendered a decision at a previous meeting, it will be necessary to hold a new public hearing and allow additional public comment if there are members of the public present that wish to provide comment. However, in these cases, the Commissions may choose to limit the public comment to new information only. Attached to this report for consideration by all the Commissions, is a letter from Salt Lake City Public Utilities indicating their comments and concerns with the proposed amendments. In addition, a new motion of recommendation by the Commissions will be necessary.

For the Emigration and Millcreek Commissions that have held hearings, but have not yet rendered a recommendation, due to the new information from Salt Lake City Public Utilities noted above and attached hereto, the Commissions should allow additional public comment. Again, this comment can be limited to new information only in order to prevent repetition of issues the Commissions have already heard.

For the Kearns and Copperton Commissions, the hearing and recommendation process is to proceed as normal since the December meetings will be the first time these Commissions have heard this proposal.

1.2 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 will be forwarded to their applicable Planning Commission and all will be forwarded on to the County Council.

2.0 ANALYSIS

2.1 Existing Ordinance

The following is a brief description of the sections of ordinance proposed for change:

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 indicates that waivers and modifications may be approved subject to any of the criteria deemed applicable to the situation by the decision body. Since the adoption of FCOZ it has become evident that the listed criteria do not always apply to every situation. The proposed language would give the Planning Commission the ability to determine which of the listed criteria are applicable in a given situation as part of their review of a waiver request.

19.72.060.C.7 - This provision currently indicates the limitations on the types of activities pertaining to ski resorts, for which a waiver can be requested. The language here again is unclear. The proposed ordinance amendment would replace the language of subsection 7 with a table that more clearly lists the activities for which a waiver may be considered on a given slope range. The proposed change makes it more clear what activities are eligible for waiver consideration at Ski Resorts, Mineral Extraction and Public Uses. It does not eliminate the requirement to apply to the Planning Commission for review and approval of these waivers, it only establishes what activities are eligible for consideration.

19.72.070 - This provision lists all the definitions 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 non-snow related activities allowed at ski resorts. The proposed changes would clarify that both winter related activities and non-winter related activities are acceptable within the resorts; as has been the practice since FCOZ was adopted.

2.2 Proposed Ordinance

Please see the attached proposed ordinance.

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 and what has been the implementation practice since shortly after the ordinances adoption.

3.3 Other Recommendations

Since the Council had requested the proposed amendments be on their agenda for consideration in January, Staff is respectfully requesting all the Commissions provide their recommendations at their December meetings in order to guarantee that they can be provided to the Council for their consideration.

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 ACTIVITIES; 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.



STAFF REPORT

Executive Summary									
Hearing Body:	Copperton Planning Commission								
Meeting Date and Time:	Wednesday, January 11, 2012	01:00 PM	File No:	2	6	6	1	0	
Applicant Name:	Salt Lake County Planning	Request:							
Description:	Electrical Plan Best Practice								
Location:	County Wide								
Zone:							Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Community Council Rec:	Not yet received								
Staff Recommendation:	Approval								
Planner:	Todd A. Draper								

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed

3.2 Reasons for Recommendation

- 1) Adoption of the Plan and Best Practice is in the best interests of collaborative and cooperative planning across multiple jurisdictional boundaries.
- 2) Adoption of the Plan as a Best Practice will help insure that individual community interests are protected when siting of new electrical facilities takes place.
- 3) The Best Practice helps insure that the needs of today are met without compromising the needs of future generations (it is sustainable).

DRAFT



Electrical Facilities

Electrical Facilities

Purpose Statement

Planning, financing and building infrastructure to meet future growth in Salt Lake County poses major challenges. Capital facilities like water, sewer, roads and highways, public transportation, and schools are routinely considered by government and community leaders in planning for the future. Often left out, but equally critical is the planning and siting of electrical infrastructure. Identifying where electrical facilities are needed to support future growth will benefit local governments, transportation planners, developers, residents, businesses and the power provider. This type of clarity and predictability will not only help assure electrical capacity is available to meet communities’ development needs, but also make more efficient use of limited financial resources and minimize potential conflict in the future.

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Best Practices

Core Concepts

1. **Electrical infrastructure systems must be designed to meet customers’ needs when usage is at the highest point during the year, known as “peak demand.”**
2. **Infrastructure systems must be able to expand relative to population growth.**
3. **As customer demand projections take into account current economic factors they are subject to fluctuation as a result.**
4. **Infrastructure plans must also account for changes in technology, both in the production of and usage of electrical power.**
5. **A set of uniform siting criteria should be developed by the community for evaluating potential electrical utility sites.**
6. **Establish a logical relationship between electrical infrastructure and land use, both existing and future. Integrate planning efforts for electrical infrastructure, transportation, and local and regional land use. In short, engage in cooperative planning.**
7. **As a regulated utility, the power company is unable to build new infrastructure until it is needed. Knowing where these facilities will go in advance will improve predictability of electrical infrastructure improvements for communities, residents, property owners and power providers.**
8. **Integrate community considerations into electrical infrastructure planning.**
9. **Foster communication and broader understanding of all stakeholders’ needs and concerns. Maintain communication among stakeholders and update the plan’s elements over time.**

Related Best Practices:



[Index](#)[Context](#)[Best Practices](#)[Projects](#)[Official Map](#)[Appendix](#)

Key Questions

How will projected population growth in Salt Lake County be accommodated?

As new development occurs where will electrical facilities and utilities be located in relation to that development?

Are there land use policies or practices that can be implemented to conserve or reduce the demand for electrical power?

What siting criteria will be used for evaluating alternative sites?

Discussion

The Salt Lake County Electrical Plan Task Force in conjunction with Rocky Mountain Power has created a series of documents known collectively as the Salt Lake County Electrical Plan. These documents include a series of maps that depict and inform a forecast of electrical infrastructure needs within Salt Lake County. Also part of the Electrical Plan is a Local Planning Handbook to use in developing local siting criteria for evaluating potential sites for locating the new infrastructure identified as part of the plan in support of existing land use plans. The third element of the Electrical Plan is collaboration and cooperation between the multiple jurisdictional entities to insure that cross jurisdictional impacts are mitigated. These efforts will ultimately increase efficiency in the provision of electrical service to all constituents.

The Three main Goals of the Electrical plan are:

1. Ensure adequate electrical capacity to supply communities' future growth.
2. Define appropriate land uses and design characteristics for future electrical facilities.
3. Let residents and property owners know what to expect as the community changes over time.

The goal of this Electrical Facilities Best Practice is to adopt the Salt Lake County Electrical Plan (as updated and amended) as a best practice of the Salt Lake County General Plans.

Resources

1. *Powering our Future: Salt Lake County Electrical Plan Local Planning Handbook*. Rocky Mountain Power, September 2010. http://cooperativeplan.slco.org/pdf/Projects/ElectricalPlan/SLCEP_Final_compress.pdf
2. *The Case for New Electricity Transmission and Siting New Electricity Transmission Lines*, Roger W. Gale, Mary O'Driscoll, GR Energy LLC, September, 2001, http://oharas.com/ET/Transmission_Case.pdf
3. *The Neighborly Substation- Electricity, Zoning and Urban Design*, Hope Cohen, Deputy Director, Center for Rethinking Development, December, 2008. http://www.manhattan-institute.org/html/crd_neighborly_substation.Htm
4. *Visual Impact Analysis Methodology for Transmission Line Planning Corridors*, EDAW, February 1977.



Modifications and Additions

As an addendum to the referenced local planning handbook the following specific modifications and additions are recognized as amendments to the text relative to this County Best Practice.

<i>Index</i>
<i>Context</i>
<i>Best Practices</i>
<i>Projects</i>
<i>Official Map</i>
<i>Appendix</i>

Chapter, Section, and Page	Revised or Additional Text
2, B, 4A Pages 12-13	In Salt Lake County the co-location of electrical transmission lines along existing and proposed trail rights-of-way shall be limited to urban trails.
2, B, 5H Page 15	5H. Avoid locating Electrical Transmission Lines along trail rights-of-way within or adjacent to the foothills and canyon areas of Salt Lake County. Recreational trails in the foothills and canyons are prized for their scenery, views, and natural setting. As such they are an undesirable location for electrical transmission lines or infrastructure.



