



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

**Salt Lake County Planning Commission
Public Meeting Agenda
Thursday, May 10, 2012
5:30 P.M.**

**THIS MEETING WILL BE HELD AT THE SNOWBIRD MOUNTAIN RESORT,
SNOWBIRD CENTER, TOP FLOOR PATIO, SOUTH SIDE NEAR BRIDGE
CROSSING OF BIG COTTONWOOD CREEK TO PERUVIAN LIFT
9500 E. LITTLE COTTONWOOD CANYON ROAD**

ANY QUESTIONS CALL: 801-468-2000

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

Please see Meeting Purpose, Order of Business, and Rules of Conduct on the pages following the agenda for an explanation of the purpose of this meeting and how it will be conducted.

THERE ARE NO PUBLIC HEARING ITEMS SCHEDULED FOR THIS MEETING.

Public is welcome & encouraged to attend; however, no public comment will be accepted.

Business Item

- 1) **Meeting Purpose, Rules of Conduct, and Order of Business For this Specific Meeting** – County Planning Commission Chair
- 2) **A Site Tour** for the following related applications – Spencer G. Sanders, Staff:
 - **27661 - Conditional Use Permit** for a new recreational use, a Mountain Coaster to be located near the Snowbird Peruvian Lift; and
 - **27666 - FCOZ Waivers** for said Mountain Coaster from:
 - *19.72.030 J. 4.a. Stream Corridors* – which requires a 100-foot minimum perennial stream setback (**Proposed:** a 55 foot minimum perennial stream setback to the Mount Coaster’s proposed Limits of Disturbance and a 66 foot setback to the proposed structure); and
 - *19.72.030 B. Slope Protection Standards* – Which prohibits disturbance of native slopes exceeding 30% (**Proposed:** disturbance of native slopes up to 50% for portions of the Mountain Coaster track alignment.)

Meeting Adjournment



**Salt Lake County Planning
Commission**

Thursday, May 10, 2012

***1) Meeting Purpose,
Rules of Conduct, and
Order of Business
For this Specific Meeting***

Meeting Purpose, Rules of Conduct, and Order of Business For this Specific Meeting

MEETING PURPOSE

This meeting is not a Public Hearing; it is a Public Meeting, a special business meeting work session site visit. The purpose of this meeting is not to debate the application, but to help the Commissioners obtain an understanding of the physical site, its attributes, constraints, and how the project is proposed to be located on the site. This understanding cannot be adequately conveyed in photographs and/or plans alone for a project of this nature. In addition, after having seen the site, the Commissioners may raise questions or issues they want addressed at the Public Hearing to be held on Wednesday, May 16th, 2012 at 4:00 p.m. This on-site meeting, conducted in a fully noticed and posted public forum, will offer the public the opportunity to see the site at the same time as the Commission and to hear the questions or issues expressed by the Commission members during the tour. The strict *Rules of Conduct* noted below are established to achieve organized, open, transparent and fair proceedings, in compliance with all applicable regulations.

RULES OF CONDUCT

- **No Presentation By The Applicant** – Snowbird representatives may be present on the tour, the same as the Public or other affected government agencies or interest groups. However, Snowbird representatives will not be conducting the tour or make any presentation to the Commission.
- **No Public Comment** – The Public and Affected Government Agencies and other entities are welcome and encouraged to attend this meeting. However, no public comment will be accepted at this meeting. Attendees, accept the Staff, may not address the Commission directly as a whole or Commissioners individually and must remain physically separated from the Commission in order to avoid concerns of impropriety or improper influence. Public Comment will be accepted at the aforementioned Public Hearing. Other attendees may submit written questions or comments to the Commission through the Staff. This correspondence will be forwarded to the Commission for the Public Hearing.
- **Conversation Limited** – Staff will limit its conversation with the Commission regarding the proposal to facts about the site, the applicant's submittal, and ordinance requirements. Staff will not discuss its analysis of the proposal or recommendations regarding the proposal at this meeting. These will be presented at the Public Hearing.
- **No Discussion or Debate of the Application's Merits** – Commissioners are asked **NOT** to discuss the merits of the application or staff recommendations at this meeting. Conversation will be limited to factual information regarding the site, the applicant, submitted information, and ordinance requirements. Conversation regarding the proposal will be between Staff and the Commission Only in front of all attendees present. Debate and discussion of the application in full will be conducted at the Public Hearing.
- **Questions By The Commissioners** – Any questions or issues raised by the Commissioners at this meeting not related to the limits indicated herein will be documented for the record. Responses will generally be provided at the Public Hearing.

- **Commissioners and Staff to Remain Together** – The meeting will be digitally recorded for the record. Therefore, the Commissioners and Staff will need to stay close together in order to adequately record the meeting. In addition, Commissioners and Staff will need to stay close together and separate from other attendees to avoid any potential concerns of impropriety such as Ex Parte communication or undue influence. There will be ample time at the Public Hearing to receive comment from the public, the applicant, etc.
- **Commissioner Recusal** – Any Commissioners, who may have a Conflict of Interest regarding applications on this agenda, are advised not to attend this meeting.

ORDER OF BUSINESS

- 1) **Meeting Call To Order** – The Planning Commission Chair (or designee) will call the meeting to order at the designated start time on site. The Chair will discuss the Meeting Purpose, Rules of Conduct, and Order of Business at the beginning of the meeting, for this Specific Meeting
- 2) **Meeting to Start on Time** – All attendees will need to be on time to ensure inclusion in the tour of the site. An attendance roll will be taken of all attendees for the official record.
- 3) **Staff Conducts Tour** – The Planning and Development Staff will then conduct the site tour with the Commission. Other attendees are welcome to join the tour as observers.
- 4) **Commissioners May Raise Questions** – Commissioners may raise questions or issues during or shortly after the tour, but prior to adjournment. These questions and issues will be documented for the record; however, responses will generally be addressed at the Public Hearing on May 16th.
- 5) **Meeting Adjourned** – After the tour and questions, the Commission will vote to adjourn. Upon adjournment, all Commissioners are advised to leave the site separately and as quickly as possible; avoiding any conversation regarding the applications with each other or other attendees. Any further discussion regarding the applications will be conducted at the Public Hearing. Commission members may be given a map from Staff with instructions to visit on their own key viewpoints in the immediate area designated on the map, either after the meeting or at a separate time. Any information provided to the Commission at this meeting will be available to the public.



Salt Lake County Planning Commission

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2) Site Tour for the following related applications:

a.27661 - Conditional Use Permit; and

***b.27666 - FCOZ Slope and Stream
Setback Waivers***



Alpine Coaster with Aerial

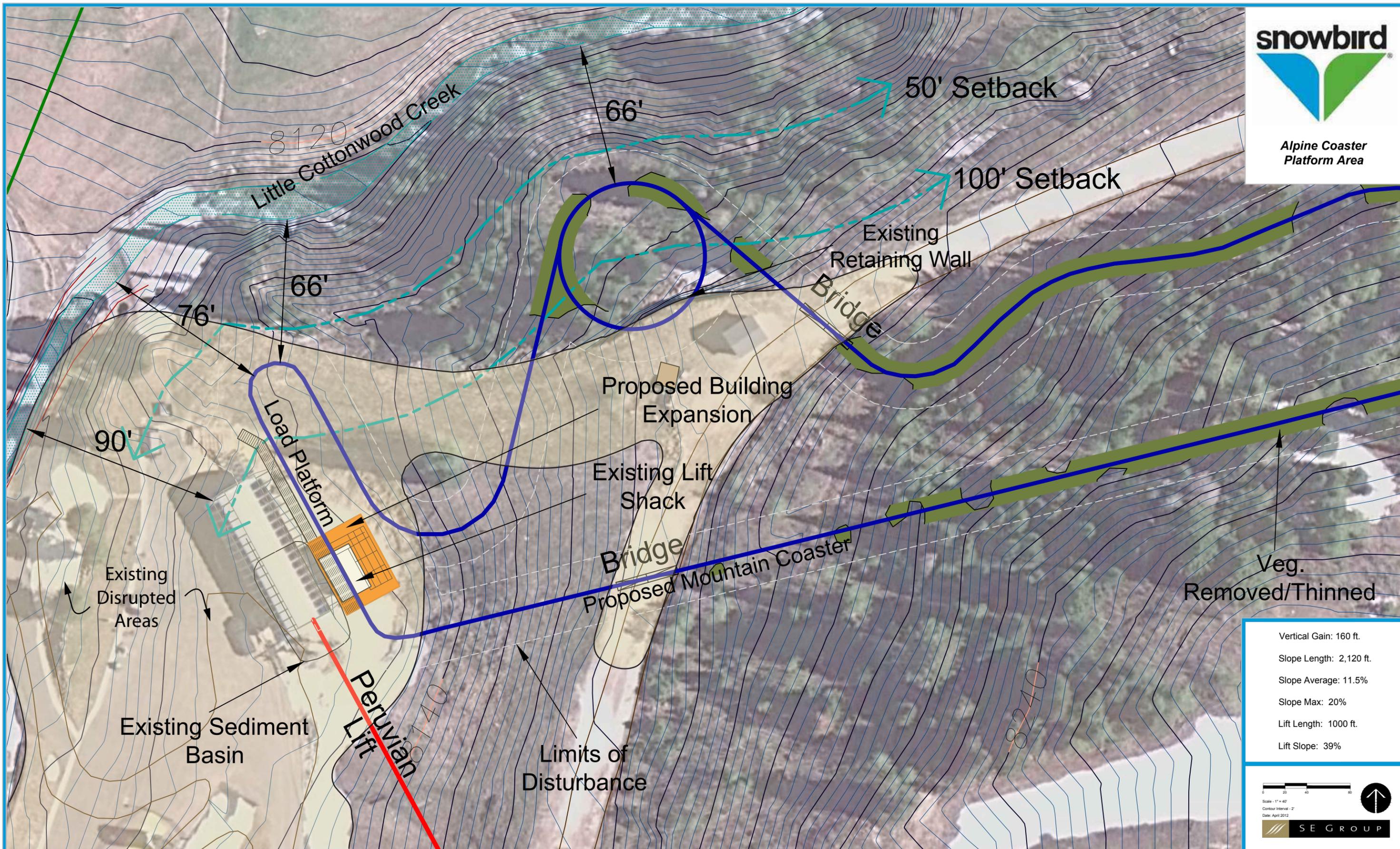


Vertical Gain: 160 ft.
 Slope Length: 2,120 ft.
 Slope Average: 11.5%
 Slope Max: 20%
 Lift Length: 1000 ft.
 Lift Slope: 39%

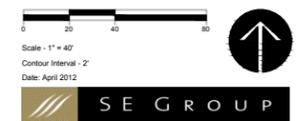
0 30 60 90 120
 Scale - 1" = 60'
 Contour Interval - 2'
 Date: April 2012



Alpine Coaster
Platform Area

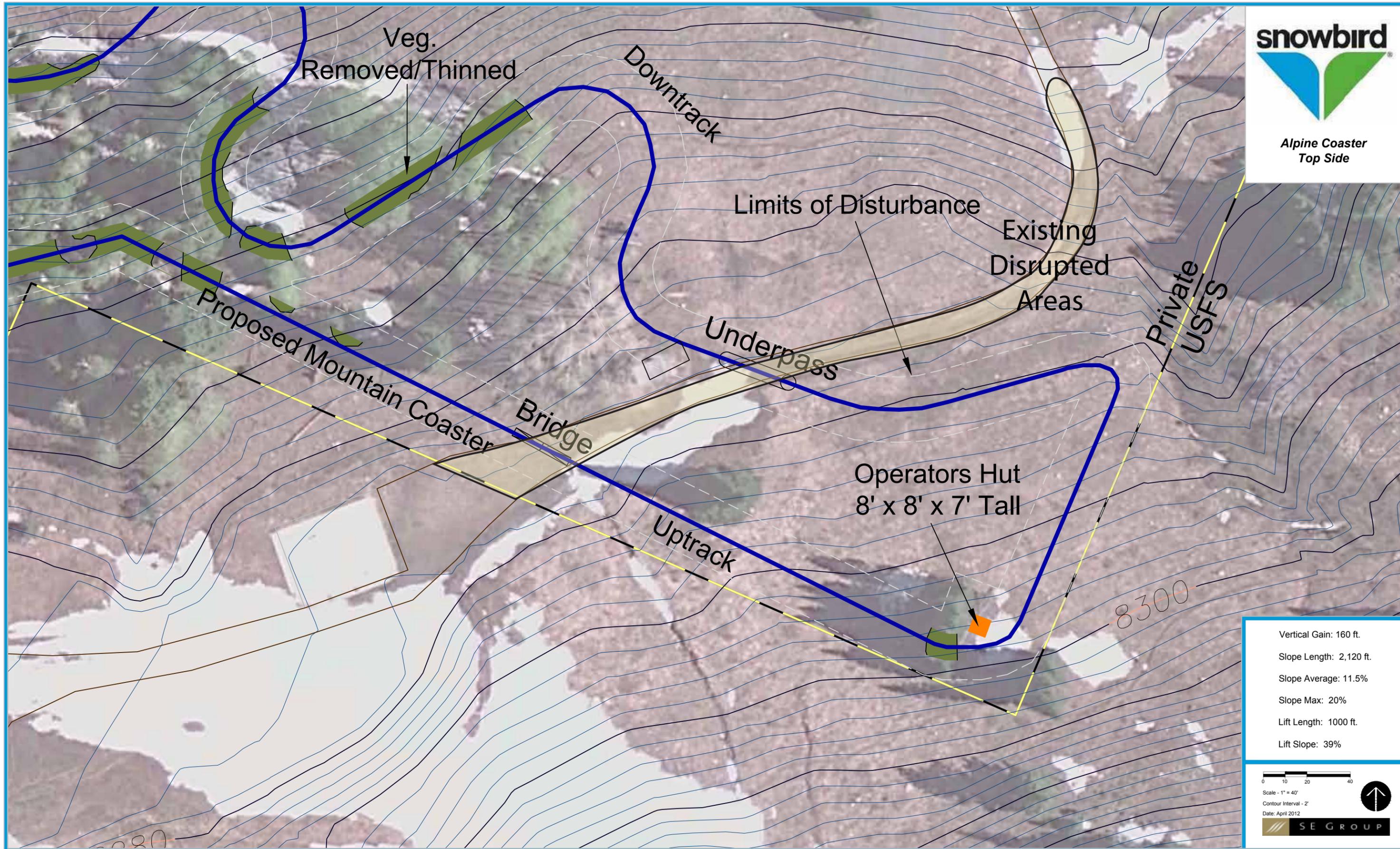


Vertical Gain: 160 ft.
Slope Length: 2,120 ft.
Slope Average: 11.5%
Slope Max: 20%
Lift Length: 1000 ft.
Lift Slope: 39%





Alpine Coaster
Top Side

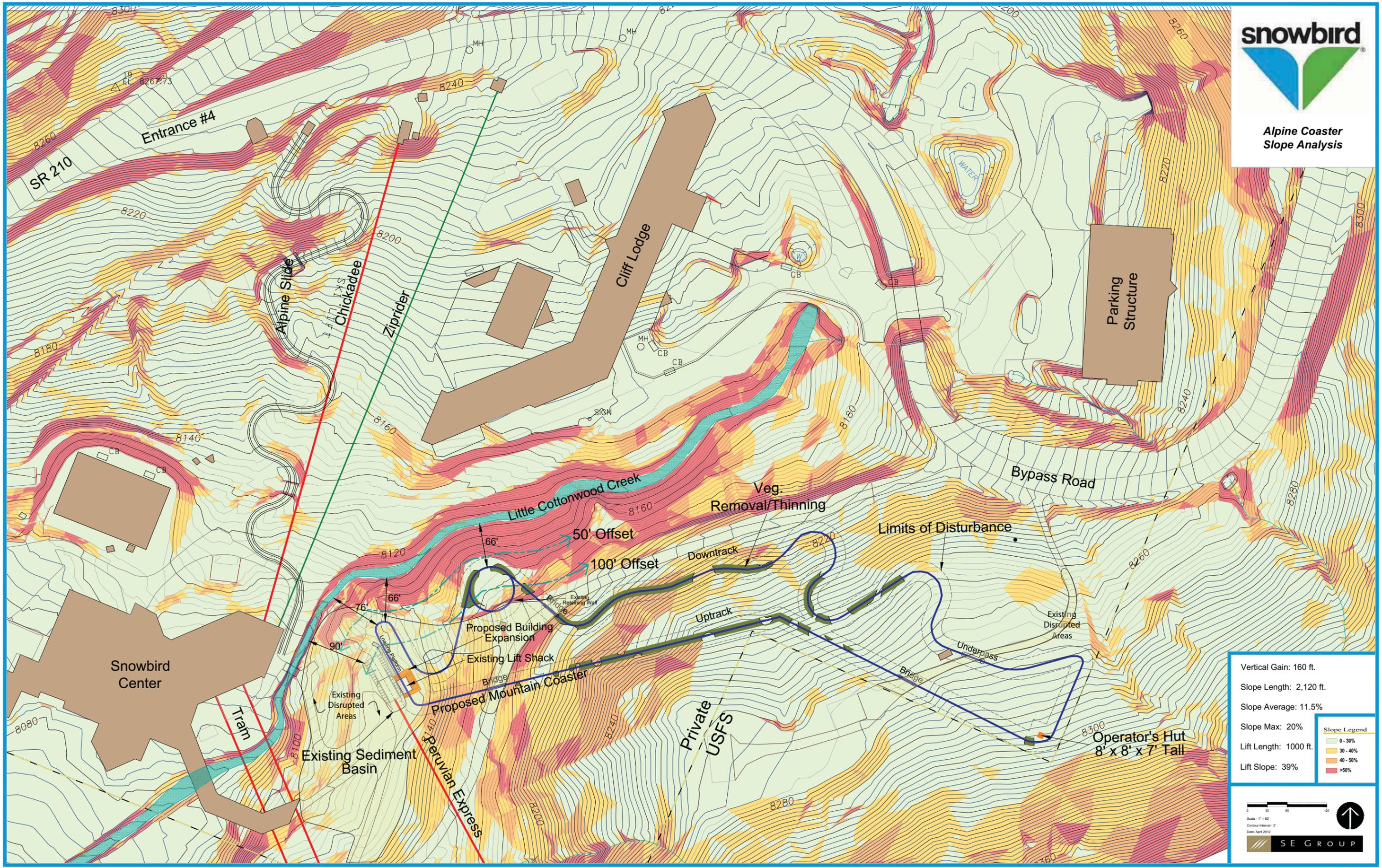


Vertical Gain: 160 ft.
Slope Length: 2,120 ft.
Slope Average: 11.5%
Slope Max: 20%
Lift Length: 1000 ft.
Lift Slope: 39%

0 10 20 40
Scale - 1" = 40'
Contour Interval - 2'
Date: April 2012



Alpine Coaster
Slope Analysis



Vertical Gain: 160 ft.
 Slope Length: 2,120 ft.
 Slope Average: 11.5%
 Slope Max: 20%
 Lift Length: 1000 ft.
 Lift Slope: 39%

Slope Legend	
0 - 30%	Light Green
30 - 40%	Yellow
40 - 50%	Orange
>50%	Red

Scale: 1" = 60'
 Contour Interval: 2'
 Date: April 2012