



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

## Salt Lake County Planning Commission

### Public Meeting Agenda

# July 11, 2012

## 8:30 A.M.

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

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

The Planning Commission Public Meeting is a public forum where the Planning Commission receives comment and recommendations from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items. Action may be taken by the Planning Commission on any item listed on the agenda which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

### **Business Items – 8:30 a.m.**

- 1) Official Welcoming of Todd Sutton as a Planning Commissioner (Alternate #1)
- 2) Adoption of minutes from the June 13, 2012 meeting.
- 3) Approval of Salt Lake County Planning Commission Bylaws and Procedures.
- 4) Salt Lake County General Plan Schedule update
  - Parleys Canyon, Big Cottonwood Canyon, Little Cottonwood Canyon
- 5) Other Business

### **Public Hearings – 9:00 a.m.**

#### **Subdivision**

**27898** – Christopher Spagnuolo – Request for approval of the preliminary plat for the Spagnuolo Subdivision (1 lot) – **Address:** 1188 East 10600 South – **Zone:** R-1-21 – **Planner:** Todd A. Draper.

#### **FCOZ Conditional Use**

**27813** – Honi Thompson – Requesting Conditional Use approval for a short-term rental in the Pine Tree subdivision area of Big Cottonwood Canyon – **Address:** 10972 E. Coyote Run Lane – **Zone:** FR-1 (Forestry and Recreation) – **Community Council:** Big Cottonwood Canyon – **Planner:** David J. Gellner, AICP.

### **Meeting Adjournment**



**STAFF REPORT**

Executive Summary									
<b>Hearing Body:</b>	Salt Lake County Planning Commission								
<b>Meeting Date and Time:</b>	Wednesday, July 11, 2012	08:30 AM	<b>File No:</b>	2	7	8	9	8	
<b>Applicant Name:</b>	Christopher Spagnuolo	<b>Request:</b>	Subdivision						
<b>Description:</b>	1 lot Spagnuolo Subdivision								
<b>Location:</b>	1188 East 10600 South								
<b>Zone:</b>	R-1-21 Residential Single-Family	<b>Any Zoning Conditions?</b>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>			
<b>Staff Recommendation:</b>	Approval with Conditions								
<b>Planner:</b>	Todd A. Draper								

**1.0 BACKGROUND**

**1.1 Summary**

The applicant is requesting preliminary approval of the Preliminary Plat a for the 1 lot Spagnuolo Subdivision. Previous owners of the property had divided it from the adjacent property to the West in violation of subdivision standards, thus necessitating the completion of a 1 lot subdivision at this time in order for the current owner to build a Single Family Dwelling upon the property. The subject property is in compliance with minimum width and size standards for the zone.

**1.3 Neighborhood Response**

None received to date

**2.0 ANALYSIS**

**2.1 Applicable Ordinances**

18.12.030 - Preliminary plat approval or disapproval.

Following a review of the preliminary plat the planning commission shall act on the preliminary plat as submitted or modified. If the plat is approved, the director or director's designee shall sign the plat. One copy of the preliminary plat shall be provided to the subdivider. One signed copy shall be retained by the planning and development services division, and one copy of the approved plat shall be returned to the developer's engineer. If the preliminary plat is disapproved, the director or director's designee shall notify the developer in writing and give reasons for such disapproval. The receipt of a signed copy of the approved preliminary plat shall be authorization for the subdivider to proceed with the preparation of specifications for the minimum improvements required in [Chapter 18.24](#) of this title and with the preparation of the final plat.

## **2.2 Subdivision Requirements**

### **Planning Review**

Off site improvements exist. Property meets minimum size requirements. Divided from adjacent property which has an existing home that was converted to a Commercial Day Care Center (apparently in violation of previous County PC Decision - but that is up to code enforcement to decide if they will enforce or not.)

Approved subject to meeting requirements of other reviewers and recordation of a subdivision plat.

## **2.3 Other Agency Recommendations or Requirements**

### **Building Inspection**

Any future structures on the property will require a building permit.

### **Geology**

Preliminary approval subject to a technical review.

### **Grading Review**

1. There are no sufficient grading issues with the proposed subdivision
2. The access is somewhat created to the back of the lot by the adjoining driveway.
3. At the time of the building permit application a site grading and drainage plan will need to be submitted for review and comment.

### **Health Department**

Approved - sewer and water availability letters have been received.

### **Sanitation**

Approved - they will service the property from 10600 South.

### **Street Lighting**

No response received.

### **Traffic Engineering**

Approved

### **Unified Fire Authority**

The proposed use is approved by (or not regulated by) this agency

The proposed site plan is approved, pending a technical review by this agency. (see following notes)

1. Verification of available fire flow is required (contact the water purveyor to obtain current fire flow information)
2. Fire flow required for proposed buildings will be based upon the gross square footage and construction type
3. Number of required fire hydrants will be based upon amount of fire flow that is required.
4. A partial turnaround is shown on the site plan. an approved turnaround is required.

## **Urban Hydrology**

No issues at this time, however a technical review is required.

The site plan is acceptable. A storm water routing system must be submitted for the technical review. Flow arrows designating storm water to curb and gutter and additional property.

Notes to be included on the drainage plans:

- 1.The developer shall be required to permanently contain all generated water on his own property or routed to an approved Salt Lake County drainage system.
- 2.The developer shall grade this property in accordance with the approved site grading and lot drainage plan so as not to discharge any additional storm water onto adjacent properties.

A final drainage plan is required. Must include name and phone number of a registered professional engineer. Must be signed stamped and dated by the engineer. Plan must include project name, north arrow, and scale (minimum 1"=20'). The approximate storm drain impact fee is \$4289 per acre.

### **2.4 Other Issues**

None at this time.

## **3.0 STAFF RECOMMENDATION**

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

- 1 ) Compliance with all requirements of the individual reviewing departments and agencies through the technical review process.

### **3.2 Reasons for Recommendation**

- 1 ) Upon completion of the technical review process the Preliminary Plat will be in compliance with all applicable ordinances.

The screenshot displays the ArcGIS Viewer for Flex interface. At the top left, the text "Planning And Development" and "Interactive GIS Map" is visible. A navigation toolbar includes icons for home, search, and other map functions. A layer control menu at the top lists "Layer Options", "ESRI Streets", "ESRI Aerial", "ESRI Topo", and "SLD99 Roads". The map shows a residential area with streets like "State St" and "W 10600 S". Key landmarks include "South Towne Center", "Lake Hill Cemetery", "Lone Peak Park", "Dimple Dell Park", "Crescent Park", and "Buttercup Park". A search popup window is open, displaying the following information:

Address: 1188 E 10600 S  
Owner: SPAGNUOLO, CHRISTOPHER &  
[http://gis.slco.org/SEND\\_lookups/index.htm?lu=E-D&parcel=2817426021](http://gis.slco.org/SEND_lookups/index.htm?lu=E-D&parcel=2817426021)  
Zoom to

At the bottom right, an "Enhanced Search" bar contains the text "Features Selected: 1" and a search button. Below the search bar, the address "Address: 1188 E 10600 S" and owner "Owner: SPAGNUOLO, CHRISTOPHER &" are displayed. A scale bar indicates 0.5 miles and 0.5 kilometers. The bottom status bar shows "Latitude: 40.573970" and "Longitude: -111.971887".

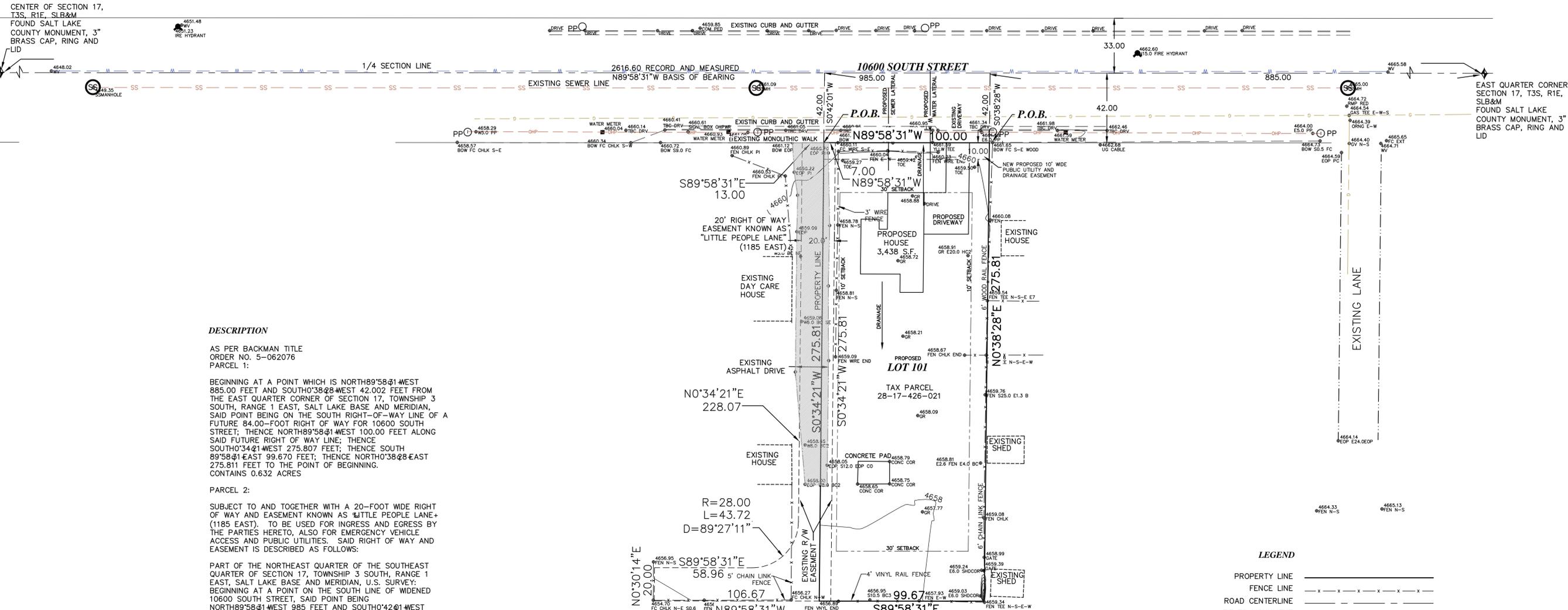
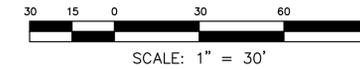
**CERTIFICATE**

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-23-17.

**NARRATIVE**

THE PURPOSE OF THE SURVEY WAS TO CREATE A SUBDIVISION PLAT OF THE DESCRIBED PROPERTY. THIS WAS DONE BASED ON THE MONUMENTS SHOWN. BASIS OF BEARING IS AS SHOWN.

OWNER AND DEVELOPER:  
CHRIS SPAGNUOLO  
1542 PALO VERDE WAY #32  
SALT LAKE CITY, UTAH 84121  
801.608.8611



**DESCRIPTION**

AS PER BACKMAN TITLE  
ORDER NO. 5-062076  
PARCEL 1:

BEGINNING AT A POINT WHICH IS NORTH89°58'31" WEST 885.00 FEET AND SOUTH0°38'28" WEST 42.002 FEET FROM THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF A FUTURE 84.00-FOOT RIGHT OF WAY FOR 10600 SOUTH STREET; THENCE NORTH89°58'31" WEST 100.00 FEET ALONG SAID FUTURE RIGHT OF WAY LINE; THENCE SOUTH0°34'21" WEST 275.807 FEET; THENCE SOUTH 89°58'31" EAST 99.670 FEET; THENCE NORTH0°38'28" EAST 275.811 FEET TO THE POINT OF BEGINNING. CONTAINS 0.632 ACRES

**PARCEL 2:**

SUBJECT TO AND TOGETHER WITH A 20-FOOT WIDE RIGHT OF WAY AND EASEMENT KNOWN AS "LITTLE PEOPLE LANE" (1185 EAST). TO BE USED FOR INGRESS AND EGRESS BY THE PARTIES HERETO, ALSO FOR EMERGENCY VEHICLE ACCESS AND PUBLIC UTILITIES. SAID RIGHT OF WAY AND EASEMENT IS DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE SOUTH LINE OF WIDENED 10600 SOUTH STREET, SAID POINT BEING NORTH89°58'31" WEST 985 FEET AND SOUTH0°42'01" WEST 42.002 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 17, (SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 2, PROPOSED SCHIFFMAN SUBDIVISION, PHASE ONE), AND RUNNING THENCE SOUTH89°58'31" EAST 7.0 FEET; THENCE SOUTH0°34'21" WEST 275.807 FEET; THENCE NORTH89°58'31" WEST 106.669 FEET (SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 2, PROPOSED SCHIFFMAN SUBDIVISION, PHASE ONE); THENCE NORTH0°30'44" EAST 20.00 FEET; THENCE SOUTH89°58'31" EAST 58.959 FEET; THENCE ALONG A 28-FOOT RADIUS CURVE TO THE RIGHT 43.715 FEET; THENCE NORTH0°34'21" EAST 228.072 FEET TO THE SOUTH LINE OF WIDENED 10600 SOUTH STREET; THENCE SOUTH89°58'31" EAST 13.00 FEET TO THE POINT OF BEGINNING.

**LEGEND**

- PROPERTY LINE \_\_\_\_\_
- FENCE LINE - x - x - x - x - x - x -
- ROAD CENTERLINE \_\_\_\_\_
- TIE TO MONUMENT \_\_\_\_\_
- SECTION LINES \_\_\_\_\_
- EDGE OF PAVEMENT \_\_\_\_\_
- EXISTING CURB, GUTTER, SIDEWALK \_\_\_\_\_
- PUBLIC UTILITY EASEMENT (P.U.E.) \_\_\_\_\_
- EXISTING WATER LINE \_\_\_\_\_
- EXISTING OVERHEAD POWER LINE \_\_\_\_\_
- EXISTING SEWER LINE \_\_\_\_\_
- EXISTING GAS LINE \_\_\_\_\_
- EXISTING SEWER MANHOLE (SS) \_\_\_\_\_
- EXISTING SPOT ELEVATION (GR) \_\_\_\_\_
- EXISTING 2 FOOT CONTOUR \_\_\_\_\_
- EXISTING INDEX CONTOUR \_\_\_\_\_
- EXISTING WATER METER \_\_\_\_\_
- EXISTING FIRE HYDRANT \_\_\_\_\_
- EXISTING POWER POLE (PP) \_\_\_\_\_
- EXISTING ASPHALT \_\_\_\_\_

**HILL & ARGYLE, Inc.**  
Engineering and Surveying  
181 North 200 West, Suite #4, Bountiful, Utah 84010  
(801) 298-2236 Phone, (801) 298-5983 Fax

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PRELIMINARY SITE PLAN FOR PROPOSED  
**SPAGNUOLO SUBDIVISION**  
OWNER  
CHRIS SPAGNUOLO  
1188 EAST 10600 SOUTH STREET  
SALT LAKE COUNTY, UTAH

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DRAWNSHIM	DATE 5/16/12	APPROVED/REVISED	DATE 5/23/12
		REVISED	DATE
SHEET 1 OF 2		SHEET NAME	
		PRELIM SITE PLAN	
DRAWING NAME		PROJECT NO.	
MAIN		12-186	







**STAFF REPORT**

Executive Summary									
<b>Hearing Body:</b>	Salt Lake County Planning Commission								
<b>Meeting Date and Time:</b>	Wednesday, July 11, 2012	09:00 AM	<b>File No:</b>	2	7	8	1	3	
<b>Applicant Name:</b>	Honi Thompson	<b>Request:</b>	Conditional Use						
<b>Description:</b>	Short-term Rental								
<b>Location:</b>	10972 E. Coyote Run Lane								
<b>Zone:</b>	FR-1 Forestry & Recreation	<b>Any Zoning Conditions?</b>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>			
<b>Community Council Rec:</b>	Not yet received								
<b>Staff Recommendation:</b>	Continue								
<b>Planner:</b>	David J. Gellner, AICP								

**1.0 BACKGROUND**

**1.1 Summary**

The applicant is requesting Conditional Use approval for a short-term rental in the Pine Tree Subdivision area of Big Cottonwood Canyon. The subject property located at 10972 E. Coyote Run Lane. This application came in as the result of a zoning complaint and citation for remodeling without building permits and for operation of a short-term rental without the proper land-use approvals. In addition, County Code Enforcement noted a number of signs advertising for a short-term rental. Staff has been working with the applicant since that time to bring the property into compliance and work towards the necessary approvals for a short-term rental and to clear up any other zoning issues on the property.

**1.2 Hearing Body Action**

This item is on the Salt Lake County Planning Commission Agenda for review and action. The Planning Commission has the authority to approve, deny, continue or approve with conditions conditional use applications.

**1.3 Neighborhood Response**

Notice of this request was mailed out to property owners within 300 feet of the subject property in advance of the meeting. As of the date of this report, no comments have been received from neighboring property owners.

**1.4 Community Council Response**

Notice of this application has been sent to the Big Cottonwood Canyon Community Council (BCCA). Information was not available in time for the June meeting of the BCCA, and the Community Council is not meeting in July 2012. Staff expects to discuss this request with the BCCA at their August 13, 2012 meeting in order to get a recommendation from the BCCA to the Planning Commission in relation to this proposal.

## 2.0 ANALYSIS

### 2.1 Applicable Ordinances

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

Criteria Met		Conditional Use Criteria and Evaluation
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	<u>Standard `A`:</u> <i>The proposed site development plan shall comply with all applicable provisions of the Zoning Ordinance, such as parking, building setbacks, building height, etc.</i>
		Discussion: As noted elsewhere in this report, there are a number of zoning violations on the property that must be addressed. Verification by staff of these issues are needed to determine if this criteria has been met. Summary: Compliance with this item is undetermined at this time.
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	<u>Standard `B`:</u> <i>The proposed use and site development plan shall comply with all other applicable laws and ordinances.</i>
		Discussion: As noted in the report, there are a number of zoning violations on the property that must be addressed. Verification by staff of these issues are needed to determine if this criteria has been met. Summary: Compliance with this item is undetermined at this time.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `C`:</u> <i>The proposed use and site development plan shall not present a traffic hazard due to poor site design or to anticipated traffic increases on the nearby road system which exceed the amounts called for under the County Transportation Master Plan.</i>
		Discussion: The proposal appears to meet this criteria.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `D`:</u> <i>The proposed use and site development plan shall not pose a threat to the safety of persons who will work on, reside on, or visit the property nor pose a threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/ topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.</i>
		Discussion: The proposal appears to meet this criteria.
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	<u>Standard `E`:</u> <i>The proposed use and site development plan shall not significantly impact the quality of life of residents in the vicinity.</i>
		Discussion: The exact impact on properties in the vicinity per Standard E cannot be comprehensively determined by staff. The extent of a lack of compatibility in terms of size, scale, height and noncompliance with community general plan standards shall be determined by the Planning Commission and the Community Council recommendation based upon their knowledge of the community, neighborhood and general plan best practices. Summary: Compliance with this item is undetermined at this time.

## 2.2 Zoning Requirements and Other Applicable Ordinances

### Salt Lake County Ordinance 19.04.457 Short-term Rental - Definition:

- A. *"Short-term rental" means any dwelling or portion thereof that is available for use or is used for accommodations or lodging of guests, paying a fee or other compensation for a period of less than thirty consecutive days.*
- B. *A short-term rental shall not contain more than four bedrooms.*
- C. *A short-term rental shall be maintained to the following minimum standards:*
  - 1. *Structures shall be properly maintained, painted and kept in good repair, and grounds and landscaped areas shall be properly maintained and watered in order that the use in no way detracts from the general appearance of the neighborhood; and*
  - 2. *Required parking areas and access to parking areas shall be maintained and available for use at all times. Parking for this use shall be contained on the site, and shall not be allowed on the public rights-of-way; and*
  - 3. *Snow shall be removed from sidewalks and driveways within one hour after the snow has ceased falling, provided that in case of a storm between the hours of five p.m. in the afternoon and six a.m. in the morning, the sidewalk shall be cleaned before eight a.m. the morning following the storm.*
- D. *Occupants of a short-term rental shall not create excessive noise that is incompatible with adjacent land uses.*
- E. *A short-term rental use shall not have any signs on the premises that advertise the use.*
- F. *The use of a dwelling as a short-term rental shall not change the appearance of the dwelling or property for residential purposes.*
- G. *Outdoor pools, hot tubs or spas shall not be used between the hours of ten p.m. and eight a.m.*

### Salt Lake County Ordinance 19.12.030 - Conditional Uses - FR Zones

Short-term rental is listed as a Conditional Use in the FR 0.5 Zone subject to the following conditions:

- O. *Short term rentals provided that:*
  - 1. *The property is located within Big or Little Cottonwood Canyons east of the dividing line between R1E and R2E, and*
  - 2. *The on-site parking and the access to the site are available for use and maintained, including snow removal, throughout the entire year, and*
  - 3. *The dwelling unit is served by an approved drinking water supply and public sewer system that are capable of supporting the use throughout the entire year, and are approved by the health department prior to issuance of a license*

### Salt Lake County Ordinance 19.80.040 - Parking - Number of Spaces Required

Parking requirements for a short-term rental are as follows:

*Short-term rental, two spaces per dwelling unit plus one additional space for each bedroom exceeding two bedrooms. For buildings with two dwelling units or less, the third and fourth spaces, when required, can be in tandem with the first two spaces required;*

## 2.3 Compliance with Ordinance Requirements

The following list addresses the applicable Salt Lake County Zoning Ordinance provisions listed above:

- 1. **Bedroom count** - The proposed short-term rental contains 1 bedroom according to the submitted floor plans. A maximum of 4 bedrooms is allowed for a short-term rental.
- 2. **Property Location** - The property is located in Big Cottonwood Canyon. The particular property is located in an allowed area.

3. Property Access - The subject property is located within the Pine Tree Subdivision. Snow is cleared regularly from most roads in the area during the winter months and so has year-round access. **Staff will require confirmation of this year-round access.** As with any property in the area, access can sometimes vary based on the volume of snow received, and the frequency and timing of storms. The access roads are also subject to hazardous and slippery driving conditions during the winter months.
4. Water and Sewer Service - The subject property is served by a culinary water system and municipal sewer line so staff believes that it does have year round utilities. **Confirmation of the sewer connection has been provided to staff. Confirmation of the availability of year-round water is required for a short-term rental.**
5. Parking - Based on the number of bedrooms, the total number of required parking spaces would be 2. There is a semi-attached 2 car garage, and what appears to be adequate space to park near the garage. During the winter months, the amount of parking available may vary due to snow storage requirements. In any event, the property should be able to accommodate the required parking spaces as long as adequate steps are taken to remove snow to maintain necessary parking as required.

## 2.4 Other Issues and Agency Requirements

Upon field investigation by staff, a number of violations were identified. The applicant has been working with staff to correct these violations. As of the date of this report, below is a status report and listing of violations:

- a. **A second accessory dwelling/living unit** over the garage which includes a kitchen and other appurtenances. The applicant has indicated removal of this second unit. **Inspection by staff and a building inspection may be necessary in order to confirm compliance with this requirement.**
- b. **Camper/Trailer** was situated on site and hooked to a propane tank in a manner that it either has been or could potentially be used as an additional living unit. The applicant has indicated removal of the trailer. **Confirmation by staff will be necessary to confirm compliance.**
- c. **Grading** - additional property grading and vegetation removal that has occurred on this site. Foothills and Canyons Overlay Zone (FCOZ) regulations limit the removal of site vegetation as outlined in Chapter 19.72.040 to the defined "Limits of Disturbance" areas. Additional vegetation removal is not allowed and revegetation requirements may be required for disturbed land areas. **An accurate site plan must be provided in order for staff to determine compliance with this item.**
- d. **Hot tub** - Hot tub facilitates in FCOZ must be connected into an approved sanitary sewer system with the approval of the sewer district. Verification of this legal/approved connection must be provided to Salt Lake County or the hot tub must be removed. The applicant has indicated some connection to the sewer line for the hot tub. **Staff requires confirmation from the sewer provider that this method is approved by them.**
- e. **Signage** - Staff will confirm that no signs indicating the use of the property as a short-term rental are present in compliance with Chapter 19.04.457 of the Zoning Ordinance.

The Unified Fire Authority will require the installation of smoke detectors in all sleeping areas and hallways leading to sleeping areas if those have not already been provided. Staff has not yet received comments back from the UFA in relation to this proposal and any additional UFA requirements that will apply to this use.

## 3.0 STAFF RECOMMENDATION

**3.1 Staff recommends the proposed Conditional Use be CONTINUED to the meeting scheduled on or before September 12, 2012 - a period not to exceed 60 days. .**

### 3.2 Reasons for Recommendation

- 1 ) The Big Cottonwood Canyon Community Council (BCCA) has not yet reviewed this application and has not made a formal recommendation on this proposal as of the date of this report.
- 2 ) The site plan does not match the platted property. An accurate site plan is required.
- 3 ) An accurate floor plan of the building will be needed to apply for the Building Permit and to determine additional UFA requirements. The floor plan will need to show dimensions, label the use of the rooms, and show window and door sizes and locations for ingress and egress.

### 4.0 PROJECT PHOTOS



Image 1 : Subject Property/Cabin



Image 2 : Subject Property/Cabin



Image 3 : Garage Unit



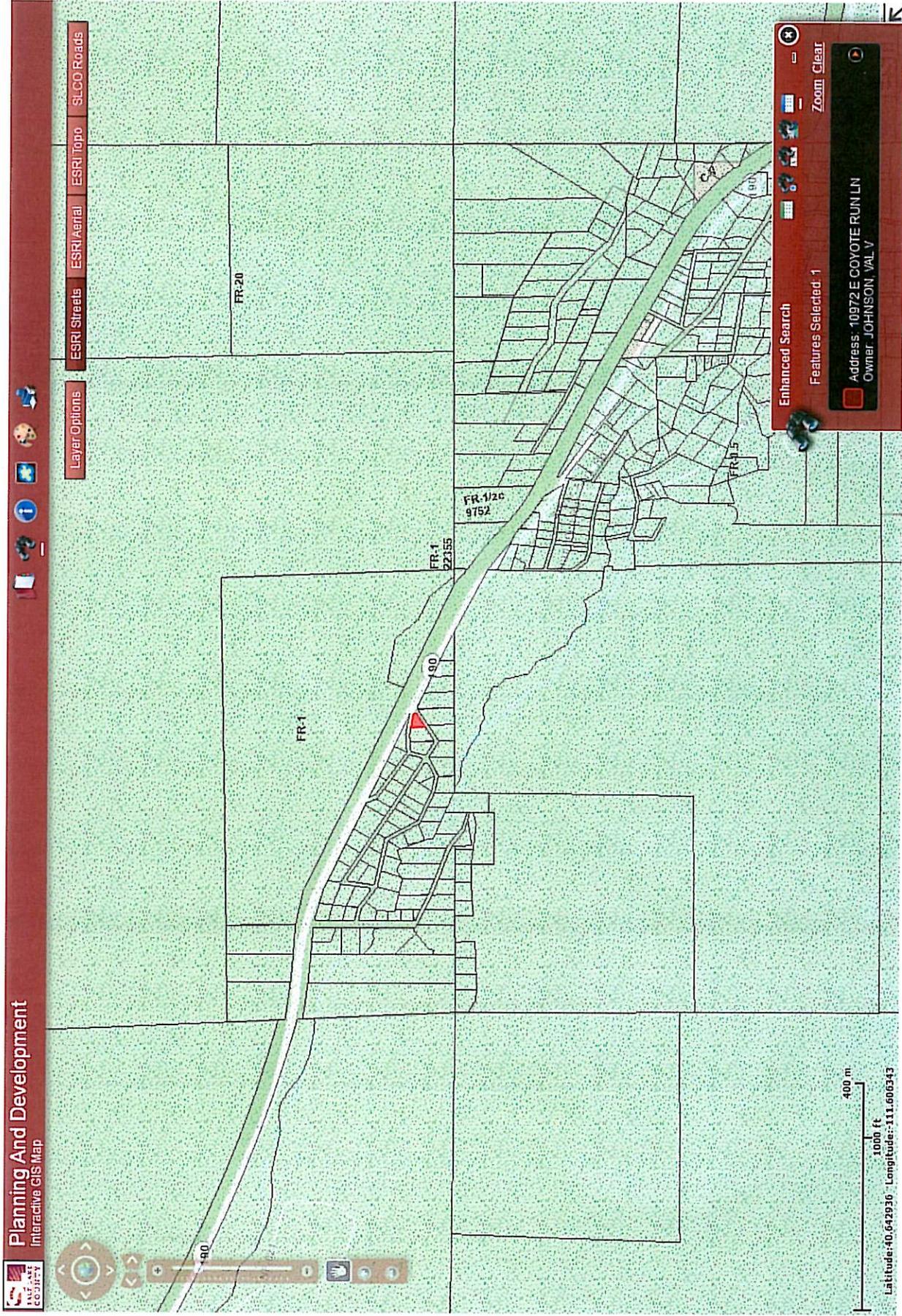
Image 4 : Garage Unit



Image 5 : Graded Off-site Parking Area



Image 6 : Additional Site Disturbance







Salt Lake County Public Works Department  
**Planning and Development Services Division**  
 2001 S. State Street #N-3600, Salt Lake City, UT 84190-4050  
 Phone: 801-468-2000 FAX: 801-468-2169  
 Visit our web site: <http://www.pwpds.slco.org>

File # <sup>413</sup> 27488

Case: 15239, 12218A  
 12218

\$409.24

# Land Use & Development Application

- FCOZ     RCOZ     DWSP     Watershed     Over Pressure     Magna Main  
 Natural Hazards     Other Short term Rental

Zone: FR-1    Community Council: SIG Cottonwood Cm    Planner: \_\_\_\_\_  
 Parent File # \_\_\_\_\_    Date: \_\_\_\_\_

Property Address: 10972 E. Coyote Run Ln.    Parcel #: \_\_\_\_\_

Name of Project: \_\_\_\_\_    Property Acreage: \_\_\_\_\_

Please describe your request: would like to rent out cabin for short term here & there.

<p><u>New Development:</u></p> <input checked="" type="checkbox"/> Use and / or Site Plan Approval <input type="checkbox"/> Subdivision # lots: _____ <input type="checkbox"/> PUD #lots: _____	<p><u>Modify an Existing Development:</u></p> <input type="checkbox"/> Change Conditions of Approval <input type="checkbox"/> Change the Site Plan <input checked="" type="checkbox"/> Change the Use <input type="checkbox"/> Condo Conversion <input type="checkbox"/> Lot Consolidation <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Mobile Store <input type="checkbox"/> Signs	<p><u>Other:</u></p> <input type="checkbox"/> Board of Adjustment Review <input type="checkbox"/> Exception Request <input type="checkbox"/> Non-Conforming <input type="checkbox"/> RCOZ Appeal (Option C) <input type="checkbox"/> Research Request <input type="checkbox"/> Re-zone <input type="checkbox"/> Vacate a Street
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Is a key or gate code required to access the property?  Yes     No    If yes, code: \_\_\_\_\_ (or provide key)

Driving Directions to Property: 9 miles passed Gates @ spruces campground right & immediate left @ U of U Flag. Stay to left @ the "Y" Stay to left cabin on the right

\*note: all correspondence will be sent to the applicant's address:

**Applicant(s):** Honi Thompson  
**Address:** 13692 So 2700 W.  
**City, State, Zip:** Riverton Utah 84065  
**Phone Number(s):** 801-898-7618 e-mail: honi.dave@yahoo.com

**Property Owner(s):** \_\_\_\_\_  
**Address:** 14410 So 6975 West  
**City, State, Zip:** Herriman UT 84096  
**Phone Number(s):** 801 232 1490 e-mail: \_\_\_\_\_

Professional(s):  Engineer  Architect  Other

**Company:** \_\_\_\_\_  
**Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone Number(s):** \_\_\_\_\_ e-mail: \_\_\_\_\_

To facilitate Salt Lake County's land use notice and review process, the undersigned hereby authorize the County to reproduce this application and all documents attached to the application for staff, officials, and the interested public:

\_\_\_\_\_  
Applicants Signature

\_\_\_\_\_  
Date

Office Use Only

Dead Box # \_\_\_\_\_

Fees Due:

- Application Fee..... \$ \_\_\_\_\_
- Fire Department..... \$ 75.00
- Geology Initial Site Assessment..... \$ 75.00
- Health Department .....\$ 50.00
- Initial Engineering Checking Fee.....\$150.00 or  
\$90.00 per lot (\$180 min) for subdivisions

Cashier: \_\_\_\_\_

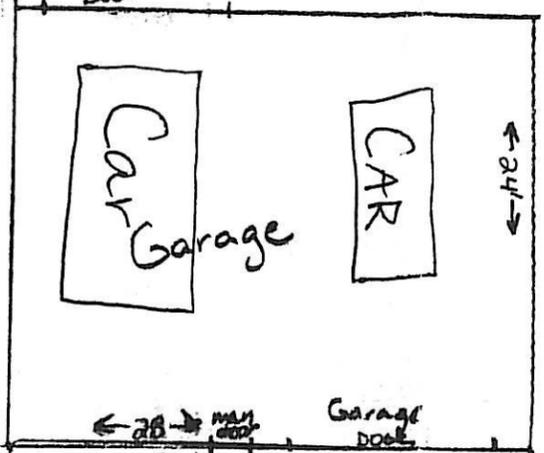
Road

ROAD

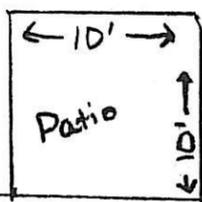
130'

46'

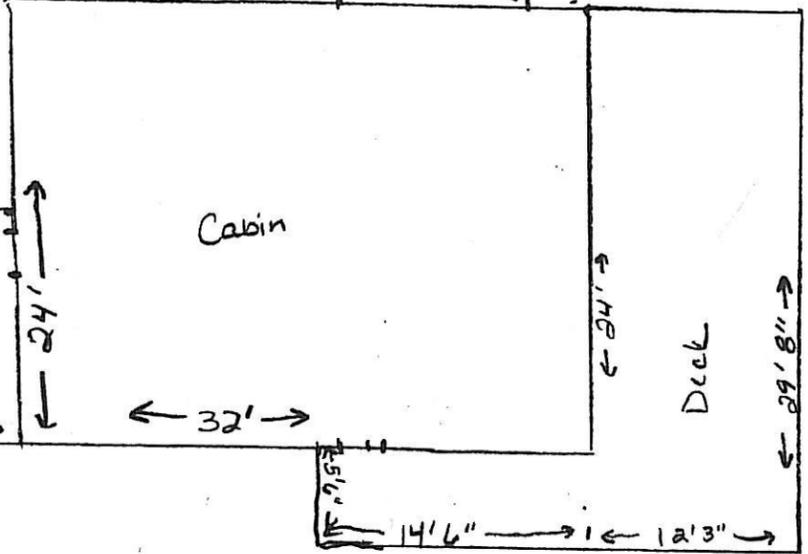
Garage Door



OLD HOUSE



32'



50'

Driveway

40'

Trees

60'

COYOTE RUN

Road

Additional Parking Area

70'

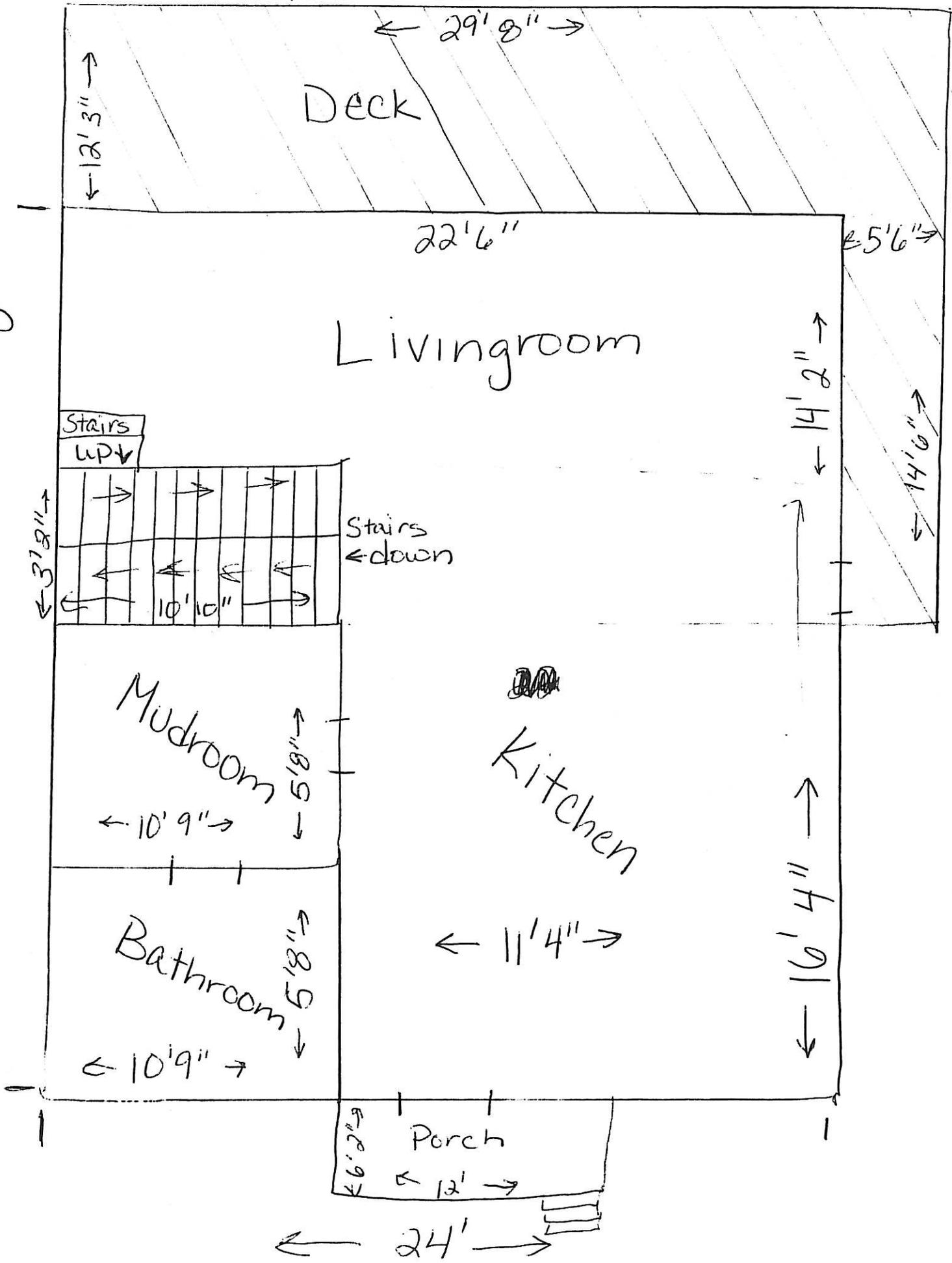
100'

# Upstairs



# Main Floor

3d  
Outside has huge rock siding





May 21, 2012

Honi Thompson  
13692 South 2700 West  
Riverton, UT 84065

PETER M. CORROON  
Salt Lake County Mayor

Patrick Leary  
Public Works Department  
Director

**PLANNING &  
DEVELOPMENT  
SERVICES**

Rolen Yoshinaga  
Planning & Development  
Division Director

Salt Lake County  
Government Center  
2001 South State Street  
Suite N-3600  
Salt Lake City, UT 84190-4050

801 / 468-2000  
801 / 468-2169 fax

**RE: Incomplete Application Submittal**  
**Project: FCOZ Conditional Use Application**  
**Short-Term Rental - File # 27813**  
**Property Location: 10972 E. Coyote Run Lane**  
**Parcel ID# 24-16-379-003-0000**

Dear Honi,

On April 12, 2012, the above-referenced application was submitted to Planning and Development Services (PDS) and application fees were paid. Subsequently, a hand-drawn floor plan and site plan was submitted to PDS in support of this application. Upon an internal review of your application with our Development Review Team on May 15, 2012, it has been determined that numerous required items were not included in the submittal made to our office. Per Chapter 19.72.050 (Incomplete Applications) the application for File #27813 will not be considered complete until all required items are received. Accordingly, it will not be processed and sent out for internal review until such time that we receive a complete application package.

The following is a list of the items that you are required to submit in order to make your application complete:

1. **Verification of a legal sewer connection** in compliance with the number of bedrooms that it will serve on the subject property is required.
2. **Verification of a legal year-round water connection and year—round water availability** is required.  
(Note: Short-term rentals must be serviced by an approved drinking water supply and public sewer capable of supporting the use throughout the entire year. Complete provisions for short-term rentals are outlined in Chapters 19.12.030 and 19.04.457)
3. **Site plan** – While a hand-drawn site plan was submitted to our office, additional field investigation and staff research indicates that the site plan is not accurate nor to scale. Per Chapter 19.02.080 – General Provisions of the Zoning Ordinance, PDS requires a site plan that encompasses the items outlined therein. While it is not specifically required, it is generally suggested that the property be surveyed and the site plan drawn by a qualified professional in order to conform to the Ordinance requirements cited herein.

This application is subject to Conditional Use approval by the Salt Lake County Planning Commission. The submittal deadline for the June 13, 2012 meeting has now passed. In order for staff's analysis and recommendation to the Commission to be included with your complete application on the July 11, 2012 agenda, it is required that these items be submitted to us by **no later than close of business on June 1, 2012.**

In addition to the outstanding Planning Application items, Code Enforcement violations, and possible Building Code violations have been identified on this property upon a field inspection by staff. These items must be addressed before your application can be finalized:

1. A **second accessory dwelling/living unit over the garage** which includes a kitchen and other appurtenances has been identified on the subject property. Per the underlying FR Zone, this is not an allowed use. The second living unit must be removed and this removal verified by Salt Lake County unless you can verify its existence as a Nonconforming Use. A Nonconforming Use may be allowed within the provisions and requirements outlined in Chapter 19.88 including proof of its existence for a period exceeding ten years and successful application through the Planning Commission for approval of a Special Exception for a continuation of that use.
2. **Camper/Trailer** – The site visit revealed a camper/trailer that was situated on site and hooked to a propane tank in a manner that it either has been or could potentially be used as an additional living unit. The underlying zoning restrictions, and applicable Health Department and Salt Lake City Watershed Regulation do not allow this. The trailer must be removed from the property.
3. **Grading** – Field investigation by staff appears to show additional property grading and vegetation removal that has occurred on this site. Foothills and Canyons Overlay Zone (FCOZ) regulations limit the removal of site vegetation as outlined in Chapter 19.72.040 to the defined "Limits of Disturbance" areas. Additional vegetation removal is not allowed and revegetation requirements may be required for disturbed land areas.
4. **Hot tub** – Hot tub facilitates in FCOZ must be connected into an approved sanitary sewer system with the approval of the sewer district. Verification of this legal/approved connection must be provided to Salt Lake County or the hot tub must be removed.

#### **Additional Requirements**

Please be advised that in addition to compliance with all applicable ordinances for this use, staff will recommend to the Planning Commission the inclusion of a Condition of Approval pertaining to Building Inspections and a Building Permit. For a use of this type, in general staff will recommend to the Commission the following items:

- The applicant must obtain a Salt Lake County Building Permit to ensure safety of the structure for persons using this as a rental dwelling unit.
- An accurate floor plan of the building will be needed to apply for the Building Permit. The floor plan will need to show dimensions, label the use of the rooms, and show window and door sizes and locations for ingress and egress.
- Additional Unified Fire Authority regulations may also apply to this use.

If you have any questions or need additional clarification on any of these requirements, please contact me directly at (801) 468-2360 or via email at [DGellner@slco.org](mailto:DGellner@slco.org)

Respectfully,



David J. Gellner, AICP, Planner  
Salt Lake County  
Planning & Development Services Division

CC: File # 27813  
Curtis Woodward, Zoning Administrator  
Steve Szemerey, Code Enforcement Supervisor  
Todd Draper, Salt Lake County PC Manager

Board of Trustees  
Scott DeSeelhorst  
Brian J. Martain  
Barbara Cameron

**BIG COTTONWOOD CANYON  
IMPROVEMENT DISTRICT**  
Dba SOLITUDE IMPROVEMENT DISTRICT  
8000 Big Cottonwood Canyon  
Brighton, UT 84121

General Manager  
Don Despain

May 30, 2012

Val V. Johnson  
For the,  
Salt Lake Valley Health Department  
788 East Wood Oak Lane, #120  
Murray, UT 84107

Re: 10972 E. COyote Run Ln  
Brighton, UT 84121  
Parcel #24-16-379-003

Gentlemen:

The District has been requested to provide a letter of sewer availability for the property designated as Sidwell #24-16-379-003. This is to advise you the property is a **certified connection** to the sanitary sewer line since 1996 and connection fees have been paid, including inspection permits.

If you have any questions concerning this matter, please do not hesitate to contact me.

Very truly yours,



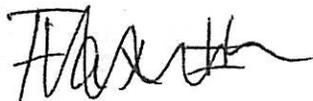
Don Despain  
General Manager

cc: Val V. Johnson  
10972 E Coyote Run Ln  
Brighton, UT 84121



Attn: David Gellner

File # 27813



27813  
RECEIVED

JUN 01 2012

SALT LAKE COUNTY  
DEVELOPMENT SERVICE

1. Verification of a legal sewer connection in compliance with the number of bedrooms that it will serve on the subject property is required.

Don with sewer has said he will send verification<sup>(to me)</sup> and that he has already given to County.

2. Verification of a legal year-round water connection and year-round water availability is required.

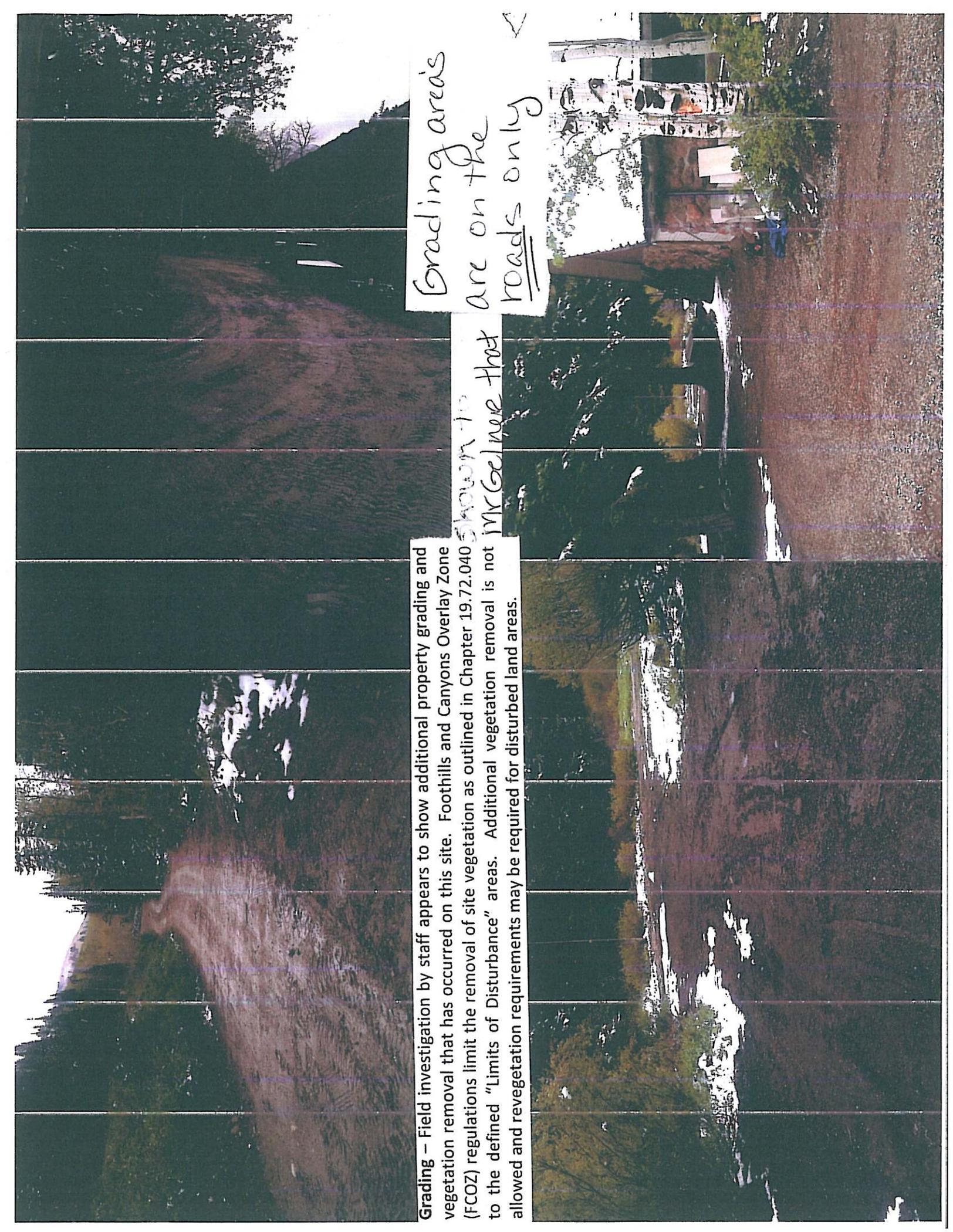
(Note: Short-term rentals must be serviced by an approved drinking water supply and public sewer capable of supporting the use throughout the entire year. Complete provisions for short-term rentals are outlined in Chapters 19.12.030 and 19.04.457)

Said needs more time or extension & is looking into getting the verification.

3. **Site plan** – While a hand-drawn site plan was submitted to our office, additional field investigation and staff research indicates that the site plan is not accurate nor to scale. Per Chapter 19.02.080 – General Provisions of the Zoning Ordinance, PDS requires a site plan that encompasses the items outlined therein. While it is not specifically required, it is generally suggested that the property be surveyed and the site plan drawn by a qualified professional in order to conform to the Ordinance requirements cited herein.

Please let me know what errors have been made while Floor plans were measured exact,

Honi Thompson  
801-898-7618

An aerial photograph showing a landscape with a road, a stream, and a building. The road is on the left, the stream is in the middle, and the building is on the right. The terrain is a mix of brown and green, suggesting a mix of vegetation and bare ground. The stream flows from the top right towards the bottom left. The building is a large, rectangular structure with a flat roof, situated on a small island or peninsula in the stream. The surrounding area is a mix of brown and green, indicating a mix of vegetation and bare ground. The road is a dark, straight line on the left side of the image. The stream is a winding, light-colored line in the middle. The building is a large, rectangular structure on the right side. The overall scene is a mix of natural and man-made elements.

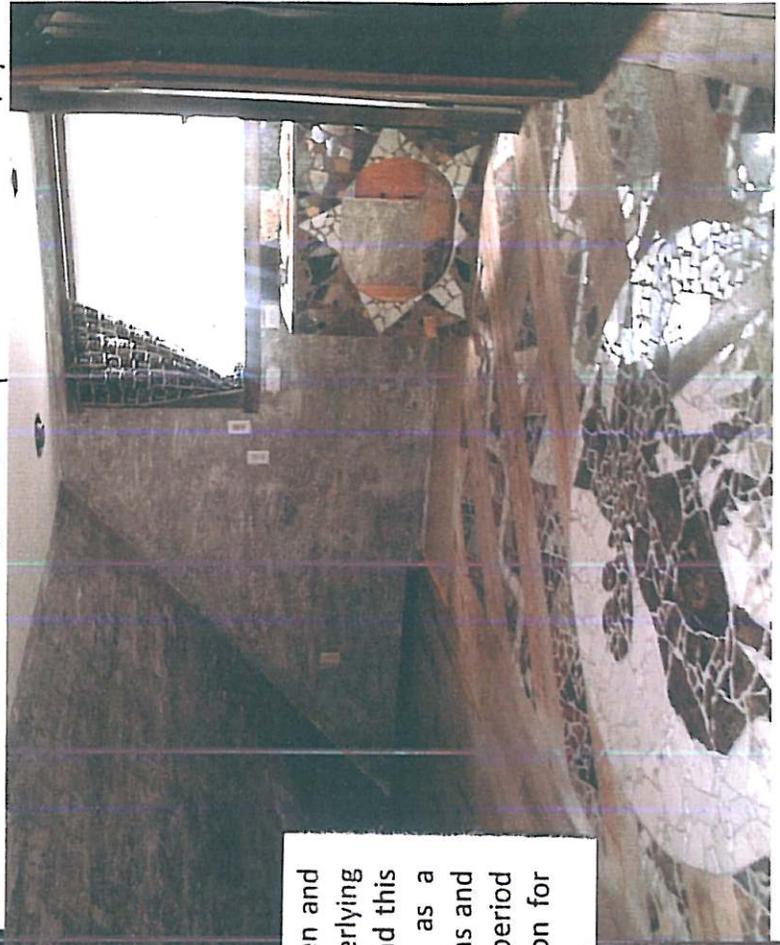
Grading - Field investigation by staff appears to show additional property grading and vegetation removal that has occurred on this site. Foothills and Canyons Overlay Zone (FCOZ) regulations limit the removal of site vegetation as outlined in Chapter 19.72.040 to the defined "Limits of Disturbance" areas. Additional vegetation removal is not allowed and revegetation requirements may be required for disturbed land areas.

shown to  
MK Gelner that

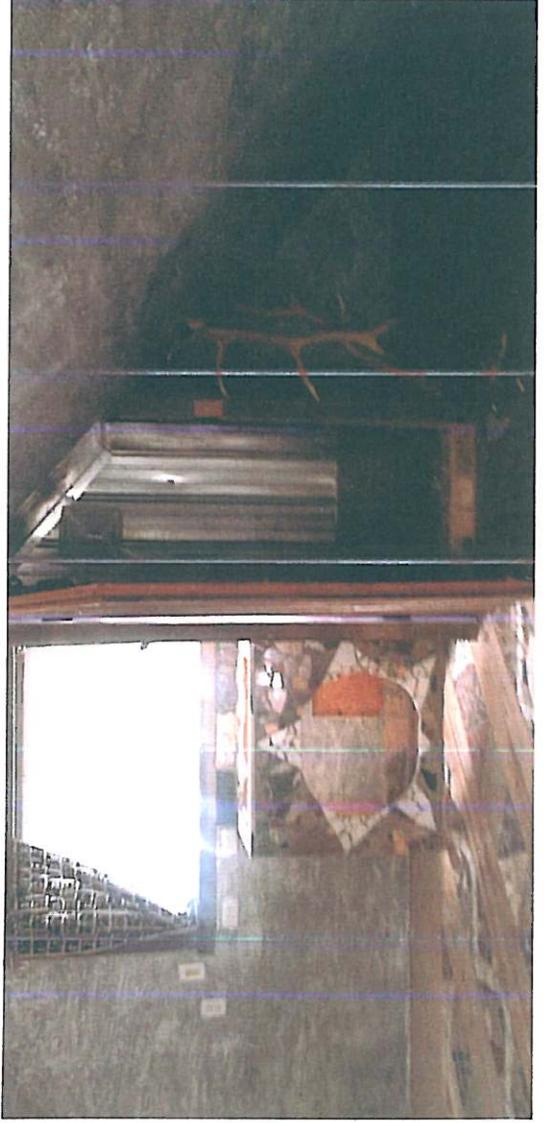
Grading areas  
are on the  
roads only

Kitchen  
Appliances ect  
have been  
Removed  
Key in door for  
Inspection.

1. A second accessory dwelling/living unit over the garage which includes a kitchen and other appurtenances has been identified on the subject property. Per the underlying FR Zone, this is not an allowed use. The second living unit must be removed and this removal verified by Salt Lake County unless you can verify its existence as a Nonconforming Use. A Nonconforming Use may be allowed within the provisions and requirements outlined in Chapter 19.88 including proof of its existence for a period exceeding ten years and successful application through the Planning Commission for approval of a Special Exception for a continuation of that use.



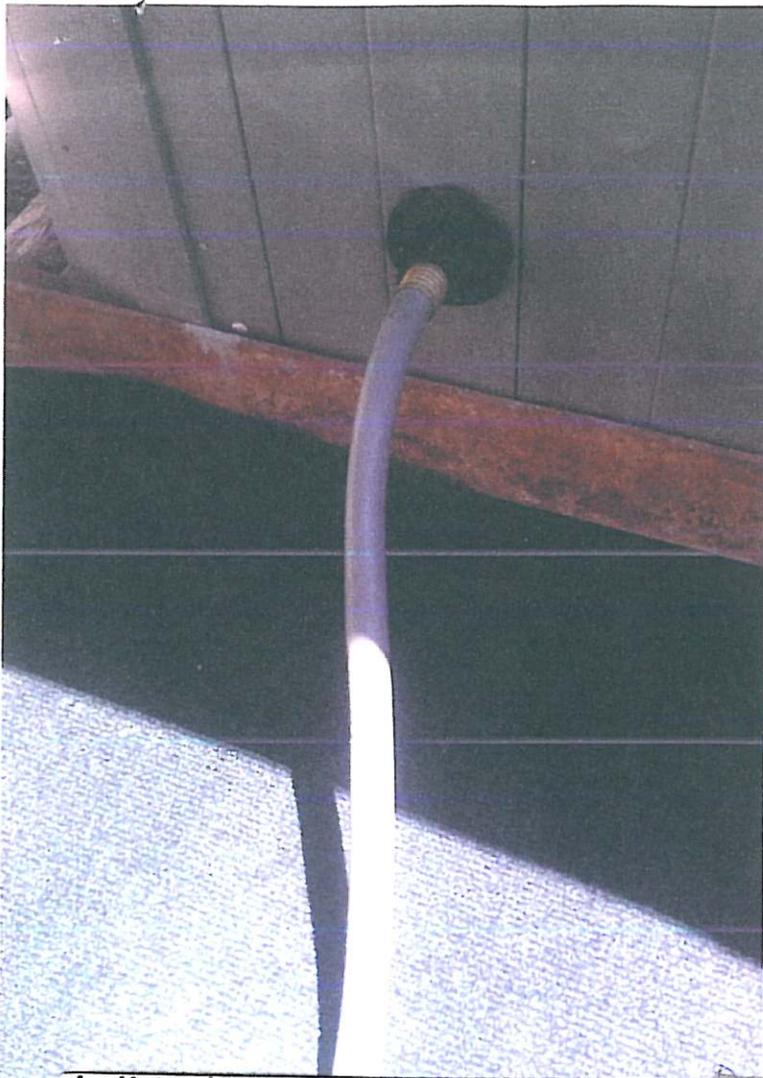
Porta-potty- removed



2. **Camper/Trailer** – The site visit revealed a camper/trailer that was situated on site and hooked to a propane tank in a manner that it either has been or could potentially be used as an additional living unit. The underlying zoning restrictions, and applicable Health Department and Salt Lake City Watershed Regulation do not allow this. The trailer must be removed from the property.

Camper was not on said property nor was it being lived in. Had propane to ensure that it wouldn't freeze while being stored. Since has been removed





4. **Hot tub** – Hot tub facilitates in FCOZ must be connected into an approved sanitary sewer system with the approval of the sewer district. Verification of this legal/approved connection must be provided to Salt Lake County or the hot tub must be removed.

We run a pump into sea trap & sewer improvement said it was acceptable

