



## Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

[www.pwpds.slco.org](http://www.pwpds.slco.org)

# Emigration Metro Township Planning Commission

## Public Meeting Agenda

**Thursday, November 15, 2018 8:30am**

### Location

SALT LAKE COUNTY GOVERNMENT CENTER  
2001 SOUTH STATE STREET, ROOM N1-110  
NORTH BUILDING, MAIN FLOOR  
(385) 468-6700

*UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707. TTY USERS SHOULD CALL 711.*

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

### **BUSINESS MEETING**

- 1) Approval of Minutes from the December 14, 2017 meeting
- 2) Other Business Items (as needed)

### **PUBLIC HEARINGS**

30473 – John Walsh requests conditional use approval for commercial and private recreation, including picnic area and gazebo for picnics, parties, and other gatherings, as well as two single-lane gun ranges on property at 2450 Pinecrest Canyon Road. Zone: FR-1 and FR-20. Planner: Curtis Woodward

### **ADJOURN**

This page intentionally left blank



## Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

[www.pwpds.slco.org](http://www.pwpds.slco.org)

### MEETING MINUTE SUMMARY EMIGRATION METRO TOWNSHIP PLANNING COMMISSION MEETING Thursday, December 14, 2017 8:30 a.m.

**Approximate meeting length:** 34 minutes

**Number of public in attendance:** 0

**Summary Prepared by:** Wendy Gurr

**Meeting Conducted by:** Commissioner Pinon

**\*NOTE:** Staff Reports referenced in this document can be found on the State and County websites, or from Salt Lake County Planning & Development Services.

## ATTENDANCE

### Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent
Brent Tippets			x
Jacob Steed	x	x	
Andrew Wallace	x	x	
Alex Pacanowsky			x
Jim Karcut	x	x	
Robert Pinon	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Debbie Riddle		
Curtis Woodward	x	x

## BUSINESS MEETING

**Meeting began at – 8:30 a.m.**

- 1) Approval of Minutes from the November 16, 2017 meeting.

**Motion:** To approve minutes from the November 16, 2017 meeting as presented.

**Motion by:** Commissioner Wallace

**2<sup>nd</sup> by:** Commissioner Karcut

**Vote:** Commissioners voted unanimous in favor (of commissioners present)

- 2) Approval of Minutes from the November 30, 2017 meeting.

**Motion:** To be reviewed at the January 11<sup>th</sup> meeting.

**Motion by:**

**2<sup>nd</sup> by:**

**Vote:**

- 3) Other Business Items (as needed)

*No other business items to discuss.*

## PUBLIC HEARINGS

**Hearings began at – 8:32 a.m.**

**30614** – An application to adopt a subdivision ordinance for each metro township, which subdivision ordinance is based upon currently existing Salt Lake County ordinance, with modifications as necessary to convert it to a metro township ordinance. **Planner:** Curtis Woodward

**30615** – An application to adopt a zoning ordinance for each metro township, which zoning ordinance is based upon currently existing Salt Lake County ordinance, with modifications as necessary to convert it to a metro township ordinance. **Planner:** Curtis Woodward

*Salt Lake County Planning and Development Services Zoning Administrator Curtis Woodward provided an update to the Title 18 and Title 19.*

*Commissioner Wallace asked what the F-1 zone is. Mr. Woodward said the F-1 zone is nowhere in the county where it applies. There are FR zones. Single family is allowed, duplexes are not. There is a conditional use that states living quarters for employees. There are people with large homes in Emigration where staff or servants quarters are in the house. Commissioner Wallace confirmed they are not mother in law apartments, but specific to staff. Curtis confirmed yes.*

*Commissioner Pinon asked what he thinks should be removed. Mr. Woodward confirmed the zones for removal and if they want to remove M-1 zone. Commissioner Karcut said he is in favor of Mr. Woodward's recommendation with the exception of the M-1 zone.*

**PUBLIC PORTION OF MEETING OPENED**

*No one from the public was present to speak.*

**PUBLIC PORTION OF MEETING CLOSED**

**Motion:** To recommend approval of file #30614 to the Emigration Metro Township Council as presented with staff recommendations.

**Motion by:** Commissioner Karcut

**2<sup>nd</sup> by:** Commissioner Wallace

**Vote:** Commissioners voted unanimous in favor (of commissioners present)

**Motion:** To recommend approval of file #30615 to the Emigration Metro Township Council with staff recommendations, with the exception of removing M-1 zone from the ordinance.

**Motion by:** Commissioner Karcut

**2<sup>nd</sup> by:** Commissioner Steed

**Vote:** Commissioners voted unanimous in favor (of commissioners present)

28983 - AN ORDINANCE REPEALING CHAPTERS 19.72 AND 19.73 OF THE EMIGRATION TOWNSHIP ORDINANCES, ENTITLED, RESPECTIVELY, "FOOTHILLS AND CANYONS OVERLAY ZONE" AND "FOOTHILLS AND CANYONS SITE DEVELOPMENT AND DESIGN STANDARDS," AND REPLACING THEM WITH A NEW CHAPTER 19.72, ENTITLED "FOOTHILLS AND CANYONS OVERLAY ZONE." THESE CHAPTERS ARE BEING REPEALED AND REPLACED TO CLARIFY AMBIGUOUS TERMS AND ELIMINATE CONFUSING TERMS, TO CLARIFY AND SIMPLIFY DEVELOPMENT AND DESIGN STANDARDS, TO CLARIFY AND SIMPLIFY THE APPLICATION PROCESS INCLUDING THE ROLES OF OTHER REGULATORY



AGENCIES, TO RECONCILE CONFLICTS WITH WILDFIRE SUPPRESSION STANDARDS, TO BRING THE CHAPTER INTO COMPLIANCE WITH OTHER RECENT LEGAL REQUIREMENTS, AND OTHER RELATED PURPOSES. CHANGES TO THE CURRENT ORDINANCE ARE IN THE FOLLOWING AREAS, AMONG OTHERS: PURPOSE STATEMENT, CLUSTERING, GRADING, TRAILS, TREE REMOVAL, STREAM SETBACKS, WILDLIFE, LIMITS OF DISTURBANCE, LOTS OF RECORD, AND DEFINITIONS. **Presenter:** Curtis Woodward

*Salt Lake County Planning and Development Services Zoning Administrator Curtis Woodward provided an update and changes made to the ordinance as discussed at the previous work meeting.*

*Commissioner Pinon said with regards to the 42-inch fence, they were speaking of Emigration Canyon Road. Commissioner Karcut said makes sense to apply to the main canyon road.*

*Commissioner Pinon asked with limits of disturbance of the septic drain fields. Mr. Woodward said they expanded the limits of disturbance, so the septic leech fields need to be within the limits.*

### **PUBLIC PORTION OF MEETING OPENED**

*No one from the public present to speak.*

### **PUBLIC PORTION OF MEETING CLOSED**

**Motion:** To recommend approval of file #28983 to the Emigration Metro Township Council with staff recommendations, and changes made and discussed at the special work meeting.

**Motion by:** Commissioner Steed

**2<sup>nd</sup> by:** Commissioner Wallace

**Vote:** Commissioners voted unanimous in favor (of commissioners present)

### **MEETING ADJOURNED**

**Time Adjourned – 9:04 a.m.**



## Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

[slco.org/development-services](http://slco.org/development-services)

File # 30473

# Conditional Use Summary and Recommendation

Public Body: Emigration Canyon Metro Planning Commission

Meeting Date: November 15, 2018

Parcel ID: 10-16-226-002, 10-16-226-003, 10-16-202-005 Current Zone: FR-1 & FR-20

Property Address: 2348 Pinecrest Canyon Road

Request: Commercial and Private Recreation, which includes two single-lane shooting ranges, sledding hill, zipline, and picnic/gazebo area

Planner: Curtis Woodward

Planning Staff Recommendation:

Applicant Name: John Walsh

## PROJECT DESCRIPTION

The applicant currently owns over 58 acres at the top of Pinecrest Canyon Road, approximately 12 acres of which is involved in this application. The subject property is in FR-1 and FR-20 (Forestry and Recreation) zones, which allow single family dwellings as permitted uses, and commercial and private recreation as conditional uses. There is an existing single-family dwelling on the property, and the applicant has plans for a picnic gazebo, 2 shooting ranges, and other recreational uses on the property, with the intent that they would primarily be used by family and friends, but as occasion arises for small groups who want to use the property for various social gatherings, he desires approval for commercial recreation to accommodate those users. Based on the natural terrain and the plans submitted by the applicant, the size of groups that may be using the property would be relatively small. The two shooting ranges, for example are each single-lane ranges that allow only one shooter at a time (see the applicant's explanation of uses attached to this report for a more complete description of uses).

## EXECUTIVE SUMMARY

Under section 10-9a-507(2) of the Utah Code:

(a) (i) *A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.*

(ii) *The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.*

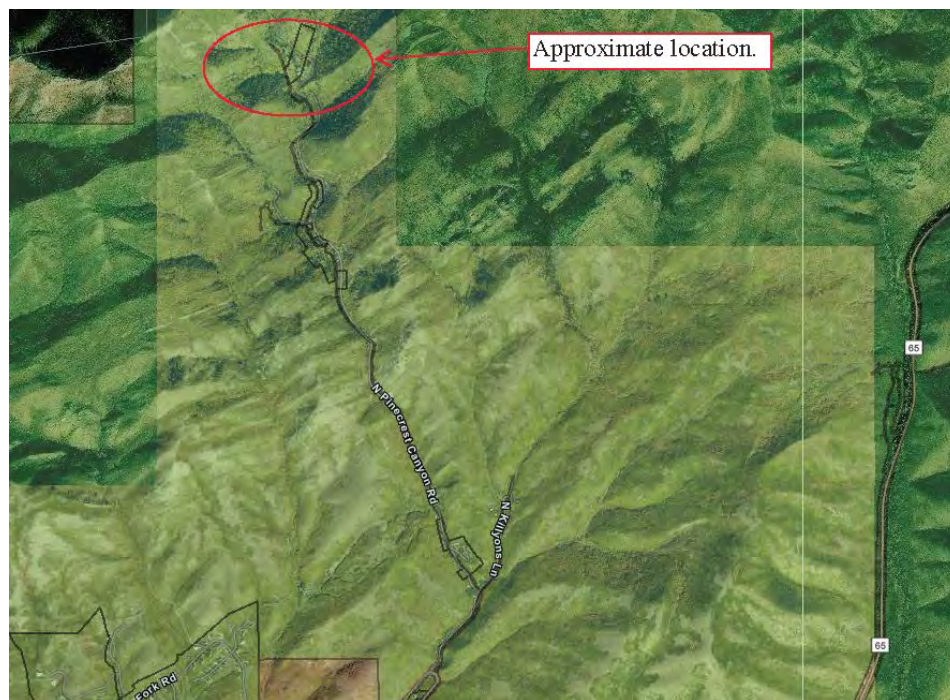
*(b) If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.*

*(c) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.*

Since “Commercial and private recreation” is listed as a conditional use in the FR zones, this application is before the planning commission to determine what are the “anticipated detrimental effects,” and what “reasonable conditions” may be imposed to mitigate those effects per the applicable standards.

## SITE & VICINITY DESCRIPTION (see attached map)

---



The subject property is located at the northern end of the applicant’s property, which is at the top of Pinecrest Canyon in Emigration Metro Township. It is accessible through the applicant’s property using an existing dirt and gravel road.

## GENERAL PLAN CONSIDERATIONS

---

Goal 4 of Chapter 1 of the 2012 Emigration Canyon General Plan states, “The quality of life and rural open character of Emigration Township will be protected as development occurs, through the preservation of open lands, a network of public and private open space, trail corridors and facilities for active and passive recreation.” Objective 4.2 of Goal 4 states, “Canyon residents’ understanding and support for future trails and other recreational opportunities throughout the community will be solicited.” This application is not in conflict with the adopted Emigration Canyon General Plan.

---

## ISSUES OF CONCERN/PROPOSED MITIGATION

---

Issues of concern regarding the proposed use are threefold: Health/Safety, Traffic, and Noise. Of the three issues, Health/Safety is regulated by the Health Department, Fire Authority, and Building Official. Conditions of approval to mitigate health/safety issues will be dependent on those agencies for review and approval. The two issues of concern for which the planning commission may elect to impose conditions of approval are traffic and noise.

**Traffic:** The property is located at the top of Pinecrest Canyon Road, which narrows significantly at approximately 2130 North. The width of the paved surface for the last 1/2 mile (approximately) of Pinecrest Canyon Road varies, but for most of that segment of road, it is only a single-lane. The applicant has indicated that the various uses will be "booked" by appointment rather than open to general commercial traffic. The shooting range, zipline, and sledding hill are only capable of hosting small groups at any one time, with traffic limited to no more than 10-12 people at once. The gazebo/picnic area might be booked by larger groups of people, and the applicant has expressed a willingness to use a bus/shuttle system from Salt Lake through Parley's Canyon for groups where more than 25 cars are anticipated, despite the fact that the applicant has shown parking capacity on his property for at least 48 cars on his site, 18 near the gazebo/picnic area and 30 near the lower house. [Note: while the plans submitted show nearly 100 parking stalls on site, staff has eliminated those from the count that appear to be closer than 75 feet from a stream in reaching the 18 and 30 numbers above.] During winter months, when the sledding hill is in use, the applicant has stated that he will shuttle users to and from his property.

**Noise:** The main issue with noise involves the use of the gun ranges. The nearest of the two ranges appears to be approximately ¼ mile from the nearest residence, while the farther one is almost ½ mile away. The simplest way to mitigate noise impacts would be to limit the hours of operation of the gun range to daytime hours. County Health regulations regarding noise, for example, restrict construction related noise to the hours of 7:00 am to 10:00 pm. Another mitigation measure would be to prohibit sound levels above a certain decibel level (such as 85db?) at the property line. [Note: OSHA standards require take steps to lower the effects of sound on employees "*whenever employee noise exposures equal or exceed an 8-hour time-weighted average sound level (TWA) of 85 decibels measured on the A scale...*"]

---

## NEIGHBORHOOD RESPONSE

---

None received as of the date this staff report was written.

---

## REVIEWING AGENCIES RESPONSE

---

AGENCY: Building Official

DATE: 3/1/2018

RECOMMENDATION: Bathroom facilities need to be shown on the plans and approved through the Health Department. Exact locations and design of the zip lines and shooting ranges need to be reviewed and approved.

AGENCY: Unified Fire Authority

DATE: 2/26/2018

RECOMMENDATION: Detailed information on the shooting ranges, including distance, direction, proximity to residential uses needs to be submitted. A Fire Hazard Severity form shall be submitted for review as set forth in the Wildland Urban Interface Code.

AGENCY: Transportation Engineer

DATE: 3/6/2018

RECOMMENDATION: Details need to be submitted showing that on-site parking spaces that comply with ordinance and that meet the needs of the proposed uses are available.

AGENCY: Salt Lake City Water

DATE: 4/11/2018

RECOMMENDATION: Setback of 50' from all streams must be shown for all structures. Compliance with all watershed regulations must be shown on plans.

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

## **PLANNING STAFF ANALYSIS**

---

As stated above, the applicant does have parking for at least 48 vehicles on his property that comply with the minimum 75-foot setback from the stream, however, the biggest concern regarding vehicles is the fact that Pinecrest Canyon Road is not paved to a full two-way street width. Section 10-9a-507(2) cited above uses the term "reasonable conditions" when it comes to mitigation of impacts. The key question for the planning commission to consider is: What is a reasonable condition of approval that would adequately mitigate the impacts of non-residential traffic going up Pinecrest Canyon Road? Is it reasonable to require the applicant to widen the road to the minimum travel surface required under the roadway standards under ordinance 14.12.100(C), or is his proposal to use shuttle buses for larger gatherings and events a reasonable condition of approval that would sufficiently mitigate impacts? As for the other uses, existing fire and building codes will address health and safety issues regarding the construction of the zip line and shooting ranges. Noise associated with the shooting range could be mitigated with conditions of approval regarding hours of operation.

## **PLANNING STAFF RECOMMENDATION**

---

Staff recommendation is that the planning commission carefully consider all reasonably anticipated detrimental impacts, and determine whether the imposition of reasonable conditions of approval will adequately mitigate those impacts. Potential motions are:

**A.** Motion to approve application 30473 for commercial and private recreation, including 2 shooting ranges, zip line, picnic area with gazebo, and sledding hill at 2348 Pinecrest Canyon Road, subject to the following conditions of approval:

1. The access road to the various parking areas of the site is subject to review and approval of Unified Fire Authority regarding width, travel surface, and emergency vehicle turn-around areas.
2. Customer parking shall be gravel or road base only (not asphalt or concrete) and shall not be located closer than 75 feet from any stream. Final plans shall eliminate any parking stalls within the stream setback area.
3. Grading shall be limited to that area which has already been graded for previous projects on site, as reviewed and approved by the Salt Lake County Grading Specialist.
4. The location, size, and maintenance of portable restroom facilities must be approved by the Salt Lake Valley Health Department.
5. Transportation to and from the property shall be provided by shuttle bus system for any use of the property where it is anticipated that more than 25 vehicles would be needed to accommodate use of the property. Shuttle drivers shall be licensed in accordance with Utah law.

**OR,**

**B.** Motion to approve application 30473 for commercial and private recreation, including 2 shooting ranges, zip line, picnic area with gazebo, and sledding hill at 2348 Pinecrest Canyon Road, subject to the following conditions of approval:

1. The access road to the various parking areas of the site is subject to review and approval of Unified Fire Authority regarding width, travel surface, and emergency vehicle turn-around areas.
2. Customer parking shall be gravel or road base only (not asphalt or concrete) and shall not be located closer than 75 feet from any stream. Final plans shall eliminate any parking stalls within the stream setback area.
3. Grading shall be limited to that area which has already been graded for previous projects on site, as reviewed and approved by the Salt Lake County Grading Specialist.
4. The location, size, and maintenance of portable restroom facilities must be approved by the Salt Lake Valley Health Department.
5. The use shall not commence until Pinecrest Canyon Road is improved to the standards for a Class 3 Canyon Road set forth in section 14.12.100(C), with a travel surface a minimum of 25 feet wide up to the applicant's gated property.

**OR,**

C. Motion to continue application 30473 for commercial and private recreation until the December 13 planning commission meeting to allow the planning commission time to consider the anticipated detrimental impacts and potential conditions of approval to mitigate those impacts.

NOTE: Should the planning commission move to deny the conditional use application, said denial must be based on specific findings as to how the anticipated detrimental impacts cannot be mitigated through the imposition of conditions of approval based in ordinance.

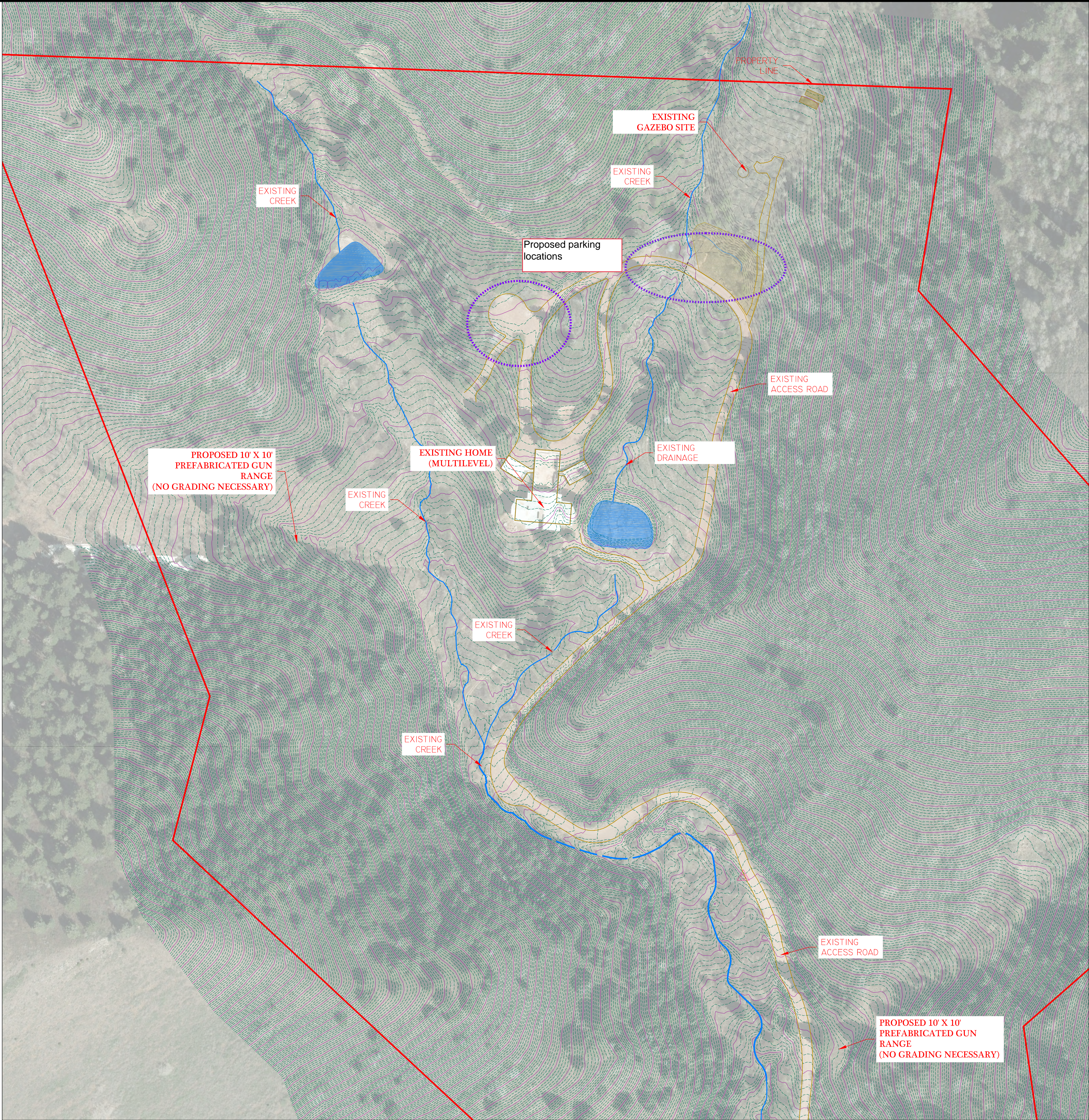


EROSION CONTROL NOTES

1. 180 days total construction.
  2. Place stabilized construction entrance at drive way.
  3. Permanent seeding shall be placed on or after October 15 but before snow accumulates.
  4. Dust control: contractor responsible for dust control during construction period.
- Minimize the amount of dust raised during construction period, and periodically water disturbed areas to prevent dust.

AFTER CONSTRUCTION RE-VEGETATION AND RECLAMATION PLAN

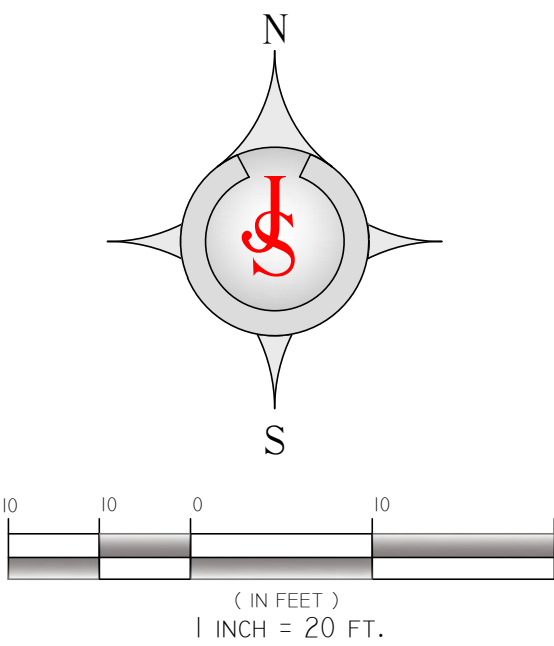
1. Soil: all disturbed areas will have large rocks removed and be hand grated to match existing soil grades. Slopes will be contoured at a slope no greater than 2 feet horizontal to 1 foot vertical.
2. Seed: seed will be spread on all disturbed areas at a rate of 20 pounds per acre. the seed mixture will consist of native plant seeding as prescribed by a licensed nursery.
3. Erosion control: slopes grater than 2 foot horizontal, 1 foot vertical will be covered by straw erosion Control blankets pinned to the soil with staples at three foot intervals.



DRAWING TITLE  
SITE STUDY  
OVERALL VIEW

CLIENT CONTACT  
BUTLER CROCKETT & WALSH  
DEVELOPMENT CORP  
(801) 582-4551

LOCATED WITHIN, SALT LAKE  
COUNTY, UTAH. A PART OF THE S.E.  
1/4 SEC. 16, T. 1 N. R. 2. E. S.L.B.&M.



- NOTE:
1. Surveyor has made no investigation or independent search for easements of record encumbrances restrictive covenants ownership title evidence, or any other facts, conflicts, or discrepancies which may be disclosed by the details of a currant title insurance policy.
  2. See city and county planning, and zoning maps for information regarding setback, side yard, and rear yard instances as well as other building, use restrictions, and requirements.
  3. Utility pipes, wires etc. may not be shown on this map, contractors builders and excavators shall verify the location of all existing utilities prior to construction, and/or excavation. Contact blue stakes and refer to utility maps for additional information.
  4. This is not a boundary survey, no corners have been set, this plat is intended for design review and approval purposes.

CERTIFICATE

I, R. Shane Johanson, Do hereby certify that I am a Professional Land Surveyor, holding certificate No. 7075114, as prescribed under the laws of the State of Utah, and that I have made a survey of the described tract of land as shown on this plat and that this survey retraces lot lines and may have adjusted said lot lines to coincide with found evidence and other interpolations based from ground measurements and found records. Furthermore I recognize that other unwritten rights of ownership or lines of possession may exist, I do not imply to certify any of those rights, unless agreed upon by the appropriate parties. I R. Shane Johanson, also certify the I am a On Site Professional for Septic System Site evaluation, design, inspection, testing and maintenance; up to Level 2 certification. Holding Certification # 02785-OSP-2

REV #	DESCRIPTION	DATE

**JOHANSON**  
PROFESSIONAL LAND SURVEYORS

SURVEY • DESIGN • SEPTIC • PLANNING  
**SURVEYING**

P.O. BOX 18941  
SALT LAKE CITY, UTAH 84118  
Shane Johanson P.L.S. 801-815-2541

COPYRIGHT

This drawing is and at all times remains the exclusive property of Johanson. Engineering shall not be used with out complete authorization and written support.



PROJECT NO.  
S-17-0  
DATE:  
6-13-2017  
DRAWN BY: SHANE R. JOHANSON P.L.S.  
CKHD BY: SHANE R. JOHANSON P.L.S.  
SHEET NUMBER  
SHEET 1 OF 2

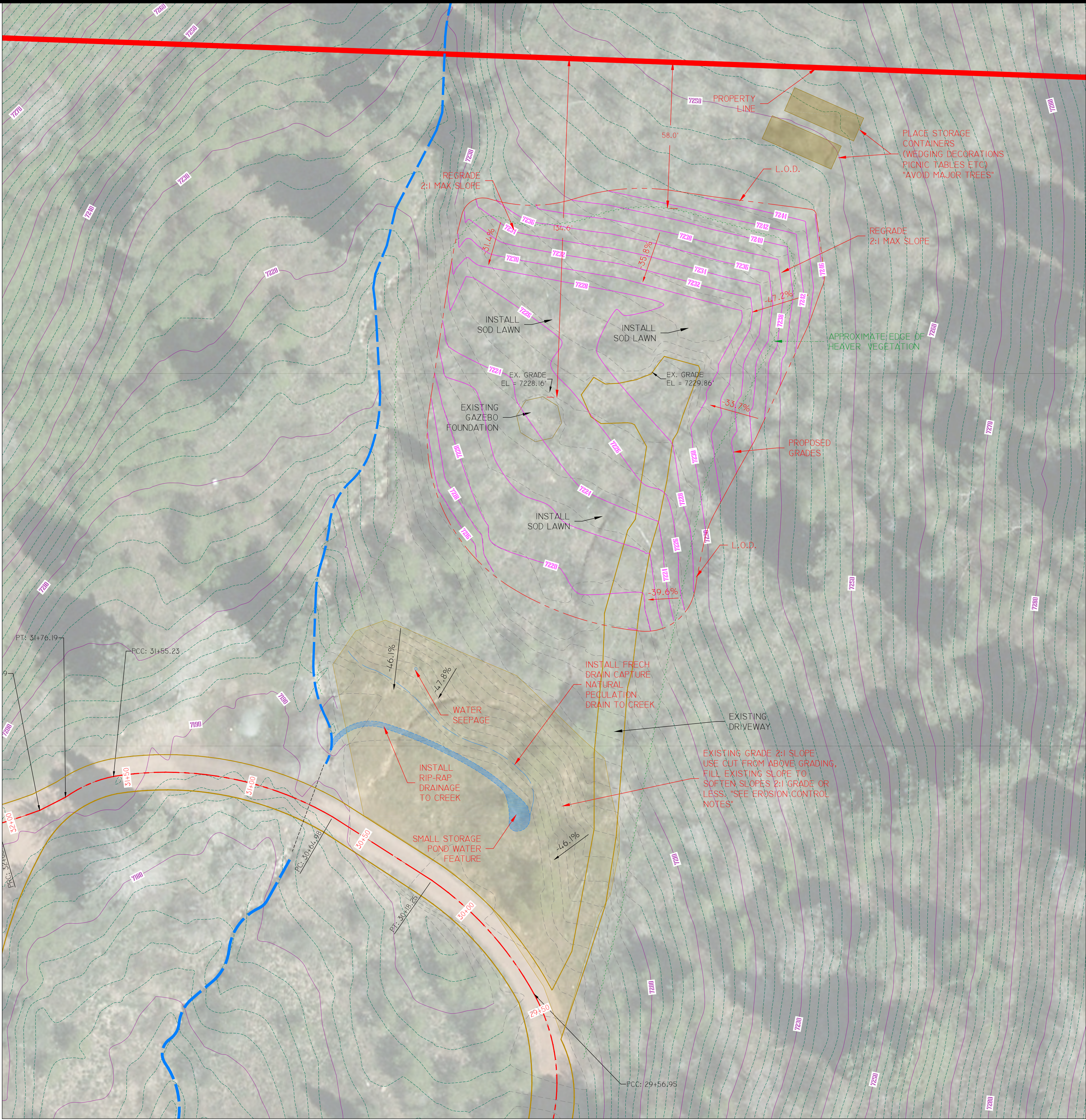


EROSION CONTROL NOTES

1. 180 days total construction.
  2. Place stabilized construction entrance at drive way.
  3. Permanent seeding shall be placed on or after October 15 but before snow accumulates.
  4. Dust control: contractor responsible for dust control during construction period.
- Minimize the amount of dust raised during construction period, and periodically water disturbed areas to prevent dust.

AFTER CONSTRUCTION RE-VEGETATION AND RECLAMATION PLAN

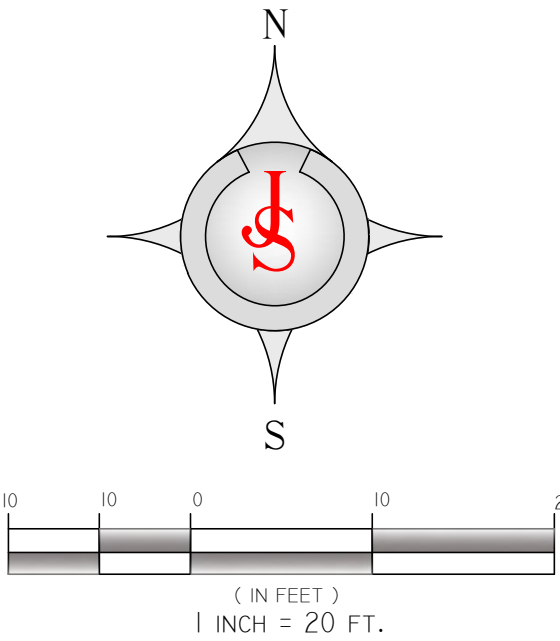
1. Soil: all disturbed areas will have large rocks removed and be hand grated to match existing soil grades. Slopes will be contoured at a slope no greater than 2 feet horizontal to 1 foot vertical.
2. Seed: seed will be spread on all disturbed areas at a rate of 20 pounds per acre. the seed mixture will consist of native plant seeding as prescribed by a licensed nursery.
3. Erosion control: slopes grater than 2 foot horizontal, 1 foot vertical will be covered by straw erosion Control blankets pinned to the soil with staples at three foot intervals.



DRAWING TITLE  
SITE STUDY  
PROPOSED GRADING  
PLAN

CLIENT CONTACT  
BUTLER CROCKETT & WALSH  
DEVELOPMENT CORP  
(801) 582-4551

LOCATED WITHIN, SALT LAKE  
COUNTY, UTAH. A PART OF THE S.E.  
1/4 SEC. 16, T. 1 N. R. 2. E. S.L.B.&M.



- NOTE:
1. Surveyor has made no investigation or independent search for easements of record encumbrances restrictive covenants ownership title evidence, or any other facts, conflicts, or discrepancies which may be disclosed by the details of a currant title insurance policy.
  2. See city and county planning, and zoning maps for information regarding setback, side yard, and rear yard instances as well as other building, use restrictions, and requirements.
  3. Utility pipes, wires etc. may not be shown on this map, contractors builders and excavators shall verify the location of all existing utilities prior to construction, and/or excavation. Contact blue stakes and refer to utility maps for additional information.
  4. This is not a boundary survey, no corners have been set, this plat is intended for design review and approval purposes.

CERTIFICATE  
I, R. Shane Johanson, Do hereby certify that I am a Professional Land Surveyor, holding certificate No. 7075114, as prescribed under the laws of the State of Utah, and that I have made a survey of the described tract of land as shown on this plat and that this survey retraces lot lines and may have adjusted said lot lines to coincide with found evidence and other interpolations based from ground measurements and found records. Furthermore I recognize that other unwritten rights of ownership or lines of possession may exist, I do not imply to certify any of those rights, unless agreed upon by the appropriate parties. I R. Shane Johanson, also certify the I am a On Site Professional for Septic System Site evaluation, design, inspection, testing and maintenance; up to Level 2 certification. Holding Certification # 02785-OSP-2

REVISIONS:

REV #	DESCRIPTION	DATE

**JOHANSON**  
PROFESSIONAL LAND SURVEYORS

**SURVEYING**

P.O. BOX 18941  
SALT LAKE CITY, UTAH 84118  
Shane Johanson P.L.S. 801-815-2541

COPYRIGHT  
This drawing is and at all times remains the exclusive property of Johanson.  
Engineering shall not be used with out complete authorization and written support.

STAMP

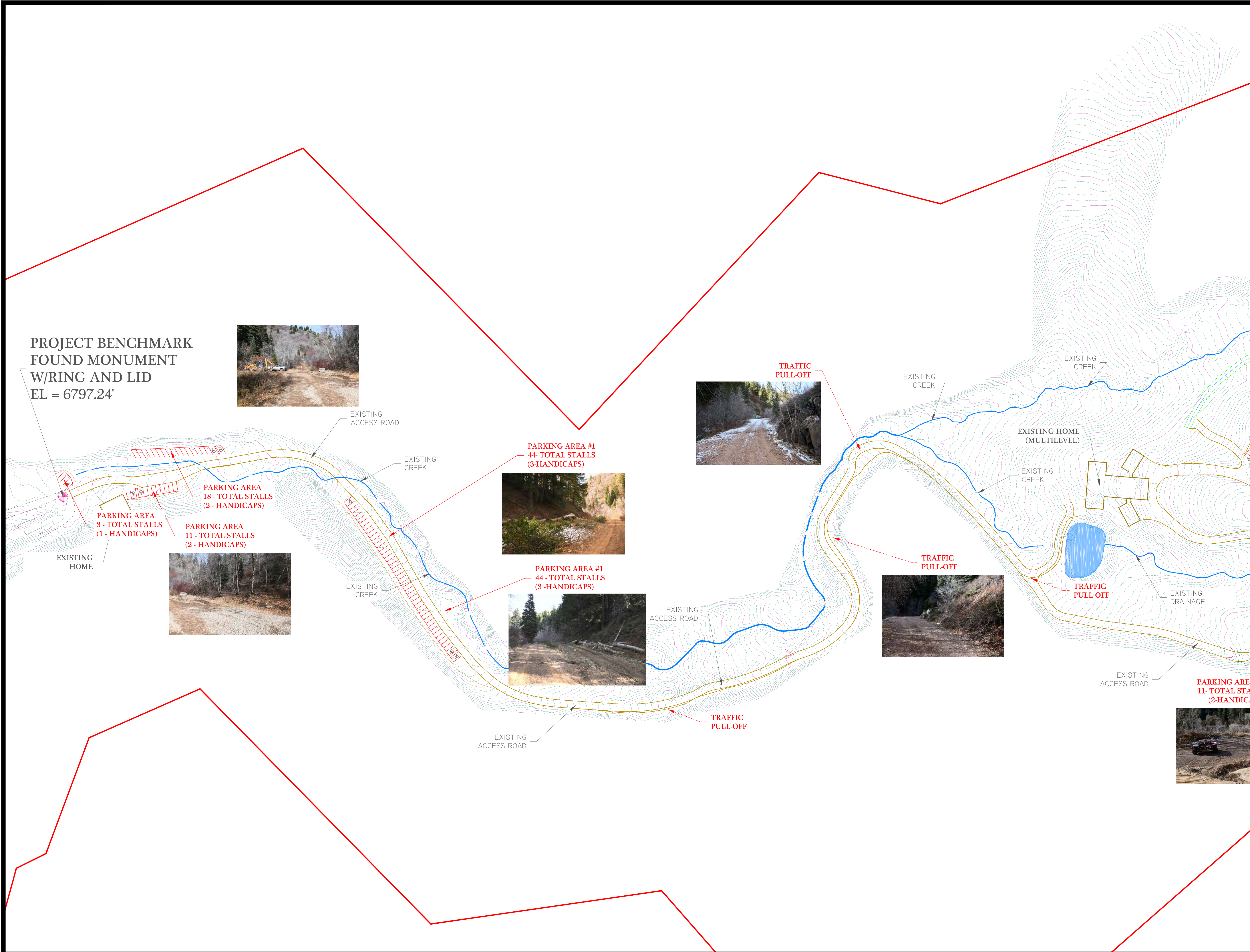
PROJECT NO:  
S-17-0

DATE:  
6-13-2017

DRAWN BY: SHANE R. JOHANSON P.L.S.  
CK'D BY: SHANE R. JOHANSON P.L.S.

SHEET NUMBER  
SHEET 2 OF 2



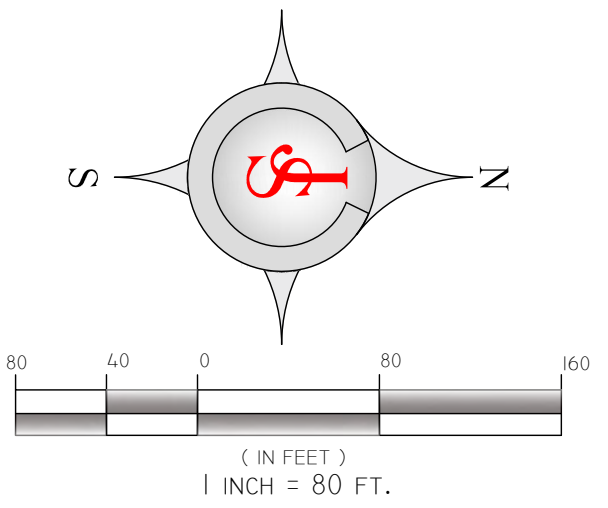


DRAWING TITLE

# TRAFFIC STUDY OVERALL

CLIENT CONTACT  
**BUTLER CROCKETT & WALSH  
DEVELOPMENT CORP**  
(801) 582-4551

LOCATED WITHIN, SALT LAKE  
COUNTY, UTAH. A PART OF THE S.E.  
1/4 SEC. 16, T. 1 N. R. 2. E. S.L.B.&M.



- NOTE:**
1. Surveyor has made no investigation or independent search for easements of record encumbrances restrictive covenants ownership title evidence, or any other facts, conflicts, or discrepancies which may be disclosed by the details of a currant title insurance policy.
  2. See city and county planning, and zoning maps for information regarding setback, side yard, and rear yard instances as well as other building, use restrictions, and requirements.
  3. Utility pipes, wires etc. may not be shown on this map, contractors builders and excavators shall verify the location of all existing utilities prior to construction, and/or excavation. Contact blue stakes and refer to utility maps for additional information.
  4. This is not a boundary survey, no corners have been set, this plat is intended for design review and approval purposes.
  5. Site study found space available for 60 parking stalls 10 of which are to be designated as handicap parking.

**CERTIFICATE**

I, R. Shane Johanson, Do hereby certify that I am a Professional Land Surveyor, holding certificate No. 7075114, as prescribed under the laws of the State of Utah, and that I have made a survey of the described tract of land as shown on this plat and that this survey retraces lot lines and may have adjusted said lot lines to coincide with found evidence and other interpolations based from ground measurements and found records. Furthermore I recognize that other unwritten rights of ownership or lines of possession may exist, I do not imply to certify any of those rights, unless agreed upon by the appropriate parties. I R. Shane Johanson, also certify the I am a On Site Professional for Septic System Site evaluation, design, inspection, testing and maintenance; up to Level 2 certification. Holding Certification # 02785-OSP-2

**REVISIONS:**

REV #	DESCRIPTION	DATE

**JOHANSON**  
PROFESSIONAL LAND SURVEYORS

SURVEY • DESIGN • SEPTIC • PLANNING  
**SURVEYING**

P.O. BOX 18941  
SALT LAKE CITY, UTAH 84118  
Shane Johanson P.L.S. 801-815-2541

**COPYRIGHT**

This drawing is and at all times remains the exclusive property of Johanson. Engineering shall not be used with out complete authorization and written support.

STAMP

PROJECT NO. **S-18-200**

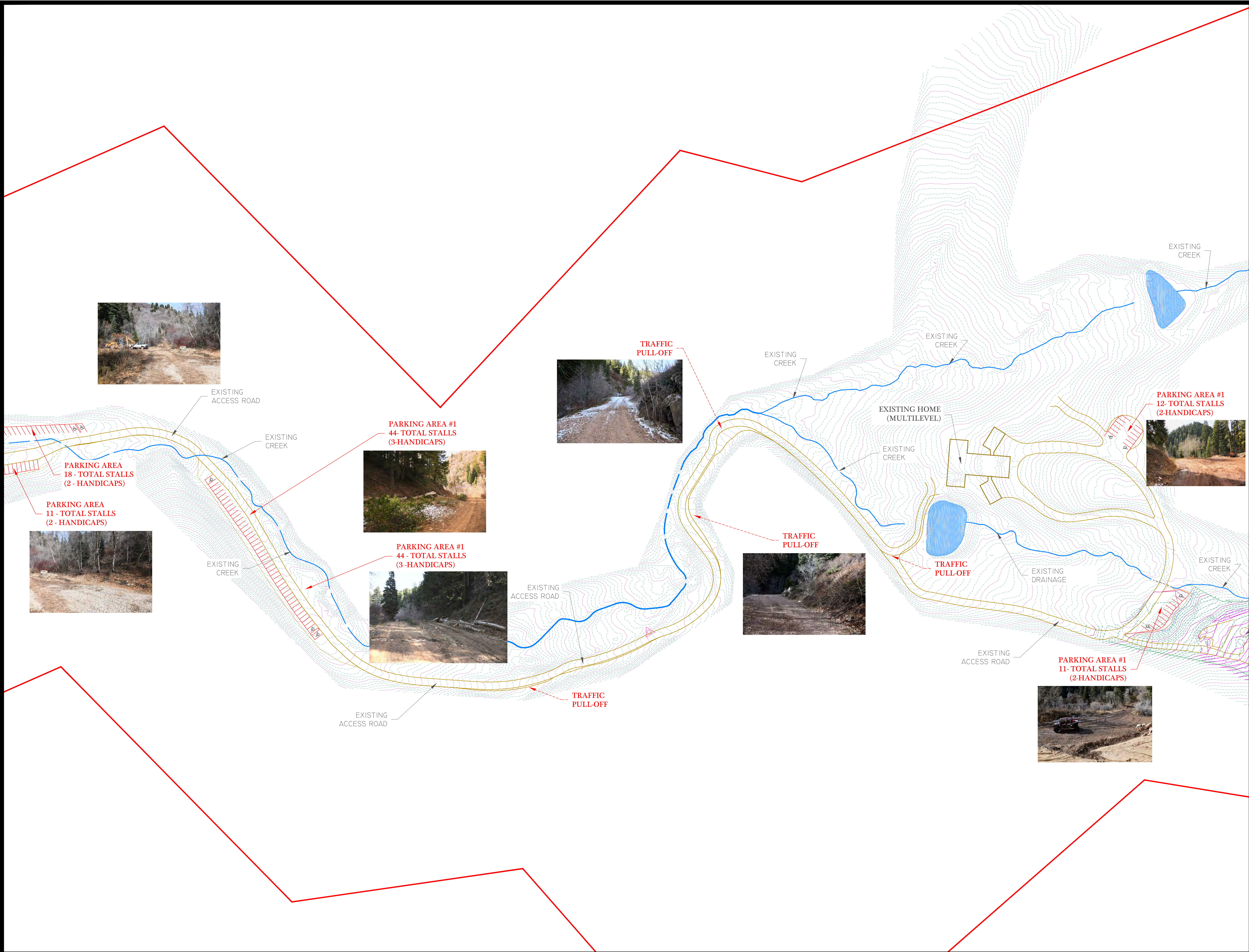
DATE: **5-20-2018**

DRAWN BY: NATHAN L. BSEISO O.S.P. III

CKHD BY: SHANE R. JOHANSON P.L.S.

SHEET NUMBER **SHEET 1 OF 2**



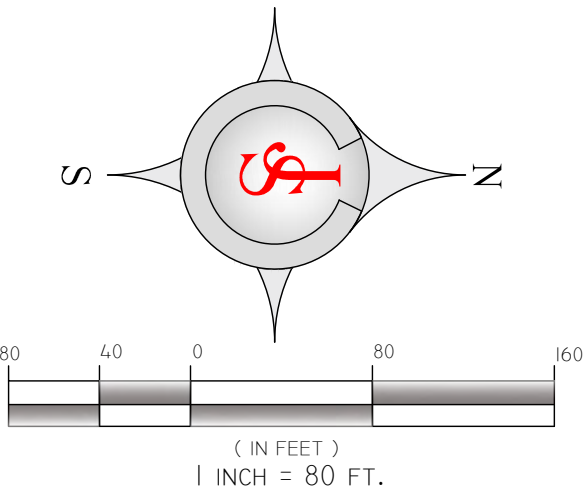


DRAWING TITLE

# TRAFFIC STUDY OVERALL

CLIENT CONTACT  
**BUTLER CROCKETT & WALSH  
DEVELOPMENT CORP**  
**(801) 582-4551**

LOCATED WITHIN, SALT LAKE  
COUNTY, UTAH. A PART OF THE S.E.  
1/4 SEC. 16, T. 1 N. R. 2. E. S.L.B.&M.



- NOTE:**
1. Surveyor has made no investigation or independent search for easements of record encumbrances restrictive covenants ownership title evidence, or any other facts, conflicts, or discrepancies which may be disclosed by the details of a currant title insurance policy.
  2. See city and county planning, and zoning maps for information regarding setback, side yard, and rear yard instances as well as other building, use restrictions, and requirements.
  3. Utility pipes, wires etc. may not be shown on this map, contractors builders and excavators shall verify the location of all existing utilities prior to construction, and/or excavation. Contact blue stakes and refer to utility maps for additional information.
  4. This is not a boundary survey, no corners have been set, this plat is intended for design review and approval purposes.
  5. Site study found space available for 60 parking stalls 10 of which are to be designated as handicap parking.

**CERTIFICATE**

I, R. Shane Johanson, Do hereby certify that I am a Professional Land Surveyor, holding certificate No. 7075114, as prescribed under the laws of the State of Utah, and that I have made a survey of the described tract of land as shown on this plat and that this survey retraces lot lines and may have adjusted said lot lines to coincide with found evidence and other interpolations based from ground measurements and found records. Furthermore I recognize that other unwritten rights of ownership or lines of possession may exist, I do not imply to certify any of those rights, unless agreed upon by the appropriate parties. I R. Shane Johanson, also certify the I am a On Site Professional for Septic System Site evaluation, design, inspection, testing, and maintenance; up to Level 2 certification. Holding Certification # 02785-OSP-2

**REVISIONS:**

REV #	DESCRIPTION	DATE

**JOHANSON**  
PROFESSIONAL LAND SURVEYORS

**SURVEYING**

P.O. BOX 18941  
SALT LAKE CITY, UTAH 84118  
Shane Johanson P.L.S. 801-815-2541

**COPYRIGHT**

This drawing is and at all times remains the exclusive property of Johanson.  
Engineering shall not be used with out complete authorization and written support.

STATE OF UTAH  
No. 7075114  
R. SHANE  
JOHANSON  
PROFESSIONAL LAND SURVEYOR

PROJECT NO.  
**S-18-200**

DATE:  
**5-20-2018**

DRAWN BY: NATHAN L. BSEISO O.S.P. III  
CKHD BY: SHANE R. JOHANSON P.L.S.

SHEET NUMBER  
**SHEET 2 OF 2**



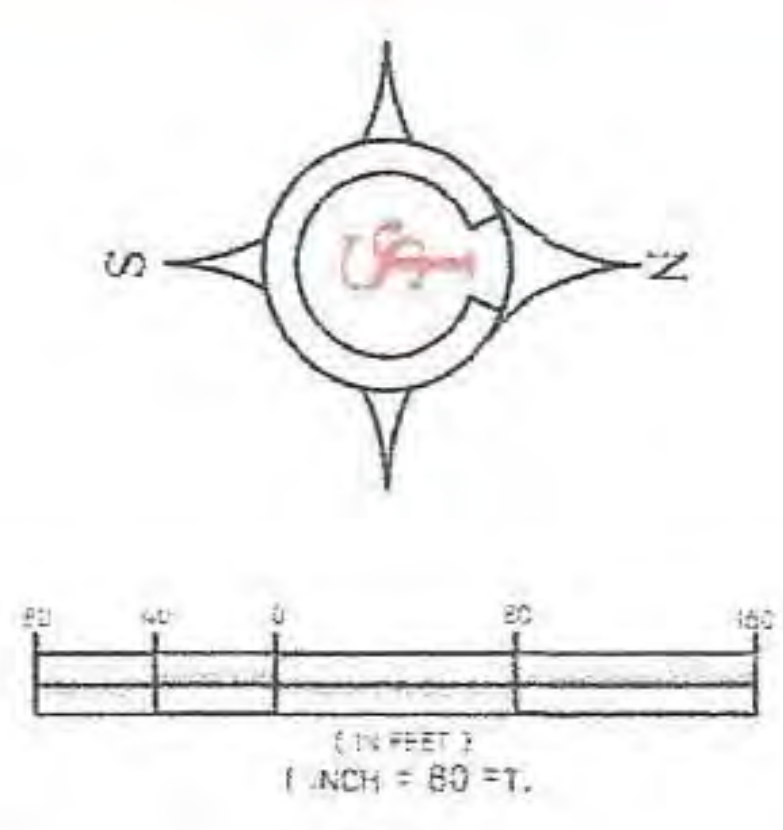
EXHIBIT #67



DRAWING TITLE  
SITE STUDY  
ZIP-LINE

CLIENT CONTACT  
BUTLER CROCKETT & WALSH  
DEVELOPMENT CORP  
(801) 582-4551

LOCATED WITHIN, SALT LAKE  
COUNTY, UTAH. A PART OF THE S.E.  
1/4 SEC. 16, T. 1 N. R. 2. E. S.L.B.&M.



- NOTE
1. Surveyor has made no investigation or independent search for easements of record encumbrances restrictive covenants ownership title evidence, or any other facts, conflicts, or discrepancies which may be disclosed by the details of a current title insurance policy.
  2. See city and county planning, and zoning maps for information regarding setback, side yard, and rear yard instances as well as other building, use restrictions, and requirements.
  3. Utility pipes, wires etc. may not be shown on this map. contractors builders and excavators shall verify the location of all existing utilities prior to construction, and/or excavation. Contact blue stakes and refer to utility maps for additional information.
  4. This is not a boundary survey, no corners have been set, this plat is intended for design review and approval purposes.

CERTIFICATE

I, R. Shane Johanson, Do hereby certify that I am a Professional Land Surveyor, holding certificate No. 7075114, as prescribed under the laws of the State of Utah, and that I have made a survey of the described tract of land as shown on this plat and that this survey retraces lot lines and may have adjusted said lot lines to coincide with found evidence and other interpolations based from ground measurements and found records. Furthermore I recognize that other unwritten rights of ownership or lines of possession may exist. I do not imply to certify any of those rights, unless agreed upon by the appropriate parties. I R. Shane Johanson, also certify the I am a On Site Professional for Septic System Site evaluation, design, inspection, testing and maintenance; up to Level 2 certification. Holding Certification # 02785-OSP-2

REVISIONS:

REV #	DESCRIPTION	DATE

**JOHANSON**  
PROFESSIONAL LAND SURVEYORS

SURVEY • DESIGN • SEPTIC • PLANNING  
**SURVEYING**

P.O. BOX 18941  
SALT LAKE CITY, UTAH 84118  
Shane Johanson P.L.S. 801.815.2541

COPYRIGHT  
This drawing is and at all times remains the exclusive property of Johanson Engineering shall not be used with out complete authorization and written support.

STAMP

PROJECT NO.

DATE

DRAWN BY: NATHAN L. BEISCO O.S.P. III

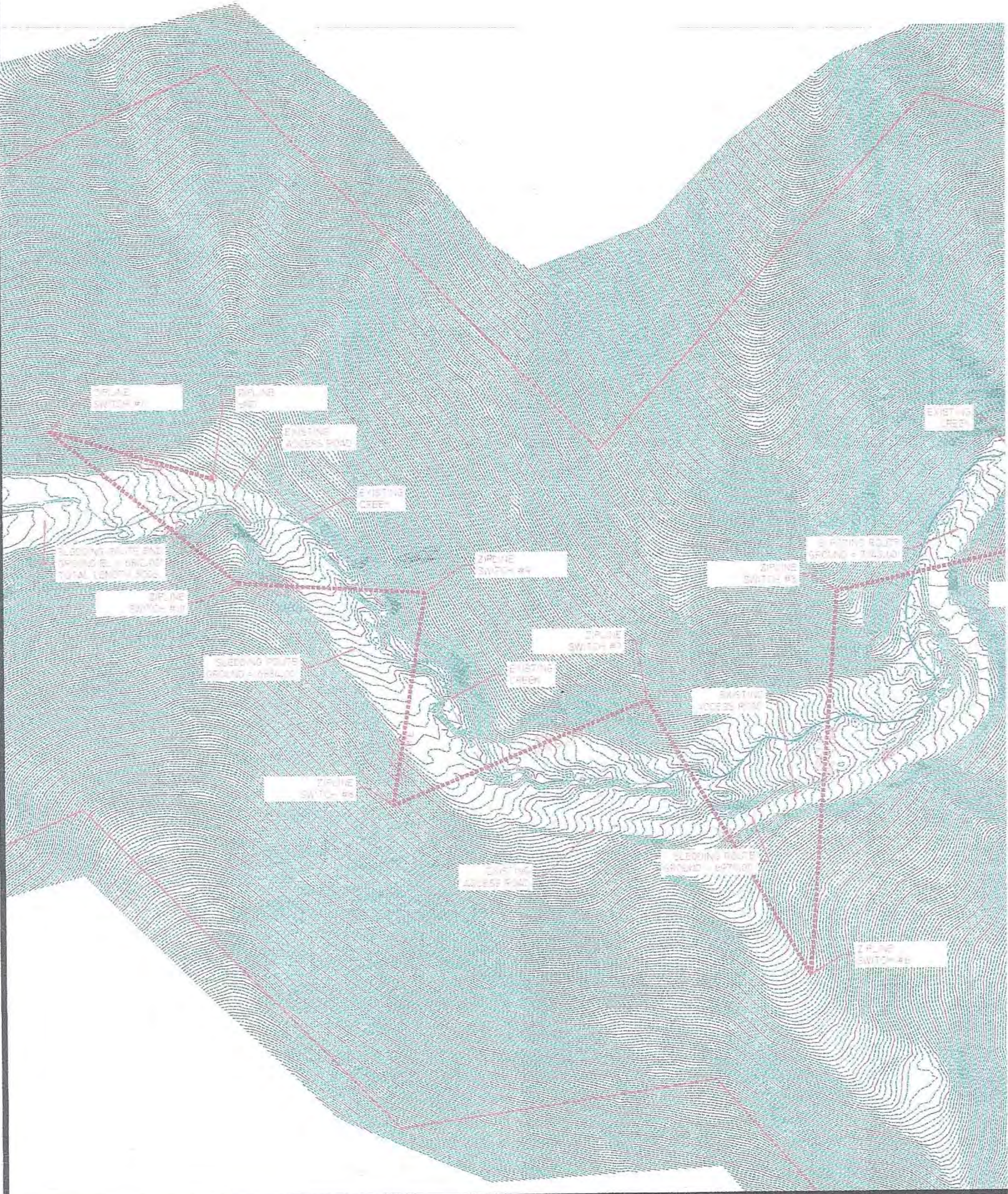
CHECKED BY: SHANE R. JOHANSON P.L.S.

SHEET NUMBER

SHEET 1 OF 1



EXHIBIT #67





**JOHN WALSH**  
**ATTORNEY AT LAW**  
A PROFESSIONAL LIMITED LIABILITY COMPANY  
3191 SOUTH VALLEY STREET, SUITE 240  
SALT LAKE CITY, UTAH  
84109  
TELEPHONE: 801-467-9700  
FAX: 801-467-9713

February 21, 2018

DEBORA RIDDLE  
PRINCIPAL PLANNER  
SALT LAKE COUNTY  
PLANNING AND DEVELOPMENT SERVICES  
2001 SOUTH STATE STREET  
SALT LAKE CITY, UTAH  
84190-4050

Application No 30473  
Parking Solutions

Debora,

In response to your inquiry regarding parking for the uses outlined in Application No. 30473, I propose the following:

1. As to the storage containers no parking is contemplated.
2. As to the archery and gun ranges, those involved would be by appointment only and should never be more than ten people at a time. The ranges are designed for one shooter at a time and so there is more than ample parking on the Applicant's property for the same. Note Pictures 58 - 66 also note Exhibit A Attached.
3. As to the Zip Line, those involved would be by appointment only and therefore there is more than ample parking on the Applicant's property. Note Pictures 58 - 66 also note Exhibit A Attached).
4. As to the sledding hill, Applicant intends to draw on individuals from Park City and Deer Valley. Applicant would shuttle between five and eight individuals for a block of time on the hill. Too many sledders pose a safety issue. Applicant has more than ample parking on the Applicant's property. Note Pictures 58 - 66 also note Exhibit A Attached).
5. As to the Gazebo, when the same is used for family picnics and the like there is more than ample parking on the Applicant's property. When the Gazebo is used for small weddings and gatherings it is anticipated needed parking would be between twenty five and fifty cars. Applicant contemplates the following:
  - (a) Applicant's property has ample parking depending on the number of vehicles. Note Exhibit A attached and pictures 58 - 66.
  - (b) Shuttle Parking along the road between the dumpsters and stop sign for East Canyon Road. Note Exhibit B attached.
  - (c) Shuttle Parking at Mountain Dell Golf Course. Total parking is 237 vehicles.

(d) Shuttle Parking from my Law Office at 3191 South Valley Street, Salt Lake City, Utah. This parking lot is shared with Smiths Market Place. Total parking is 461 vehicles.

If you have any questions or if I can otherwise assist, kindly so inform.

Very truly yours,



JOHN WALSH  
ATTORNEY AT LAW

**JOHN WALSH**  
**ATTORNEY AT LAW**  
A PROFESSIONAL LIMITED LIABILITY COMPANY  
3191 SOUTH VALLEY STREET, SUITE 240  
SALT LAKE CITY, UTAH  
84109  
TELEPHONE: 801-467-9700  
FAX: 801-467-9713

October 9, 2018

CURTIS WOODWARD  
ZONING ADMINISTRATOR  
OFFICE OF TOWNSHIP SERVICES  
PLANNING AND DEVELOPMENT SERVICES  
2001 SOUTH STATE STREET  
SALT LAKE CITY, UTAH  
84190-4050

RE: File #30473  
Supplemental Traffic Solutions

Mr. Woodward,

I am pleased to see Salt Lake County completing the above referenced matter as it has been pending since December, 2017.

As a supplemental resolution of the traffic issues, please be advised that the Applicant is contemplating using buses to get people up and down the mountain for purposes of the wedding proposal, when more than 25 (twenty-five) cars would be involved.

I submit that with the other uses, as previously outlined, each does not create traffic concerns as each of them is individual uses and will not be occurring at the same time as other uses.

Furthermore, a very limited amount of people would be coming to or going off the mountain at any one time with the other uses.

So, with the bus proposal, for weddings involving more than twenty-five (25) cars, we would pick up individuals involved in the weddings at a given location in Salt Lake Valley, typically in the neighborhoods of either the bride or the groom.

We contemplate using two buses, coming and going on the half hour. Hence, picking up and dropping off guests on the half hour, from the different locations through the valley.

This would mean that buses would be coming up and going down the mountain three (3) times maximum in a given evening.

As to smaller weddings of twenty-five (25) cars or less, we would propose that they come up the Pinecrest Canyon Road, typically on a Friday evening or Saturday evening and parking on

the Applicant's property in the many parking spots previously identified by our engineers at Johanson.

We would route this traffic through Parley's Canyon to eliminate any traffic concerns coming up the Canyon.

As previously shown in our prior submittals, there would be no need for any additional excavation as the same has already been completed through the oversight of Greg Baptist as part of the SWPPP program.

Thank you for seeing this matter through and let me know if there is any thing further you need to process this Application.

Very truly yours,



JOHN WALSH  
ATTORNEY AT LAW