



Planning and Development Services

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

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

<https://msd.utah.gov/msd-home/pds/>

Salt Lake County Planning Commission

Special Public Meeting Agenda

Wednesday, May 27, 2020 8:30 A.M.

Location: Due to the current COVID-19 pandemic, the Salt Lake County Planning Commission May 27, 2020 Meeting will occur only electronically with no physical location, as authorized by the [Governor's Executive Order](#) on March 18, 2020. The public can join the meeting via live broadcast using the information below.

Join meeting in WebEx

Meeting number (access code): 961 841 420

Join by phone

Tap to call in from a mobile device (attendees only)

[+1-213-306-3065](tel:+12133063065) United States Toll (Los Angeles)

[+1-602-666-0783](tel:+16026660783) United States Toll (Phoenix)

Access code: 961 841 420

[Global call-in numbers](#)

Join from a video conferencing system or application

Dial wgurr@slco.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

If you are the host, you can also enter your host PIN in your video conferencing system or application to start the meeting. Need help? Go to <http://help.webex.com>

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) Other Business Items (as needed)

PUBLIC HEARING

31092 – (Continued from 05/13/2020) - Andrew Blonquist is requesting conditional use approval for the installation of a new pump house. **Parcel Area:** 5.44 Acres. **Location:** 13403 Shaggy Mountain Road. **Zone:** FR-5. **Planner:** Shad Cook

ADJOURN

Rules of Conduct for the Planning Commission Meeting

1. Applications will be introduced by a Staff Member.
2. The applicant will be allowed up to 15 minutes to make their presentation.
3. The Community Council representative can present their comments.
4. Persons in favor of, or not opposed to, the application will be invited to speak.
 - a. Speakers will be called to the podium by the Chairman.
 - b. Because the meeting minutes are recorded it is important for each speaker to state their name and address prior to making any comments.
 - c. All comments should be directed to the Planning Commissioners, not to the Staff or to members of the audience.
 - d. For items where there are several people wishing to speak, the Chairman may impose a time limit, usually 2 minutes per person, or 5 minutes for a group spokesperson.
5. Persons opposed to the application will be invited to speak.
6. The applicant will be allowed 5 minutes to provide concluding statements.
 - a. After the hearing is closed, the discussion will be limited to the Planning Commission and the Staff.



**PLANNING &
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File # 31092

Conditional Use Summary and Recommendation

Public Body: Salt Lake County Planning Commission

Meeting Date: May 27, 2020 (Continued from May 13, 2020)

Parcel ID: 26-33-453-001-0000

Property Acreage: 5.44

Current Zone: FR-5

Property Address: 13403 South Shaggy Mountain Road

Request: Public Use – Pumphouse

Applicant Name: Andrew Blonquist, Hi Country Estates HOA

MSD Planner: Shad Cook

MSD Planning Staff Recommendation: Approval with Conditions

PROJECT DESCRIPTION

The applicant, Andrew Blonquist, is requesting conditional use approval to install a pumphouse. The pumphouse will facilitate the construction of a secondary water system for the Hi Country subdivision. The building will be 12'x15.5', or 186 square feet.

SITE & VICINITY DESCRIPTION (see attached map)

The parcel in question is Lot 55 of the Hi Country subdivision which is 5.44 acres in size. The subdivision is located along the western boundary of Herriman City, just south of Herriman Highway (13100 South). The pumphouse is proposed to be placed on a lot with an existing home. The pump house will be approximately 600 feet away from the existing home.

NEIGHBORHOOD RESPONSE

Notice has been sent out to property owners within 300 feet of the property. No responses have been received as of the writing of this report.

ISSUES OF CONCERN/PROPOSED MITIGATION

The technical review process will ensure that the project adheres to all applicable codes and ordinances. The MSD staff and outside Agency Reviewers will consider issues related to engineering, health, fire, safety, grading, and building code.

The pumphouse is approximately 100 feet away from a single-family home on a neighboring property (Lot 1 of the Howland Subdivision in Herriman City). The MSD Planning staff believes that the noise and vibration impact should be discussed and, if necessary, mitigated by requiring dampening material. In this case, we want to make sure that noise or vibration associated with the pumphouse is not discernable beyond 100 feet, the approximate distance from the pumphouse to the home on Lot 1 of the Howland Subdivision.

REVIEWING AGENCIES RESPONSE

Multiple agencies have received and accepted the conceptual plan. There are no significant areas of concern for the proposed pumphouse. Pending Planning Commission approval, the project will undergo a technical review process to ensure all agency requirements and conditions are met. The applicant may apply for a building permit following final agency approval and the issuance of the conditional use permit.

PLANNING STAFF ANALYSIS

Salt Lake County Code of Ordinances 19.12.030 states that a public or quasi-public use is a conditional use in the FR-5 zone. A pumphouse is considered public use and subject to the requirements of Chapter 19.84 – Conditional Uses.

The pumphouse will be 186 square feet in size and 10 feet in height. Setback requirements in the FR-5 zone are determined on a case-by-case basis. The site plan indicates that the structure will be 31.8 feet from Hi Country Road and 10 feet from the nearest interior property line. Current plans show that the structure will include metal siding and a metal roof. The building will be accessible from Hi Country Road via paved access.

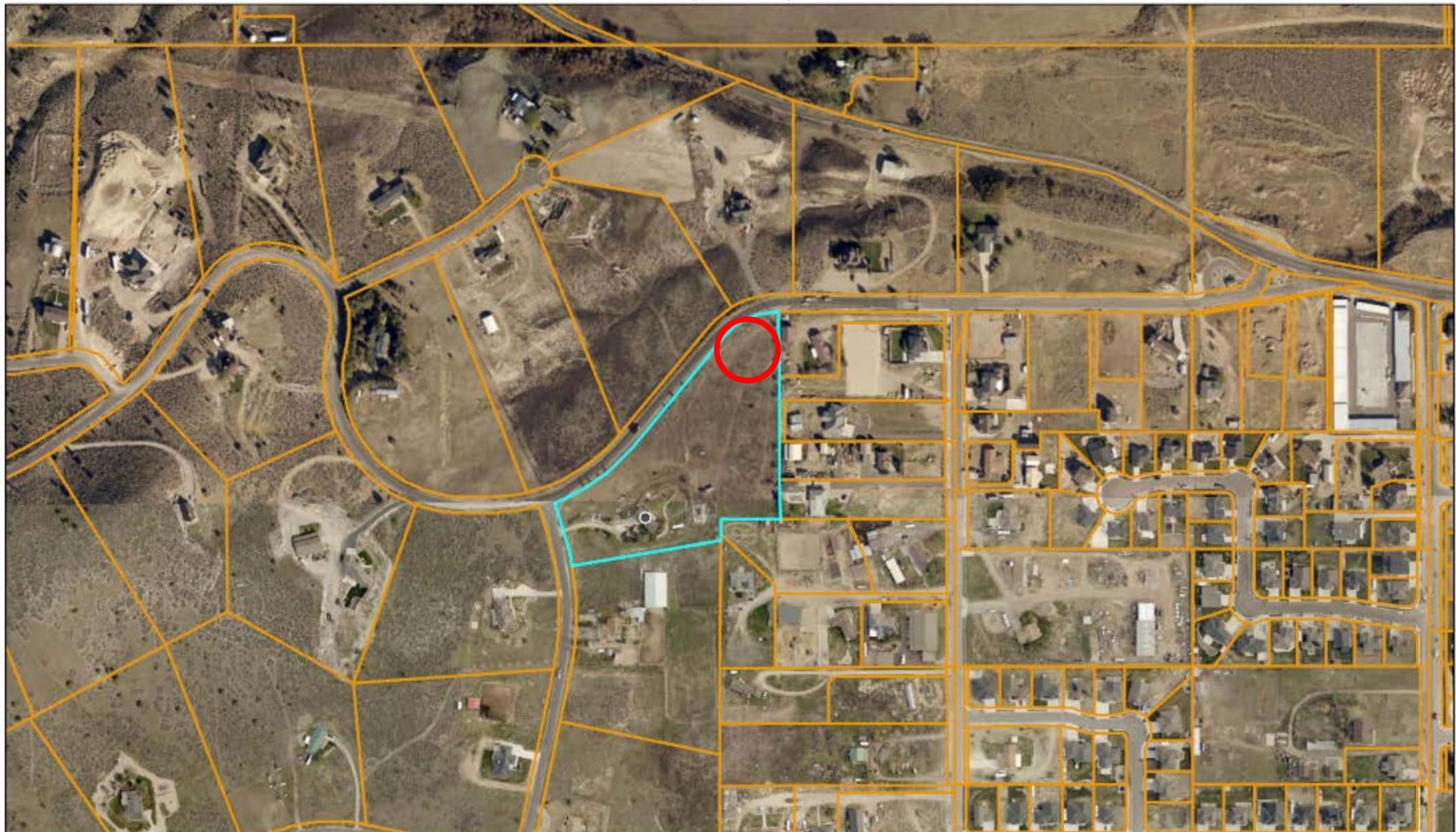
The pumphouse will connect to the Herriman City Water system. The point of connection will be approximately 500 feet from the project site (see map). Staff believes that introducing a secondary water system will benefit the community. Secondary water preserves drinking water and enables residents to responsibly beautify their properties.

PLANNING STAFF RECOMMENDATION

The MSD Planning staff recommends that the Planning Commission approve this request for a Conditional Use for a pumphouse with the following conditions:

1. That all MSD and outside agency requirements are met prior to final approval and building permit issuance.
2. That appropriate mitigation be required for any noise or vibration discernable beyond 100 feet, the distance from the pumphouse to the nearest home.
3. That access to the pumphouse must be paved and installed in accordance to all applicable ordinances.

Hi Country Pumphouse



May 5, 2020

Property Location and Ownership

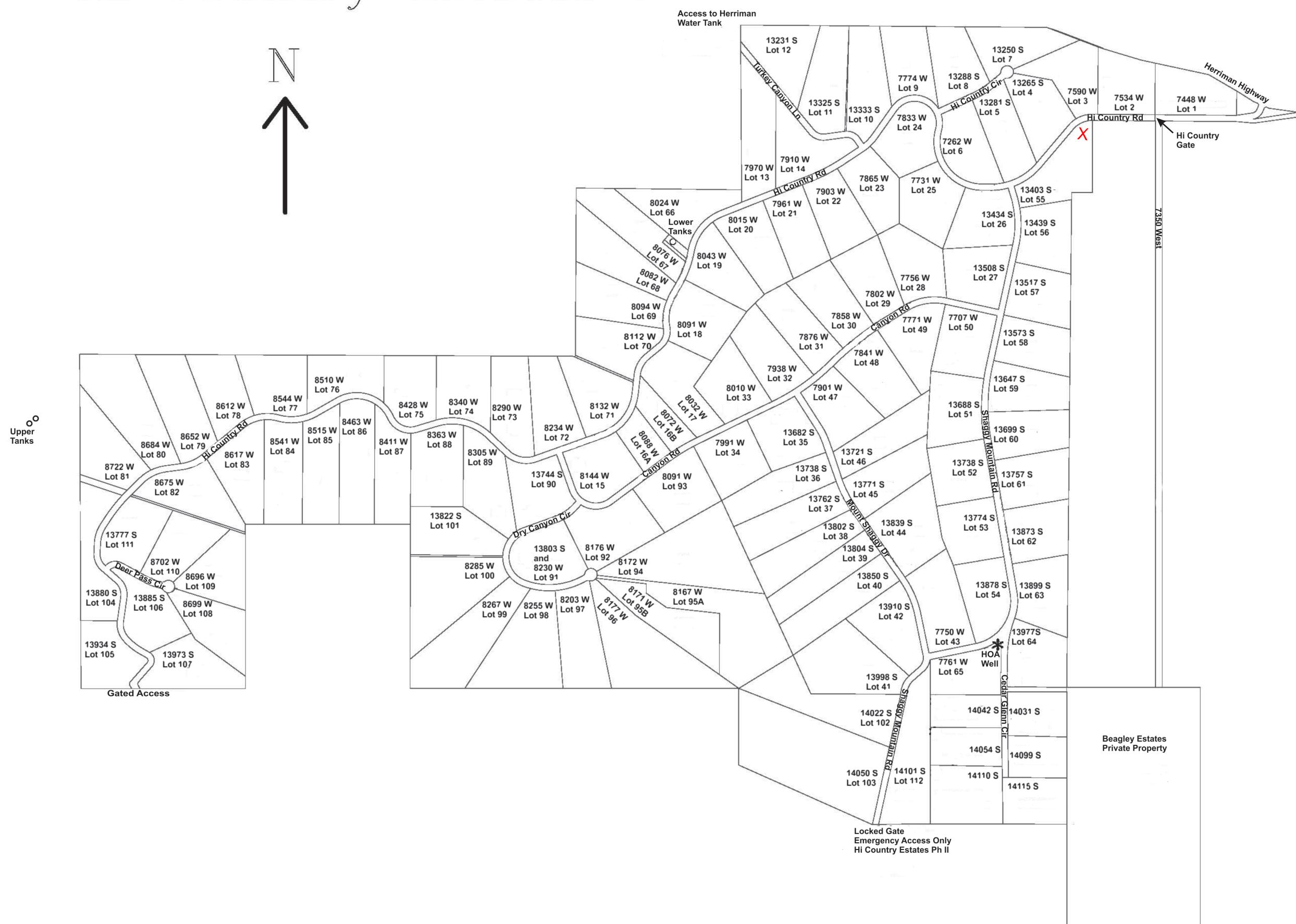
1:5,852

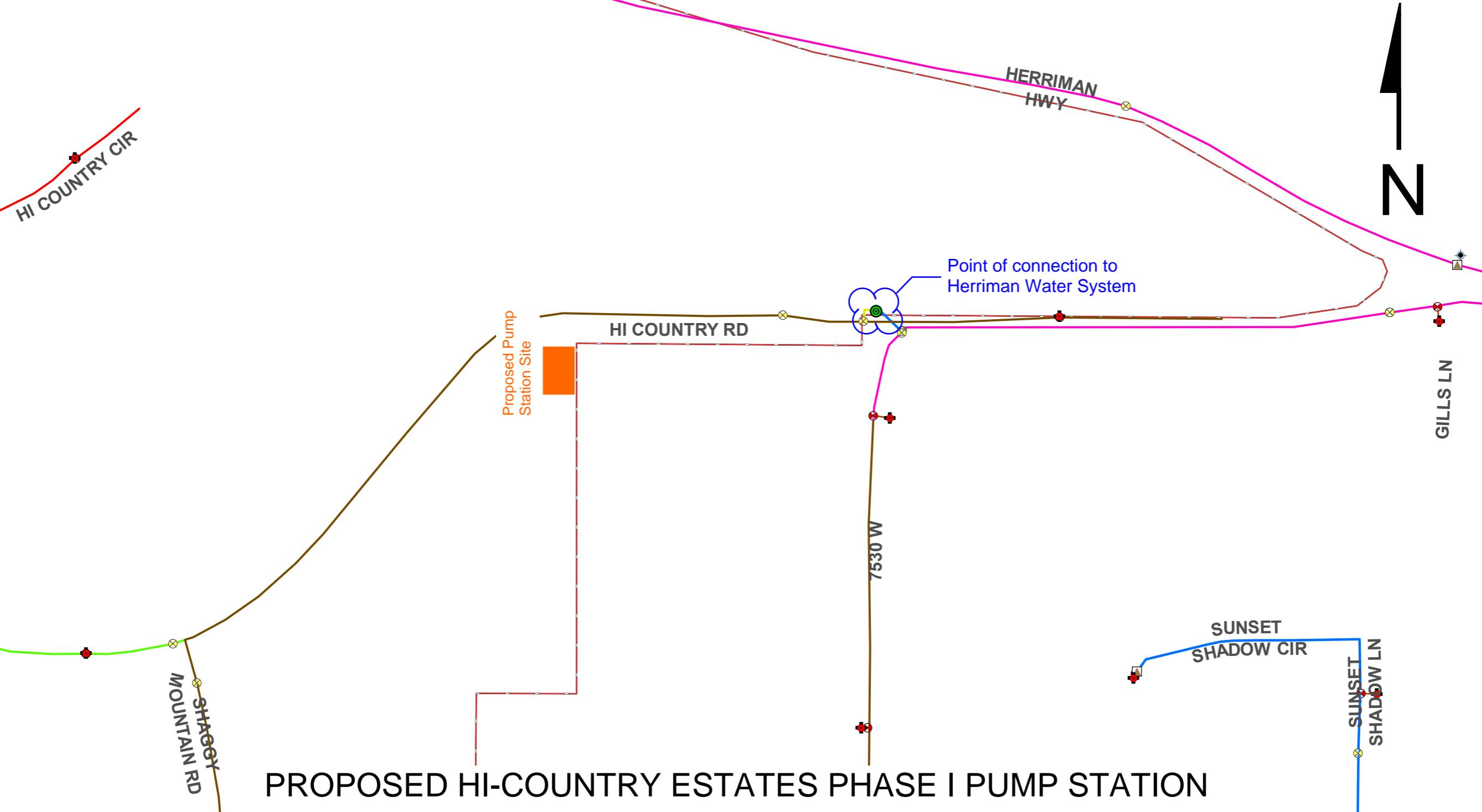
0 0.04 0.07 0.15 mi

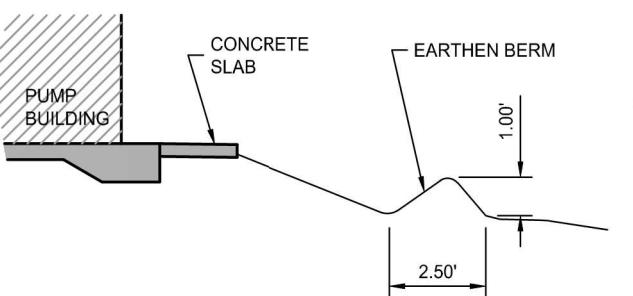
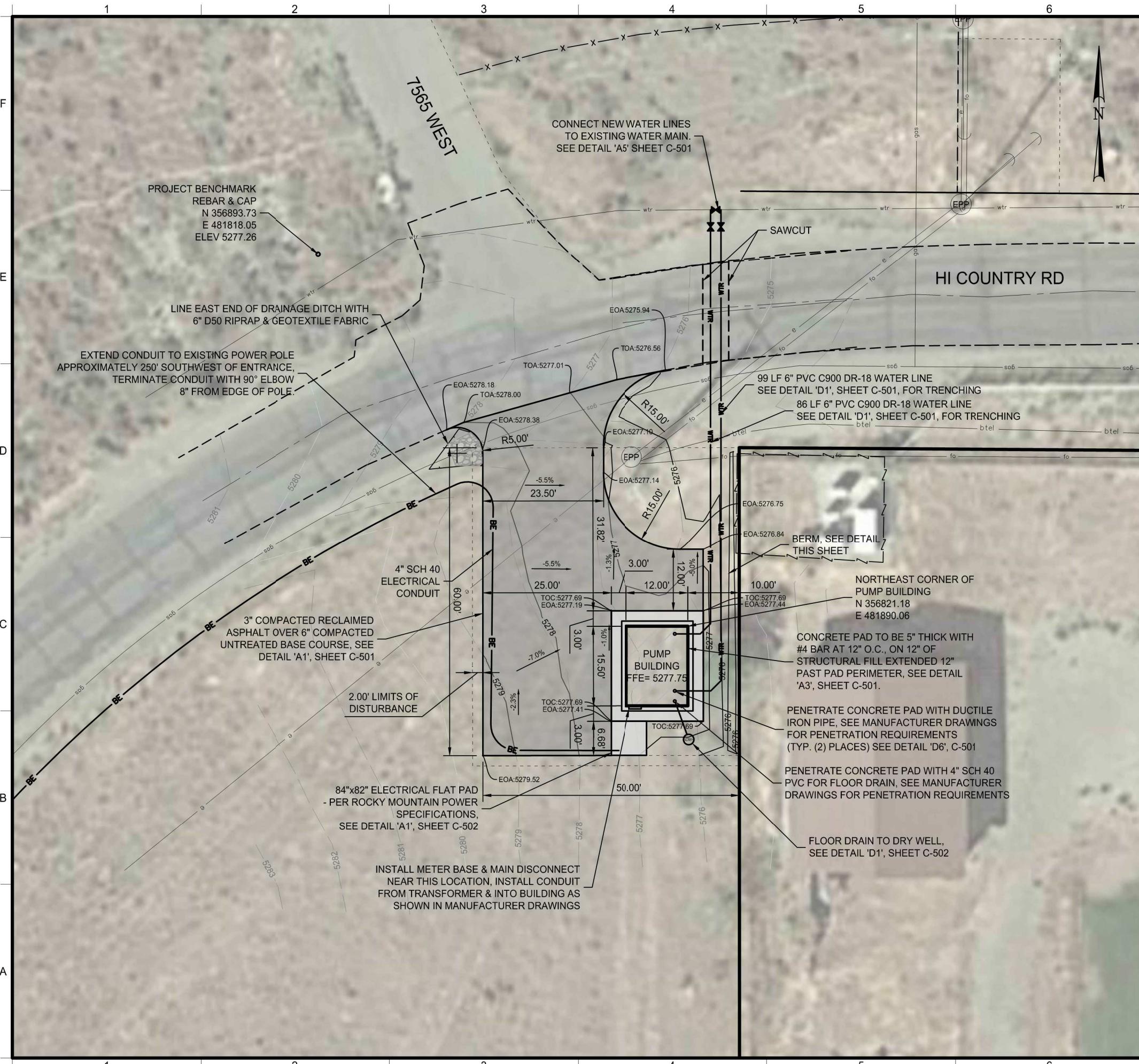
0 0.05 0.1 0.2 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Hi Country Estates



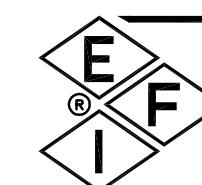
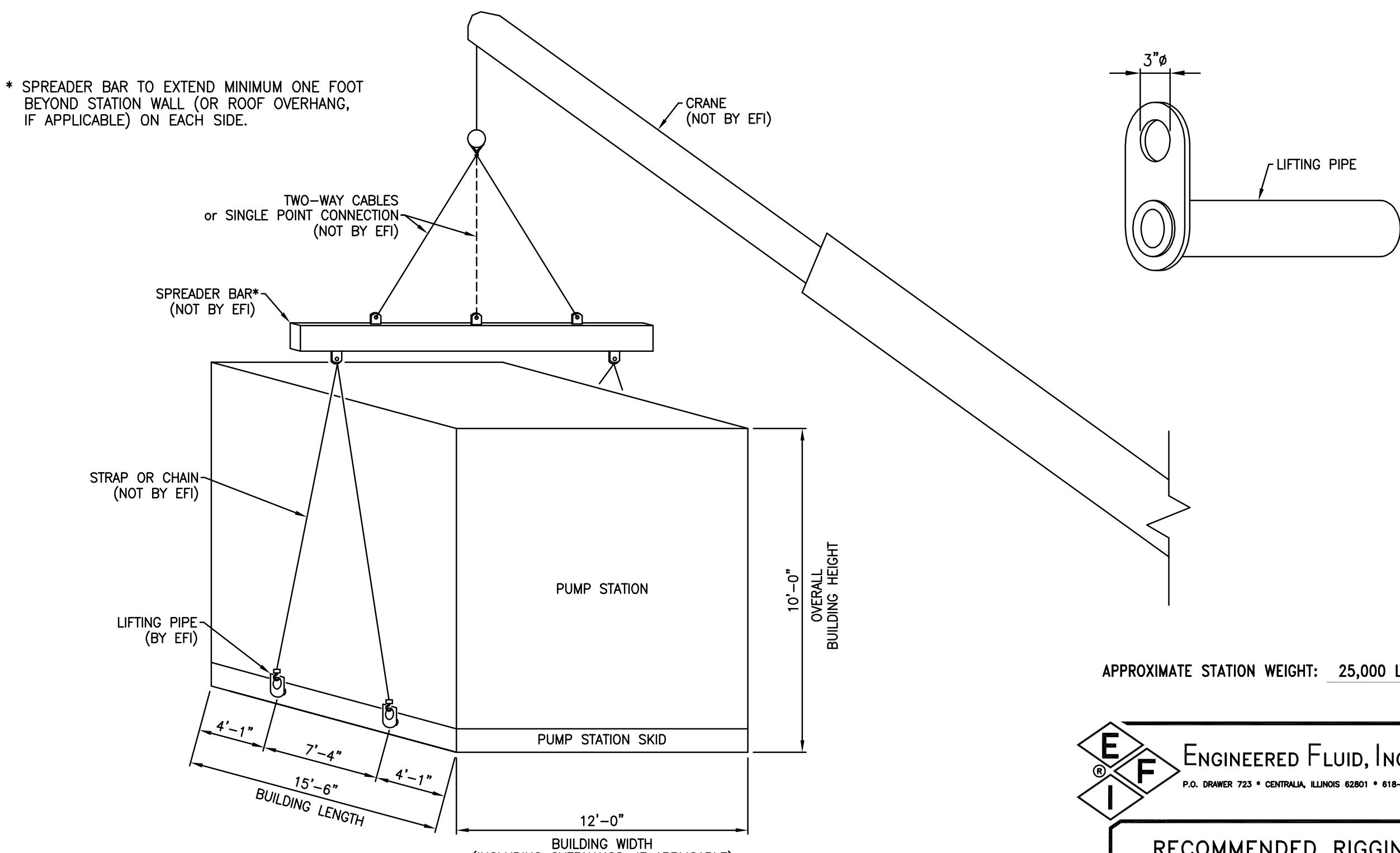




NOTES:

1. BUILDING AND INTERNAL COMPONENTS SUPPLIED AND DELIVERED TO SITE BY OTHERS.
 2. CONTRACTOR RESPONSIBLE TO LIFT INTO PLACE, CONNECT PIPING & ELECTRICAL PANEL & ANCHOR TO PAD. STATION APPROXIMATE WEIGHT IS 25,000 LBS. SEE EFI RECOMMENDED RIGGING PLAN.
 3. ALL CONCRETE PENETRATIONS TO BE GROUTED AFTER INSTALLATION.

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|--|-------------------------|--------------------|--|
| SALT LAKE COUNTY | | C-101 | |
| HI-COUNTRY ESTATES PHASE I | | | |
| BOOSTER PUMP STATION | | | |
| SITE PLAN | | | |
| PROJECT NUMBER: | 1905-136 | APPROVED | QUALITY MANAGEMENT REVIEW |
| APPROVAL RECOMM. | PROJECT DESIGN ENGINEER | DATE | DATE |
| | | SCALE: 1" = 20' | DWG NAME: H:\16\dwg\DESIGN_1905-136.dwg |
| | | | UPDATED: 12/8/2019 |
| | | | PLOTTED: 12/9/2019 |
|  Jones & DeMille Engineering, Inc. CIVIL ENGINEERING - SURVEYING - TESTING GIS - ENVIRONMENTAL 1.800.748.5275 www.jonesanddemille.com | | REMARKS | |



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RECOMMENDED RIGGING

GERRARDSTOWN BPS

HERRIMAN, UTAH

JOB REF NO. 94110

DRWG. NO. LIFT PLAN

COORDINATE STATION DELIVERY WITH EFI DELIVERY COORDINATOR:
Carin Jourdan / cjourdan@engineeredfluid.com / (618) 545-3633.