



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

Copperton Township Planning Commission Public Meeting Agenda Tuesday, August 13, 2013 6:30 P.M.

THE MEETING WILL BE HELD AT THE BINGHAM CANYON LIONS CLUB LOCATED AT 320
SOUTHWEST HILLCREST STREET, BINGHAM CANYON, UT 84006

ANY QUESTIONS, CALL 385-468-6700

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

The purpose of the Planning Commission Meeting is to allow the Planning Commission to hear staff, applicant, public, and other agency comments and recommendations prior to making decisions and/or recommendations on land use applications and projects on file with Salt Lake County. The Planning Commission may take action on any agenda item which may include: approval, approval with conditions, denial, continuance or a recommendation to other bodies or agencies as applicable. Public comment is not normally taken on items listed on the business portion of the agenda.

Business Items – 6:30 PM

- 1) Introduce new Planning Coordinator
- 2) Adoption of minutes from the January 15, 2013 meeting.
- 3) Other Business
 - a) Copy of the Draft Bicycle Best Practice to be discussed at the September 10, 2013 Planning Commission Meeting.

Public Hearing Items - Starting immediately following Business Items

28575 – Rick Hellstrom with Questar Gas is seeking approval for a Conditional Use Permit for a Gas Regulator Station. The 0.23 acre site is currently vacant. The Gas Regulator Station is being relocated from its existing location at 10389 South Apex Road (8565 West). The proposal also includes the installation of an above ground valve end facility for internal pipe inspections. –
Location: 8495 West State Hwy (10200 South) - **Community Council:** Copperton. **Planner:** Spencer Hymas.

Adjournment

Rules of Conduct for the Planning Commission Meeting

First: Applications will be introduced by a Staff Member.

Second: The applicant will be allowed up to 15 minutes to make their presentation.

Third: The Community Council representative can present their comments.

Fourth: Persons in favor of, or not opposed to, the application will be invited to speak.

Fifth: Persons opposed to the application will be invited to speak.

Sixth: The applicant will be allowed 5 minutes to provide concluding statements.

- Speakers will be called to the podium by the Chairman.
- Because the meeting minutes are recorded it is important for each speaker to state their name and address prior to making any comments.
- All comments should be directed to the Planning Commissioners, not to the Staff or to members of the audience.
- For items where there are several people wishing to speak, the Chairman may impose a time limit, usually 2 minutes per person, or 5 minutes for a group spokesperson.
- After the hearing is closed, the discussion will be limited to the Planning Commission and the Staff.



MEETING MINUTE SUMMARY FOR Copperton Township Planning Commission Meeting

Tuesday, January 15, 2013 6:30 p.m.

Meeting length approximately: 1 hour

Number of public in attendance: 1

Summary Prepared by: Jocelyn Walsh-Magoni

Meeting Conducted by: Commissioner Adair (Chair)

IN ATTENDANCE

Commissioners: (“X” denotes attendance status)

Commissioner Name	Present	
	Business	Public
Scott McKee Adair – Chair	X	X
Kris Johnson – Vice Chair	X	X
Ronde Adams	X	X
Hank Arriz	X	X
Randy Johnson	X	X

Staff: (“X” denotes attendance status)

Planning Staff	Business Meeting	Public Hearing	Other Staff	Business Meeting	Public Hearing
Max Johnson	X	X	Chris Preston (DA)	X	X
Nancy Moorman	X	X			
Jocelyn Walsh-Magoni	X	X			

BUSINESS MEETING

Meeting began at 6:35 p.m.

- 1) Chair and Vice Chair elections
 - *Appointment of Chair:*
 - o Nomination for Scott Adair by: Kris Johnson; 2nd by: Hank Arriz.
Vote: Unanimous. Scott accepted the position of Chair.
 - *Appointment of Vice Chair:*
 - o Nomination for Hank Arriz by: Kris Johnson. Hank did not accept.
 - o Nomination for Kris Johnson by Randy Johnson; 2nd: Ronde Adams.
Vote: Unanimous. Kris accepted the position of Vice Chair.

Planning Staff requested applications for commission members if the current commissioners know anyone else who is interested in serving.

2) New Planning Coordinator, Jocelyn Walsh-Magoni, was introduced.

3) Approval of minutes from the October 9, 2012 meeting

Motion: To approve the minutes from the October 9, 2012 meeting with corrections on page 4 to spelling of street name, and spelling of last name.

Motion by: *Commissioner Kris Johnson*

2nd by: *Commissioner Randy Johnson*

Vote: *Unanimous*

4) Other Business - None

PUBLIC MEETING

Meeting began at 6:45 p.m.

28225 – Salt Lake County is requesting amendments to the zoning ordinance to: 1) replace references to “residential health care facilities” with “residential facilities for persons with a disability,” 2) to establish review and approval criteria for the location and regulation of such facilities in harmony with federal requirements, and 3) to amend the definition of “family” to be consistent with state law. This includes amendments to sections 19.04.230, 19.04.453, 19.08.020, 19.10.020.G, 19.12.020.G, 19.14.020, 19.32.020, 19.38.020, 19.40.020, 19.48.020, 19.50.020, 19.52.020, 19.54.020.F, 19.55.030.A, 19.14.030, 19.32.030, 19.48.030, 19.38.030, 19.40.030 and 19.44.030 and the addition of chapter 19.87 RESIDENTIAL FACILITIES FOR PERSONS WITH A DISABILITY to the Salt Lake County Zoning Ordinances.

Presentation by: *Nancy Moorman, Planner.*

Ms. Moorman provided an overview of the application as stated in the staff report. **Recommendations:** (See Staff Report)

Copperton Community Council has not yet provided an opinion to Planning Staff on this matter.

PUBLIC PORTION OF THE MEETING OPENED

There were no comments from the public.

There was a discussion between staff and the Planning Commission prior to a motion being rendered. Commissioner Arriz had concerns with some of the definitions listed in the ordinance.

Motion: To recommend approval of application #28225 as outlined in the Staff Report.

Motion by: *Commissioner Kris Johnson*

2nd by: *Commissioner Adams*

Vote: *4-For, 1-Opposed (see table below)*

Commissioner Name	For Motion	Against Motion
Scott McKee Adair – Chair	X	
Ronde Adams	X	
Hank Arriz		X
Kris Johnson	X	
Randy Johnson	X	

28275 – Salt Lake County is considering amendments to Salt Lake County Ordinance 19.92 BOARD OF ADJUSTMENT and all other chapters and sections of Salt Lake County Ordinances which reference the Board of Adjustment (BOA). Specifically, the County is considering replacing the BOA with an Appeal Authority/Administrative Law Judge (AA/ALJ). The responsibilities currently assigned to the BOA would not change with the proposed amendments, but would be carried out instead by an AA/ALJ. **Community Council:** Copperton. **Planner:** Nancy Moorman.

Presentation by: *Nancy Moorman, Planner.* Ms. Moorman provided a brief overview and history of the application as stated in the staff report. **Recommendations:** (See Staff Report)

There was a brief discussion among staff and the Planning Commission prior to a motion being rendered.

PUBLIC PORTION OF THE MEETING OPENED

There were no comments from the public.

Motion: To recommend approval of the proposed ordinance amendment to the County Council as presented.

Motion by: *Commissioner Adams*
2nd by: *Commissioner Kris Johnson*
Vote: *Unanimous*

MEETING ADJOURNED

Time Adjourned: 7:30 p.m.



STAFF REPORT

Executive Summary									
Hearing Body:	Copperton Township Planning Commission								
Meeting Date and Time:	Tuesday, August 13, 2013	06:30 PM	File No:	2	8	5	7	5	
Applicant Name:	Rick Hellstrom	Request:	Conditional Use						
Description:	New Gas Regulator Station								
Location:	8495 West State Hwy								
Zone:	M-1 Light Industrial	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>					
Community Council Rec:	Approval								
Staff Recommendation:	Approval								
Planner:	Spencer Hymas								

1.0 BACKGROUND

1.1 Summary

Rick Hellstrom with Questar Gas is seeking approval for a Conditional Use Permit for a Gas Regulator Station located at 8495 West State Hwy. The 0.23 acre site is currently vacant. The Gas Regulator Station is being relocated from its existing location at 10389 South Apex Road. The proposal also includes the installation of an above ground valve end facility for internal pipe inspections.

1.2 Neighborhood Response

No neighborhood response was received at the time of this report.

1.3 Community Council Response

Copperton Community Council recommended approval of this item at their regularly scheduled meeting held July 17, 2013

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	NO	<i>Standard `A': The proposed site development plan shall comply with all applicable provisions of the Zoning Ordinance, such as parking, building setbacks, building height, etc.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

		The plan as proposed complies with all applicable provisions of the Zoning Ordinance, including the zoning district in which it is located and parking and landscaping requirements.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `B'</u> : <i>The proposed use and site development plan shall comply with all other applicable laws and ordinances.</i>
		The plan as proposed complies with all applicable provisions in the Zoning Ordinance. Compliance with all other applicable laws and ordinances will be established through the technical review process.
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>
		The traffic engineer has reviewed the site access and indicated that there are no issues with the proposal. Final details will be worked out as part of the technical review.
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>
		These issues will be dealt with during the technical review with staff and at the time of the building permit. No perceived threats to safety are anticipated.
YES <input checked="" type="checkbox"/>	NO <input 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>
		The plan as proposed may improve the quality of life of residents in the vicinity. The applicant is proposing to move the existing station to a new location that will be safer and better suit the neighborhood. All potential negative impacts are mitigated through compliance with agency requirements and the conditions listed in this staff report. There is a 20' wide vegetative buffer between the main road (Bingham Hwy SR-48) and the regulator station in order to mitigate any potential impacts for these residents. The entire project will be enclosed by an 8' tall concrete and post panel wall. The activity at the existing station (located at 10389 Apex Road) is to be abandon and reclaimed.

2.2 Zoning Requirements

Chapter 19.62 - C-2 Commercial Zone

Chapter 19.80 Off-Street Parking Requirements

Number of Parking Spaces for Uses Not Specified. For any use of buildings not specified in this section, or for uses of a seasonal or temporary nature, the off-street parking requirement shall be determined by the division director being guided, where appropriate, by comparable ordinances from other jurisdictions, accepted planning industry standards, or the requirements set forth in this section for uses or buildings which, in the opinion of the division director, are similar to the use or building under consideration.

This development is an unmanned facility. As per the division director, no parking stalls are required for development.

Chapter 19.77 - Water Efficient Landscape Design and Development Standards

The 20' vegetated landscape buffer and the 8' visual barrier wall meets the intent of the ordinance for this type of facility.

2.3 Other Agency Recommendations or Requirements

Planning

Submit a hardcopy and 1 electronic copy of the Landscape Irrigation Water Allowance Worksheet.

Submit 2 hardcopies and 1 electronic copy of the landscape planting plan and irrigation plan as described in Chapter 19.77 of the Salt Lake County ordinance.

Hydrology

The developer shall be required to permanently contain all generated water on his own property or routed to an approved SLCo storm drainage system.

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. This discharge water also applies to water ponding at the finished end of the curb & gutter.

Public Improvements

Bonding will be required as part of the final approval

Traffic

Site plan needs to be updated to show compacted road base 6" minimum up to the gate.

UDOT Approval is required

Submit Plan and profile drawings for the curb gutter and sidewalk for the technical review.

Building

Building permit is required for the new building.

At time of building permit application, provide complete building plans showing compliance with current building code.

At time of building permit application, provide fire flow verification and/or show how compliance is going to be made with any Unified Fire District Guidelines

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Conditional Use .

3.2 Reasons for Recommendation

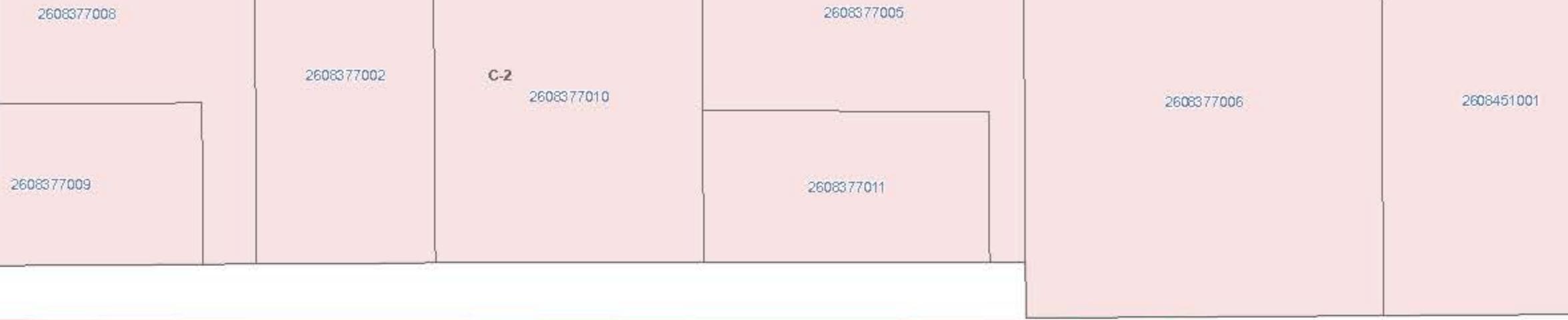
- 1) The applicant shall comply with all applicable ordinances and the recommendations and requirements of the individual reviewers as part of the technical review.
- 2) The proposed plans comply with the Conditional Use criteria as described in Section 2.1 above.
- 3) All criteria for approval can be met through adherence to the recommendations and requirements of the reviewing entities.



Identify Clear

Parcel
ID 10: 2617200004
ID 14: 26172000040000
Address: 8495 W STATE HWY
Acreage: 0.23
Owner: DAVIS, ANTHONY E
Owner Address: 10363 S GEMMELL CLUB DR

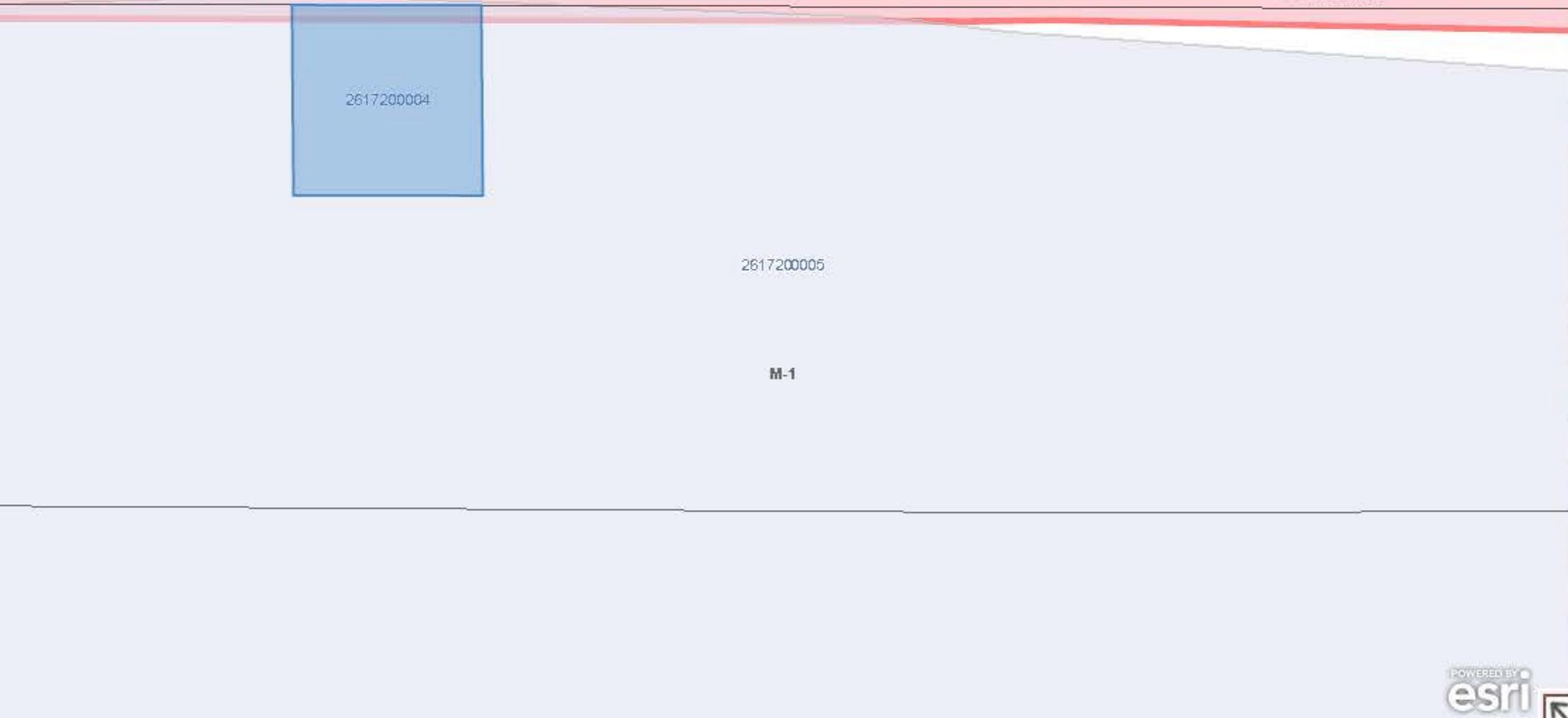
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Layer Options

Basemaps



Identify Info Close
Clear

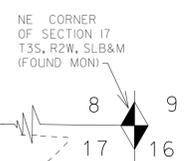
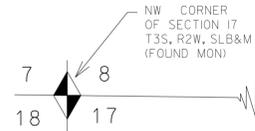
Parcel
ID 10: 2617200004
ID 14: 26172000040000
Address: 8495 W STATE HWY
Acreage: 0.23
Owner: DAVIS, ANTHONY E
Owner Address: 10363 S GEMMELL CLUB DR



Enhanced Se...

50 m
200 ft

Latitude: 40.566452 Longitude: -112.094941

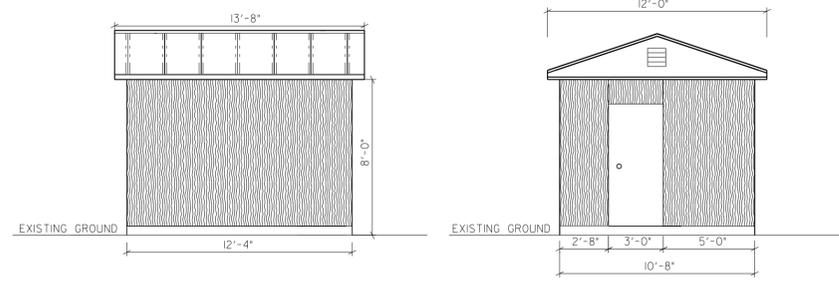
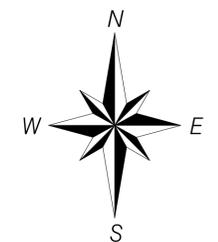
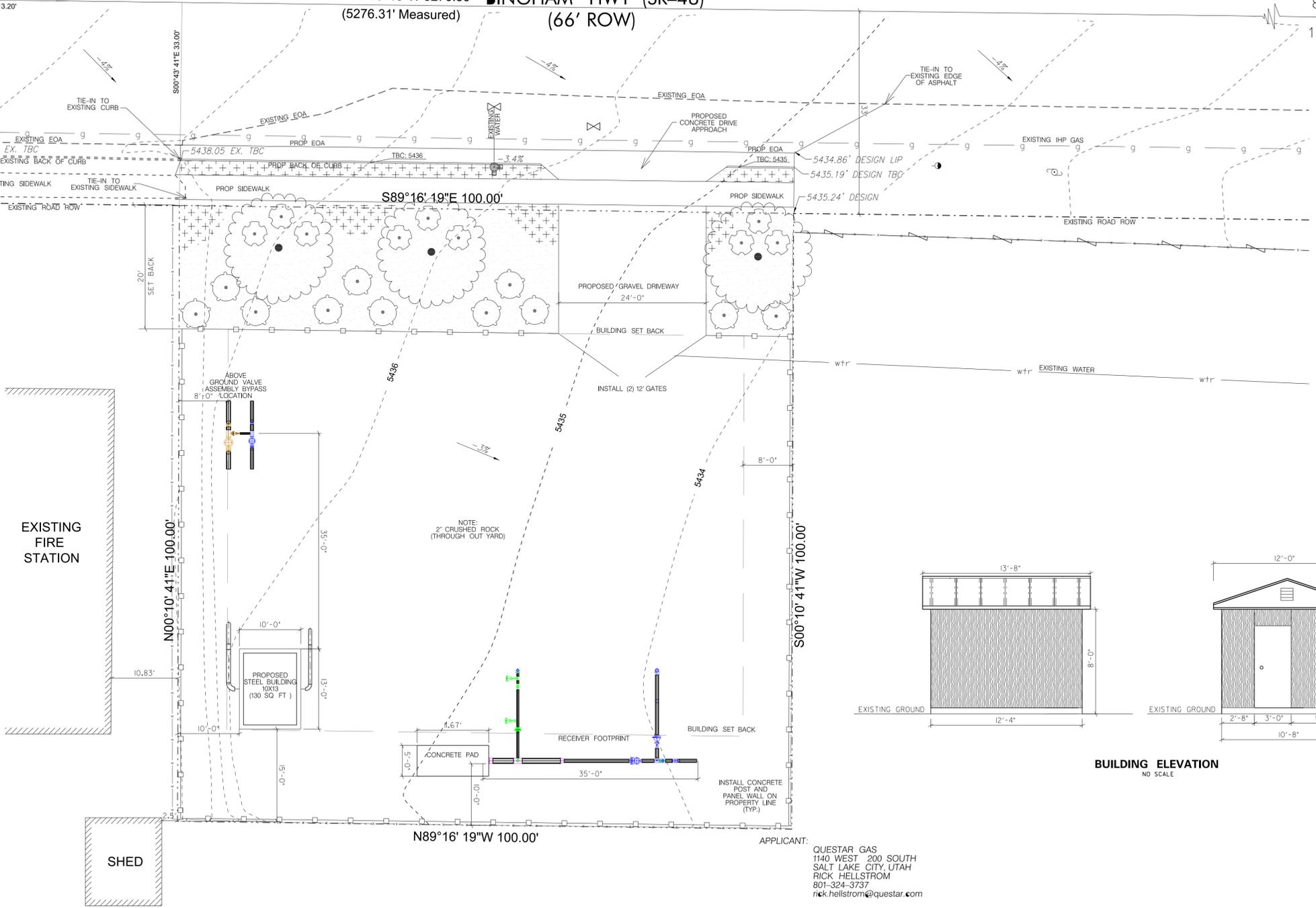


BASIS OF BEARING
 N89°16' 19"W 5276.50'
 (5276.31' Measured) **BINGHAM HWY (SR-48)**
 (66' ROW)

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL
	EX	3	MORANE HONEYLOCUST / GLEDITSIA TRICANTHOS INERMIS "MORANE"		2.5" CAL
SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	
	AU	11	UTAH SERVICEBERRY / AMELANCHIER UTAHENSIS	5 GAL	
	AP2	9	GREEN-LEAF MANZANITA / ARCTOSTAPHYLOS PATULA	5 GAL	
GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	SPACING
	JJ	26	JADE RIVER CREEPING JUMPER / JUNIPERUS HORIZONTALIS "JADE RIVER"	1 GAL	48"

SYMBOL	DESCRIPTION	QTY	DETAIL
	2"-4" COBBLE WITH WEED BARRIER FABRIC	1,760 SF	

1. THE LANDSCAPE CONTRACTOR SHALL GRADE PLANTING BEDS, AS REQUIRED, TO PROVIDE POSITIVE DRAINAGE AND PROMOTE OPTIMUM PLANT GROWTH.
 2. ALL RECOMMENDED TREES AND PLANT MATERIALS WILL BE GRADED AS NURSERY GRADE NO. 1.
 3. THE PLANTING SOIL SHALL MEET OR EXCEED SPECIFICATIONS FOR TOPSOIL. IT SHALL ALSO BE FREE OF ALL EXTRANEOUS DEBRIS, SUCH AS ROOTS, STONES, WEEDS, ETC.
 4. ALL PLANTING AREAS SHALL RECEIVE A 2" LAYER OF INORGANIC MULCH.
 5. THE PLANT MATERIAL SCHEDULE IS PRESENTED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT KEY, THE PLAN SHALL PREVAIL.
 6. PLANTS SHALL MEET SIZE, CONTAINER, AND SPACING SPECIFICATIONS. ANY MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
 7. ALL TREE AND SHRUB LOCATIONS ARE SUBJECT TO CHANGE. ALL LOCATIONS SHALL BE APPROVED BY THE PROJECT MANAGER PRIOR TO PLANTING.
 8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING FULLY BOTH THE SITE AND THE BID DOCUMENTS, DISCREPANCIES IN THE DOCUMENTS OR THE ACTUAL SITE CONDITIONS SHALL BE REPORTED IN WRITING AT THE TIME OF BIDDING OR DISCOVERY. NO ACCOUNT SHALL BE MADE AFTER CONTRACT COMPLETION FOR FAILURE TO REPORT SUCH CONDITION, OR FOR ERRORS ON THE PART OF THE LANDSCAPE CONTRACTOR AT THE TIME OF BIDDING.
 9. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY APPLICABLE PERMITS AND LICENSES TO PERFORM THE WORK SET FORTH IN THIS PLAN SET AND THE SPECIFICATIONS.
 10. PLANT MATERIAL SHALL BE BID AS SPECIFIED UNLESS UNAVAILABLE, AT WHICH TIME PROJECT MANAGER WILL BE NOTIFIED BY TELEPHONE AND IN WRITING OF INTENDED CHANGES.
 11. ANY AND ALL QUESTIONS CONCERNING THE PLAN SET AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE PROJECT MANAGER.
 12. THERE SHALL BE NO ADDITIONS, DELETIONS OR SUBSTITUTIONS WITHOUT THE WRITTEN APPROVAL OF THE PROJECT MANAGER.
 13. ALL DIMENSIONS TO BE FIELD-CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO LANDSCAPE MATERIAL INSTALLATION. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE PROJECT MANAGER.
 14. ALL MATERIALS MUST BE AS SPECIFIED ON THE LANDSCAPE PLAN. IF MATERIALS OR LABOR DO NOT ADHERE TO SPECIFICATIONS, THEY WILL BE REJECTED BY THE PROJECT MANAGER WITH PROPER INSTALLATION CARRIED OUT BY LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST.
 15. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE COLLECTION, REMOVAL, AND PROPER DISPOSAL OF ANY AND ALL DEBRIS GENERATED DURING THE INSTALLATION OF THIS PROJECT.
 16. ALL LENGTHS, AREAS, VOLUMES PROVIDED SHALL BE VERIFIED BY CONTRACTOR.
 17. ALL CONSTRUCTION TO COMPLY WITH COUNTY CODE AND CITY ORDINANCE WHICHEVER IS MORE STRINGENT.
 18. ALL TREES WITHIN TURF AREAS TO HAVE A MINIMUM 36" RADIUS FROM TREE TRUNK WITH 3" OF ORGANIC MULCH.
- ALL LANDSCAPE TO BE WATER EFFICIENT DRIP IRRIGATION



BUILDING ELEVATION
 NO SCALE

AREA TABLE	
TOTAL AREA	10,000 SQ. FT
LANDSCAPED AREA	1,520 SQ. FT 15.2%
IMPERVIOUS AREA	58.4 SQ. FT 0.6%
GRAVEL AREA	8,291.6 SQ. FT 82.9%
BUILDING AREA	130 SQ. FT 1.3%

APPLICANT: QUESTAR GAS
 1140 WEST 200 SOUTH
 SALT LAKE CITY, UTAH
 RICK HELLSTROM
 801-241-3737
 rick.hellstrom@questar.com

LANDSCAPE ARCHITECT:
 PSOMAS
 4179 SOUTH RIVERBOAT ROAD
 SUITE 200
 SALT LAKE CITY, UTAH
 BROOK OSWALD
 801-270-5777
 800-270-5782 FAX
 brook.oswald@psomas.com

ENGINEER:
 PSOMAS
 4179 SOUTH RIVERBOAT ROAD
 SUITE 200
 SALT LAKE CITY, UTAH
 CRAIG AHRENS
 801-270-5777
 800-270-5782 FAX
 cahrens@psomas.com

REVISIONS		
NO.	DESCRIPTION	DATE / BY

QUESTAR Gas

PRELIMINARY SITE & LANDSCAPE PLAN
 QUESTAR GAS COMPANY
 DISTRICT REGULATOR STATION
 8495 WEST 10200 SOUTH
 COPPERTON, UTAH

SCALE: 1" = 10'	DRWG. NO. 50556	REV. No.
SHEET No.: 1 of 1		
CAD FILE:		

PREPARED FOR QUESTAR BY
 PSOMAS DESIGN DRAFTING SERVICES

