



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

Salt Lake County Planning Commission

Public Meeting Agenda

Wednesday, September 11, 2013

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 385-468-6700

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

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) Adoption of minutes from the June 12, 2013 and July 10, 2013 meetings.
- 2) Wasatch Canyons General Plan update
- 3) Other Business

Public Hearings – (Immediately following business items)

25638 – Planning and Development Services is seeking approval and adoption of a Bicycle Best Practice for inclusion into Salt Lake County General plans. The Bicycle Best Practice would be applicable to all unincorporated areas of Salt Lake County. The purpose of a Bicycle Best Practice is to provide Salt Lake County with a critical bicycle planning and design resource.

Planner: Will Becker

Meeting 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
SALT LAKE COUNTY PLANNING COMMISSION MEETING
 Salt Lake County Government Center, N1100

Wednesday, June 12, 2013 8:30 a.m.

Approximate meeting length: 5 hours
Number of public in attendance: 50
Summary Prepared by: Jocelyn Walsh-Magoni
Meeting Conducted by: Commissioner Tillou (Chair)

***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:

Commissioner Name	Business Mtg	Public Mtg	Planning Staff / DA	Business Mtg	Public Mtg
Rich Matheson	x	x	Todd Draper	x	x
Jeff Creveling	x	x	Jocelyn Walsh-Magoni	x	x
Darlene Batatian	x	x	David Gellner	x	x
Julia Tillou	x	x	Will Becker	x	x
Tod Young	x	x	Zach Shaw (DA)	x	x
Chris Drent	x	x	Max Johnson	x	x
Ronald Vance	x	x	Tom Christensen (DA)	x	x
Todd Sutton – Alternate	x	x			

BUSINESS MEETING – 8:40 a.m.

- 1) Adoption of minutes from the May 15, 2013 meeting.

Motion: To approve the Minutes from the May 15, 2013 meeting with the change that it be noted Commissioner Tillou was present by phone for a portion of the public meeting, but not for the business meeting.

Motion by: Commissioner Young

2nd by: Commissioner Vance

Vote: Unanimous in favor (of commissioners present)

- 2) Wasatch Canyons General Plan update – David Gellner
- 3) Other Business
 - a) Todd Draper handed out Minutes from the June 7, 2013 field trip meeting.

Motion: To approve the Minutes from the June 7, 2013 field trip meeting with the following changes: Lot 43 should be changed to lot 34 in the Staff Comments section. The spelling of Chris Drent’s name has a typo in it on the attendance record and in the last paragraph of the Minute Summary.

Motion by: Commissioner Creveling
2nd by: Commissioner Young
Vote: unanimous in favor

PUBLIC HEARINGS – 8:50 a.m.

28370 – (Continued from the May 15, 2013 meeting) Robert Baird is requesting Conditional Use approval for a short-term rental in the Silver Fork area of Big Cottonwood Canyon. **Address:** 6522 S. Moose Creek Lane - **Community Council:** Big Cottonwood Canyon - **Zone:** FR-0.5 (Forestry and Recreation); Foothills and Canyons Overlay Zone (FCOZ) - **Planner:** David J. Gellner, AICP

Presentation by: David Gellner **Recommendation:** Approval - see Staff Report

Per David Gellner, at the May 13, 2013 Big Cottonwood Canyon Community Council meeting, they recommended approval if the two parties (applicant and concerned neighbor) could work out their differences.

(Applicants are present via Skype, and the neighboring property owner Thomas Locken, is present via phone.)

PUBLIC PORTION OF APPLICATION OPENED

Speaker: Applicant (via Skype)

Name: Robert Baird

Address: 9184 S Redwood Rd, South Jordan, UT

Comments: They have written responses from 10 of their neighbors supporting their request.

Speaker: Representative of the applicant

Name: Howard Schmidt

Address: 1694 E Torrey Pines Cir, Draper, UT

Comments: Spoke on behalf of the Bairds since they are currently out of the country. The Bairds have named Mr. Locken as an additional insured.

Speaker: Big Cottonwood Community Council

Name: Barbara Cameron

Address: 11189 Mountain Sun Lane, Brighton, UT

Comments: Council members recommend that the parties come to a written agreement before the conditional use is granted.

Speaker: Neighboring property owner (via telephone)

Name: Thomas Locken

Address: 11315 E Silverfork Road

Comments: He has been working with the Bairds and feels they are close to an agreement, however there are still some concerns with winter accessibility to the property. The Bairds have a propane tank that is over 1000 gallons, and he is concerned that it is too close to the Locken property line. Unified Fire Authority sent Mr. Locken regulations about propane tanks.

David Gellner added that those regulations are typically for new tanks, and the fire authority did not mention any concerns when they reviewed the proposal.

Speaker: Applicant

Name: Robert Baird

Address: 9184 S Redwood Rd, South Jordan, UT

Comments: He will address any concerns regarding the propane tank that Mr. Locken has. This issue has not yet been brought up to Mr. Baird. He will ensure that all short term renters be required to have four wheel drive

vehicles during winter months.

Motion: To close public discussion
Motion by: Commissioner Matheson
2nd by: Commissioner Drent
Vote: Unanimous in favor

There was a brief discussion among the commissioners.

PUBLIC PORTION OF APPLICATION CLOSED

Motion: To approve application # 28370 per the recommendations listed in the Staff Report.
Motion by: Commissioner Creveling
2nd by: Commissioner Vance
Vote: Unanimous in favor

PUBLIC PORTION OF APPLICATION OPENED

28371 – Bruce Baird on behalf of Cottonwood Estates Development, LLC is requesting approval of a property rezone application from FR-0.5 (Forestry Recreation, ½ acre minimum lot size) to FM-10 (Forestry Multifamily).
Address: 3931 East Big Cottonwood Canyon Road – **Current Zoning:** FR-0.5; Foothills and Canyons Overlay Zone (FCOZ) – **Planner:** Todd A. Draper

Presentation by: Todd Draper **Recommendation:** Approval - see Staff Report

Mr. Draper provided a thorough overview of the application. He received comments from Greg Baptist with the grading review who lists no issues with rezone per say, additional requirements will be required if approved. Unified Fire had a similar response with no issues in particular relative to the rezone application. Staff recommends approval of the zone change as outlined in the eight staff recommendations. Mr. Draper also handed out a packet with multiple written public comments and presented those.

There was a brief discussion between the commissioners and staff.

Speaker #1: Attorney for Bruce Baird (applicant)

Name: Matt Muir

Address: 165 Regent Street, Salt Lake City

Comments: Appreciate the commission being able to see the property. This is for a rezone request only, not a development proposal. Mr. Muir addressed some of the concerns with the application. The height issue will have to be dealt with as specific development ideas are put forward. He would like the commission to approve the application per staff recommendations.

Speaker #2: Pacificorp Representative

Name: Claudia Conder

Address: 1407 West North Temple, Salt Lake City

Comments: She is concerned with access to the property. Pacificorp is not opposed to the application, but they want it noted that they are a relatively adjacent property owner.

Speaker #3: Citizen

Name: Roger Kehr

Address: 7651 Timberline Dr., Salt Lake City

Comments: Mr. Kehr owns lot 34. He thanked planning staff for the time they took to meet with him. He prepared a handout for the commissioners, and he noted that the landslide potential on part of the road is high. He is

concerned that if the density is increased, first responders will have a difficult time reaching those that need assistance. There is no second road for accessibility, and that puts the residents and renters at risk because they won't be prepared to evacuate with only one road. He feels it would be dangerous to approve the application.

Speaker #4: Representative from the Wasatch Mountain Club

Name: Tony Hellman

Address: 2567 W 2975 S, West Valley City, UT

Comments: He feels the club members are neighbors because they have hiked in and around the canyon since the 1920's. His club would like to receive further information before the club can endorse or not endorse the application.

Speaker #5: Representative from CH Voters (Cottonwood Heights)

Name: Mark Machlis

Address: 7613 S Prospector Dr.

Comments: The group is opposed to any change in zoning to the area. The city came into being so the locals could have some control over these types of applications. He provided a handout with the group's concerns.

Speaker #6: Citizen

Name: Jim Palmer

Address: 2633 E 6200 S

Comments: Access to the property requires an eastbound left. There is also a high fire potential in the area. He believes the building height will be visible from neighboring cities and that it does not fit into what residents want in the area.

Speaker #7: Citizen

Name: Brian Bernot

Address: 1265 E Ft. Union Blvd

Comments: After looking at the Salt Lake County General Plans, he feels that the proposed development is not in keeping with the plans. He also believes that a single point of access creates problems. He wants the application denied because the commission currently has the control to do so.

Speaker #8: Representative from the citizens committee Save Our Canyons

Name: Carl Fisher

Address: 824 S 400 W #B115, Salt Lake City

Comments: The proposed development will obstruct the views that bring people to the area. A rezone could take the existing densities to potentially over 1100 units. The history of the area should be well understood before a decision is made. The committee is requesting denial of the application until further information about what is going to be developed is presented. It was clarified by the commission that they are not privy to a conceptual plan when making a decision about rezoning.

Speaker #9: Manager of Utah's Chapter of the Sierra Club

Name: Mark Clemens

Address: 423 W 800 S, Ste. A103, Salt Lake City

Comments: The membership is strongly opposed to development with the proposed density. He encourages the commission to recommend denial to the County Council.

Speaker #10: Representative from Granite Oaks HOA

Name: Richard Schutt

Address: 3634 Granite Bench Lane, Sandy, UT

Comments: Mr. Schutt provided a handout to the commission. He lives in a planned development similar to Tavaci.

Speaker #11: Representative of the Mount Haven HOA

Name: Bryan O'Meara

Address: 9288 E. Moosehaven Lane, Mount Haven

Comments: Pointed out the property is not in Big Cottonwood Canyon, but the entrance is. Spoke on a second entrance. Recommends denial until the issues are addressed.

Speaker #12: Citizen

Name: Claire Geddes

Address: 3542 Honeycomb Rd, Cottonwood Heights

Comments: She has been to many meetings in the past regarding development in Tavaci. She is concerned with public trust and is against this development.

Speaker #13: Citizen

Name: Jeff Salt

Address: 723 E Lisonbee Ave, Millcreek.

Comments: He feels the current road violates the International Fire Code requirements for egress and for emergency response access. The proposed development is in a winter migration area for deer and the wildlife has to be protected. He would like to see the proposal tabled until the canyon Master Plan is completed.

Speaker #14: Citizen

Name: Doug Shelby

Address: 2109 Green Orchard lane, Holladay, UT

Comments: Owns 50 acres to the North and 200 acres to the West. He would like to see a large scale plan of the area to prevent these types of applications. The adjacent property owners should be addressed.

Speaker #15: Citizen

Name: Chris Mateas

Address: 8470 Gainsville Dr., Cottonwood Heights

Comments: She provided a report from the CRR Committee to the Cottonwood Heights City Council regarding zoning with a good plan, but is not for the Tavaci property.

Speaker #16: Citizen

Name: Joe Sataro

Address: 7701 Summerville Cir, Cottonwood Heights

Comments: Concern of escalation to have a level of impact on the development of the community.

Speaker #17: Citizen

Name: Karen McCoy

Address: 6759 S 2445 E, Cottonwood Heights

Comments: She is concerned about what future generations are going to think about the development decisions being made now.

Speaker #18: Citizen

Name: Martin McGregor

Address: 779 E Lyndy Dr. Midvale, UT

Comments: Mr. McGregor provided a handout to the Commission.

Speaker #19: Attorney for Bruce Baird (applicant)

Name: Matt Muir

Address: 165 Regent Street, Salt Lake City

Comments: Clarified some legal issues that were brought up.

Motion: To close the public hearing.

Motion by: Commissioner Matheson

2nd by: Commissioner Young

Vote: Unanimous in favor

PUBLIC PORTION OF APPLICATION CLOSED

There was a discussion among the commissioners, planning staff and legal counsel.

The following represent specific points of discussion among the commissioners:

- 1) Concerns with the amount of lighting that commercial development will project. There will also be an increase in vehicle traffic by the hundreds. Commissioner Creveling brought up reasons why the commission could recommend denial.
- 2) Applicant needs a starting point in using his property and developing that property. The rezone is that starting point.
- 3) Concerns about the full range of uses. There might be some uses that the planning commissioners are not comfortable with.
- 4) Worries that additional conditions might seem arbitrary and capricious. Some of this was already given as Open Space. This project was built upon the single family dwellings being the end goal and now that goal has changed.
- 5) The applicant does have rights to apply for a different use of the property.
- 6) One person who is opposed is the owner of Lot #34 (Mr. Kehr). Some commissioners felt that significant consideration should be given to this aspect. There are conflicting interests – property rights vs. greater good vs. expectation on surrounding properties.
- 7) We need to consider some of staff's recommendation with respect to past plans. These seem contradictory to some degree, although they are outdated. New plan is in the works and this might be the wrong time to consider this request. Discussion regarding having a specific master plan in place to have some predictability.
- 8) Some commissioners felt that they did not have enough information to make an informed decision at this time. Don't want to make false assumptions. Direction from the applicant would be appropriate.
- 9) Many things are speculative at this point and many would be addressed through the Conditional Use process. Higher density and access are a big concern. Some felt that this request may be premature at this point.
- 10) This owner has the right to develop this property. Denial would not deny him the right to use his property.
- 11) What effect would tabling or continuing have on this application? Can the Planning Commission require more information? Legal counsel provided some additional clarity on these. There was further discussion regarding options.

Motion: To deny application #28371 with respect to the following reasoning:

Reason #1: The increase in building heights as allowed in the suggested zone would be intrusive and impact mountain views that cannot otherwise be mitigated.

Reason #2: The increase in potential density is incompatible with the stated goals and policies of the 1992 Cottonwood Heights Community Master Plan.

Reason #3: The proposed FM-10 zone is not supported by the Cottonwood Heights Community Master Plan land use map, and there is no current County General Plan for guidance in this rezone request.

Reason #4: The proposed FM-10 zoning would be in conflict with the preservation of critical wildlife habitat.

Reason #5: The proposed zoning would be incompatible with the existing surrounding land uses.

Reason #6: The subject properties are not suitable for the proposed increase in development potential.

Reason #7: The current land owner of Lot 34 within the overall development as it was created, is opposed, and is most affected by the rezone.

Reason #8: The existing access is insufficient to support the proposed zone change.

Motion by: Commissioner Creveling

2nd by: Commissioner Young

Vote: Unanimous vote to approve motion and recommend Denial to County Council.

ADJOURN

Time Adjourned: 1:30 p.m.

DRAFT



MEETING MINUTE SUMMARY
SALT LAKE COUNTY PLANNING COMMISSION MEETING
 Salt Lake County Government Center, N1100

Wednesday, July 10, 2013 8:30 a.m.

Approximate meeting length: 1 hour

Number of public in attendance: 7

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Young (Vice Chair)

***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:

Commissioner Name	Business Mtg	Public Mtg	Planning Staff / DA	Business Mtg	Public Mtg
Rich Matheson	x	x	Todd Draper	x	x
Jeff Creveling			Wendy Gurr	x	x
Neil A. Cohen	x	x	Curtis Woodward	x	x
Clare Collard			Will Becker		
Tod Young (V. Chair)	x	x	Zach Shaw (DA)	x	x
Ronald Vance	x	x	Max Johnson		
Todd Sutton			Tom Christensen (DA)		
			Jim Nakamura		

BUSINESS MEETING – 8:39 a.m.

- 1) Adoption of minutes from the June 12, 2013 meeting was continued until the next meeting in order to have a quorum of members present at the June meeting vote on the minutes.
- 2) Wasatch Canyons General Plan update – Todd Draper
 Todd Draper provided an update that they are working on public drafts and a final draft should be in the packets for the Planning Commission within the next few months. Todd Draper confirmed the date and time of the Public Open House as July 17th from 6 pm to 8 pm.
- 3) Other Business –
 - a) Commissioner Young welcomed Commissioner Cohen to the Planning Commission.
 - b) Commissioner Matheson mentioned he is nearing the end of his 2nd term.
 - c) Planning Commission will elect a new chair next month.
 - d) Commissioner Young invites new Commissioners and bids farewell to the old ones. Mentioned that Former Commissioner Julia Tillou was not only a Commissioner, but a mentor.
 - e) Commissioner Young inquired about the By-Laws, Section 5, regarding training for new members, with material and information. Todd Draper advised Sheryl Ivey would arrange this.
 - f) Bicycle Best Practice will be presented in the next month to the Community Councils and Planning Commission, per Todd Draper.

- g) Commissioner Young advised the new planning commissioners to visit online public works community councils links.
- h) Commissioner Matheson reminded the public to note their attendance in the back.

PUBLIC HEARINGS – 8:47 a.m.

NOTE: Commissioner Matheson disclosed that he knows the first applicant Ty Vranes personally and does not feel a conflict in voting on this application. He still plans to participate. Zach Shaw (DA) confirmed this would not conflict his impartiality.

28263 – Ty Vranes – Requesting Final Conditional Use approval of an 8 lot Planned Unit Development (PUD) consisting of 4 Twin Homes (*Preliminary approval was granted at the April 10, 2013 meeting*) – **Address:** 8795 South 1300 East – **Community Council:** Sandy Hills – **Zone:** A-1 (Agricultural/Residential, 10,000 sq. ft. min. lot size) **Planner:** Todd A. Draper

Presentation by: Todd A. Draper **Recommendation:** Approval with Conditions- see Staff Report

Commissioner Cohen had a question regarding footings relative to the natural grade. Todd provided information regarding limits to the height at 28 feet.

PUBLIC PORTION OF APPLICATION OPENED

Speaker #1: Applicant-VP Homes

Name: Ty Vranes

Address: 13708 Buckeye View Way

Comments: On April 10th, applicant was given preliminary approval with conditions. Engineer and Landscaper came up with 51 percent open space. Amenities taken care of. Landscape design on North and South borders resolved. Can meet all inspections from County Reviews. Planning review will be further discussed, as most have been complied with. Mr. Vranes brought in materials to share with the commission for the exterior of the units.

Commissioner Young confirmed that a solid wall or sound barrier would be constructed towards 1300 East.

Commissioner Cohen confirmed that this would not be a gated community.

PUBLIC PORTION OF APPLICATION CLOSED

Motion: To approve application # 28263 per the recommendations listed in the staff report, with one small change to condition #5 to indicate that the applicant would still submit revised elevation plans.

Motion by: Commissioner Vance

2nd by: Commissioner Matheson

Vote: Unanimous in favor (of Commissioners present)

28538 – Marc Sullivan – Requesting approval of an Exception from Curb, Gutter, and Sidewalk requirements. This request is associated with Conditional Use application 28334 – **Address:** 8520 South 1000 East – **Zone:** A-1 (Agriculture, 10,000 square feet minimum lot size) – **Community Council:** None – **Planner:** Jim Nakamura

Presentation by: Curtis Woodward **Recommendation:** Approval - see Staff Report

PUBLIC PORTION OF APPLICATION OPENED

Neither the applicant nor anyone from the public was present to speak to this application.

PUBLIC PORTION OF APPLICATION CLOSED

Motion: To approve application # 28538 as proposed.

Motion by: Commissioner Matheson

2nd by: Commissioner Vance

Vote: Unanimous in favor (of Commissioners present)

ADJOURN - 9:33 a.m.