



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

## Emigration Township Planning Commission

Public Meeting Agenda

Thursday, September 12, 2013

8:30 A.M.

THE MEETING WILL BE HELD AT SALT LAKE COUNTY GOVERNMENT CENTER  
2001 SOUTH STATE STREET, NORTH BUILDING, MAIN FLOOR, COUNCIL CHAMBERS,  
ROOM N1100  
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 April 11, 2013 meeting.
- 2) Other Business Items (as needed)

### **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

**ADJOURN**

## **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**  
**EMIGRATION TOWNSHIP PLANNING COMMISSION MEETING**  
 Salt Lake County Government Center, N1100

Wednesday, April 11, 2013 8:30 a.m.

**Approximate meeting length:** 1 hour  
**Number of public in attendance:** 4  
**Summary Prepared by:** Jocelyn Walsh-Magoni  
**Meeting Conducted by:** Commissioner Bennion

**ATTENDANCE**

**Commissioners & Staff:**

Commissioner Name	Present		Absent
	Public	Business	
Fred Smolka - Chair			X
David Bennion – Vice Chair	X	X	
Andy Gallegos			X
David Brems	X	X	
Jack Christensen (Alternate)	X	X	
Andy McNeil	X	X	
John Morris			X
Brent Tippetts	X	X	

Planning:	Public Hearing	Business Meeting	District Attorney:	Public Hearing	Business Meeting
David Gellner	X	X	Zachary Shaw	X	X
Jocelyn Walsh-Magoni	X	X			
Todd Draper	X	X			

**BUSINESS MEETING**

**Meeting began at 8:47 a.m.**

**Business Items**

- 1) Adoption of Minutes from the February 14, 2013 Meeting

**Motion:** To approve the February 14, 2013 meeting Minutes as submitted:

**Motion by:** Commissioner Tippetts

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

**Vote:** Unanimous in favor (of Commissioners present)

2) Other Business - None

## **PUBLIC MEETING**

**28320** – Darlene Batatian is requesting approval of an FCOZ Waiver to allow new construction to encroach into a designated Ridgeline Protection Area as identified on the adopted Emigration Township General Plan. The subject property is located at 5730 E. Twin Creek Road (Lot 402, The Estates at Emigration Oaks Phase 4 PUD) Zone: FR-5 Community Council: Emigration. Planner: David J. Gellner, AICP

**Presentation by:** David Gellner **Recommendations:** See Staff Report

*There was a discussion between planning staff and the commission.*

Planning staff clarified what the buildable area is and stated that the proposed location should be changed. Per David Gellner, the Emigration Community Council recommended approval of the application. Public notice went out to the neighboring properties, and no one has contacted David with any concerns about this application.

**Speaker # 1:** Mountain Land Development Services

**Name:** Darlene Batatian

**Address:** 3316 S Monte Verde Drive, Salt Lake City, UT

**Comments:** She submitted the application on behalf of Steven Christenson. This is the first step in the approval process and all FCOZ requirements will be met.

**Speaker # 2:** Applicant / Architect

**Name:** Steven Christenson

**Address:** 300 S Venice Blvd, Venice, CA

**Comments:** Mr. Christenson noted that there are a few issues with moving the house from its current location. He provided a detailed description of the architecture of the proposed home and presented a 3-D model of the home. He hasn't yet spoken to the owners of the neighboring homes. He described the issues with different locations of the home. He plans to slightly buffer the view of the house with landscaping.

The commissioners had some concerns about locating the home in the ridgeline zone, particularly when there are other location options.

**Speaker # 3:** Mountain Land Development Services

**Name:** Darlene Batatian

**Address:** 3316 S Monte Verde Drive, Salt Lake City, UT

**Comments:** She provided additional information about the verbiage in the FCOZ requirements.

*There were no other members of the public present.*

*There was a discussion between planning staff and the commission.*

**Motion:** To continue the application (to be revisited at a future meeting) to allow the Planning Commission to visit the site. Upon visiting the site, the corners of the house and the presumed edge of the ridgeline must be staked, and a pole or balloon must be in place at the SW corner of the property line to indicate the height of the house.

**Motion by:** Commissioner Brems

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

**Vote:** Unanimous (of commissioners present)

*A field trip to the location listed in application #28320 is scheduled for Thursday, May 2 at 8:00 am. Planning staff and any available planning commissioners will attend.*

**28336** – Michael Upwall is requesting approval of an FCOZ Conditional Use application to allow the construction of living quarters as an accessory to a new SFD. The subject property is located at 487 N. Snow Ridge Circle (Lot 1, Snowberry Ridge PUD) Zone: FR-10 Community Council: Emigration. Planner: David J. Gellner, AICP

**Presentation by:** David Gellner **Recommendations:** See Staff Report

*\*Commissioner Brems excused himself from the meeting at 9:52 a.m.*

**Speaker # 1:** Architect representing the owner

**Name:** Jarod Lee

**Address:** 1025 S. Hollywood Ave., Salt Lake City, UT

**Comments:** The septic design was finished and combined the accessory house and main house. However, it was recommended that the main house be moved out of the ridgeline protection zone. Because it is scheduled to be moved, the original design needs to be redone. The updated design will be submitted to planning staff within a week.

*There were no other members of the public present.*

**Motion:** To approve application #28336 with the conditions listed in the staff report.

**Motion by:** Commissioner Tippetts

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

**Vote:** Unanimous (of commissioners present)

**MEETING ADJOURNED - 9:57 a.m.**