



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

Salt Lake County Planning Commission

REVISED Public Meeting Agenda

Wednesday, November 13, 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 MEETING

Previous Meeting Minutes Review and Approval

- 1) To approve meeting minutes from the October 16, 2013 meeting.
- 2) FCOZ Blue Ribbon Committee Final Report. **Presenter:** Todd Draper
- 3) Discussion of Non-Conforming Waste Disposal Businesses (24387 and 24404).

Presenter: Todd Draper

Other Business Items (as needed)

PUBLIC HEARINGS

Stream Setback Waiver

28631 - Angelo Calacino with Salt Lake County Parks and Recreation is requesting a waiver of stream setback in the Foothills and Canyons overlay zone to facilitate trailhead improvements (parking, restrooms, fencing). **Zone:** FR-20. **Location:** 15730 South Rose Canyon Road (7625 West - Yellow Fork Canyon Trailhead). **Community Council:** Southwest. **Planner:** Jim Nakamura and Curtis Woodward

Slope waiver request

28539 – Sam Alexander is applying for a slope waiver request in a FCOZ (for a slope within 30-40%) in order to build an addition to the existing cabin. **Zone:** FR 0.5. **Location:** 7015 S Old Stage Rd. **Community Council:** Big Cottonwood Canyon. **Planner:** Daniel Cardenas

ADJOURN



MEETING MINUTE SUMMARY
Salt Lake County Planning Commission Meeting

Wednesday, October 16, 2013 8:30 a.m.

Approximate meeting length: 55 minutes
Number of public in attendance: 3
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Young

***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	Planning Staff / DA	Public Mtg	Business Mtg
Tod Young – Chair	x	x		Curtis Woodward	x	x
Neil A. Cohen	x	x		Wendy Gurr	x	x
Jeff Creveling	x	x		Lyle Gibson	x	x
Ronald Vance – Vice Chair	x	x		Zach Shaw (DA)	x	x
Clare Collard	x	x				
Todd Sutton			x			
Bryan O’Meara (Alternate)	x	x				

BUSINESS MEETING

Meeting began at – 8:35 a.m.

- 1) Approval of Minutes from the September 11, 2013 meeting.

Motion: to approve Minutes from the September 11, 2013 meeting as presented.

Motion by: Commissioner Cohen

2nd by: Commissioner Vance

Vote: unanimous in favor (of commissioners present)

- 2) Other Business Items (as needed)

The Public Hearings will begin immediately following the Business Meeting

PUBLIC HEARINGS

Hearings began at – 8:37 a.m.

28643 – Darlene Batatian is requesting to amend the conditions of approval to add an additional floor and extra units to a previously approved condo project at Snowbird Ski Resort known as Alpen Vista. **Zone:** FR-20 **Planner:** Lyle Gibson

Commissioner Creveling is interested in seeing the initial submission and approval to determine height, existing and current floor plans and parking. Commissioner Vance questions egress and ingress, and has concern to the south regarding the avalanche that has occurred in the past.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant (Representing Snowbird)

Name: Darlene Batatian

Address: 3316 South Monte Verde Dr.

Comments: She states only adding a 3rd floor to the already approved structure which is within the maximum allowable height of 100 feet. Explained building mass appears larger with two accesses to the building, with the main access through the parking structure. Does not access through the bypass road, an avalanche study was done, can impact a number of structures. Until the Conditional Use is approved, she could not comment on the buildings internal plan.

PUBLIC PORTION OF MEETING CLOSED

Commissioner Creveling is concerned they had a previous approval and now they come back and ask for a change and is curious why they didn't just ask for this in the first place. He is most concerned about the conditions and what was approved before.

Commissioner Cohen asked if he should recuse himself, as an employee of Snowbird. Zach Shaw (DA) agreed. Commissioner Cohen excused himself at 9:11 am.

PUBLIC PORTION OF MEETING REOPENED

Speaker # 2: Snowbird General Manager

Name: Bob Bonar

Address: Not provided

Comments: They have been dealing with the avalanche control and have a plan in place that requires occupants of Snowbird and all of Alta to stay inside the dwellings while they deal with avalanche control. Ingress and egress with exterior stairwells and an elevator.

PUBLIC PORTION OF MEETING CLOSED

Zach Shaw (DA) recommends the condition that Snowbird apply their avalanche plan.

Motion: to approve application #28643 with staff conditions and an additional condition that Snowbird applies their avalanche plan.

Motion by: Commissioner Vance

2nd by: Commissioner Collard

Vote: Commissioner Creveling Nay, all other commissioners in favor, with the exception of Commissioner Cohen who had recused himself for this item.

Commissioner Name	For Motion	Against Motion
Tod Young	X	
Ronald Vance	X	
Neil A. Cohen *Recused*		
Jeff Creveling		X
Clare Collard	X	
Bryan O'Meara	X	

Commissioner Cohen returned at 9:20 a.m.

Ordinance Amendment

28640 – Salt Lake County is considering amendments to Salt Lake County Ordinances 19.04.235, 19.14.020, and 19.14.030 to limit the scope of “animals and fowl for family food production” and to make that land use a conditional use rather than a permitted use in the R-1-21 and R-1-43 zones in order to allow planning commission review and approval with the imposition of conditions of approval as necessary to mitigate the impacts of the introduction of farm animals into residential areas. **Community Council:** All. **Planner:** Curtis Woodward

Commissioner Cohen asked if it needs to go before all the Community Councils, Curtis Woodward advised we've received positive feedback from 3 and if they are grandfathered, this would only impact new residents and would require a Conditional Use. Commissioner Vance asked if they needed to recuse themselves if they were from Granite, Zach Shaw (DA) advised no.

PUBLIC PORTION OF MEETING OPENED

No one from the Public was present.

PUBLIC PORTION OF MEETING CLOSED

Commissioner Creveling agrees with this Amendment.

Motion: to recommend approval of application #28640 as presented.

Motion by: Commissioner Creveling

2nd by: Commissioner Collard

Vote: unanimous in favor (of Commissioners present)

MEETING ADJOURNED

Time Adjourned – 9:30 a.m.



STAFF REPORT

Executive Summary									
Hearing Body:	Salt Lake County Planning Commission								
Meeting Date and Time:	Wednesday, November 13, 2014	08:30 AM	File No:	2	8	6	3	1	
Applicant Name:	Angelo Calacino	Request:	FCOZ Waiver						
Description:	requesting a stream setback waiver for trailhead improvement project								
Location:	15730 S Rose Canyon Road (Rose Canyon Park Trailhead phase I)								
Zone:	FR-20 Forestry & Recreation	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input type="checkbox"/>					
Staff Recommendation:	Approval								
Planner:	Curtis Woodward								

1.0 BACKGROUND

1.1 Summary

Angelo Calacino is requesting approval of an FCOZ Stream Setback Waiver to allow improvements to the parking area to encroach inside of 50 feet of Rose Canyon Creek's high water mark. This request is being made in conjunction with a plan to improve the trailhead's existing parking/restroom conditions.

2.0 ANALYSIS

2.1 Applicable Ordinances

5. Criteria for Approval. Waivers or modifications to the development standards of this chapter may only be approved subject to satisfying those of the following criteria deemed applicable by the development services director or planning commission, depending upon which has jurisdiction over the particular proposal:

- a. That the improvements proposed are important to the operation and maintenance of the property and use, and that no reasonable alternative means of satisfying such requirements are feasible or readily available;
- b. That the physical surroundings, shape, or topographic conditions of the specific property involved are such that strict compliance with these regulations would result in substantial hardship or practical difficulties, or a substantial economic hardship (as defined in [Section 19.72.070](#)) for the owner of the property;
- c. That strict or literal interpretation and enforcement of the specified regulation would result in a development approach unintentionally inconsistent with the objectives of this chapter;
- d. That the waivers or modifications granted will result in a development approach which preserves area views, reduces adverse impacts on existing trees and vegetation, reduces the overall degree of disturbance to steep slopes, protects wildlife habitat, or reflects a greater degree of sensitivity to stream corridors, wetlands, rock outcrops, and other sensitive environmental features in the vicinity of the proposed improvements;
- e. That the granting of the waiver or modification will not be detrimental to the public health, safety, or general welfare, or materially injurious to properties or improvements in the vicinity;
- f. That the waiver or modification granted shall not have the effect of nullifying the intent and purpose of these regulations;
- g. That the proposed development, as modified by the request, is not in substantial conflict with the goals, objectives, and policies of the adopted community general plan applicable to the area;
- h. That creative architectural or environmental solutions can be applied and used to alternatively achieve the

purposes of this chapter;

- i. That the development in all other respects conforms with the site design, development, and environmental standards set forth in this chapter, in Chapter [19.73](#), "Foothills and Canyons Site Development and Design Standards," and in all other applicable ordinances and codes;
- j. That the waivers or modifications granted do not result in the violation of other applicable federal, state, and county laws.

19.73.010 Purpose and intent.

A. The general purpose of these standards is to promote development that will balance the rights of the landowner with protection of the county's sensitive lands, especially its irreplaceable foothill and canyon environments. Many of these standards are broad in nature to allow flexibility in design so development can be evaluated on a site by site basis, while insuring that development will be compatible with the natural landscape, and consistent with the public welfare.

2.2 Other Agency Recommendations or Requirements

The area of slopes that appear to be over 40% grade along the South Side of the parking area are based on man-made cuts that were created many years ago to create a roadway along the north side of the stream that is no longer used as a road. The Grading Specialist has reviewed the topography and determined that based on estimations of the original slope, the grading being proposed does not encroach onto slopes that exceed 30%.

3.0 STAFF RECOMMENDATION

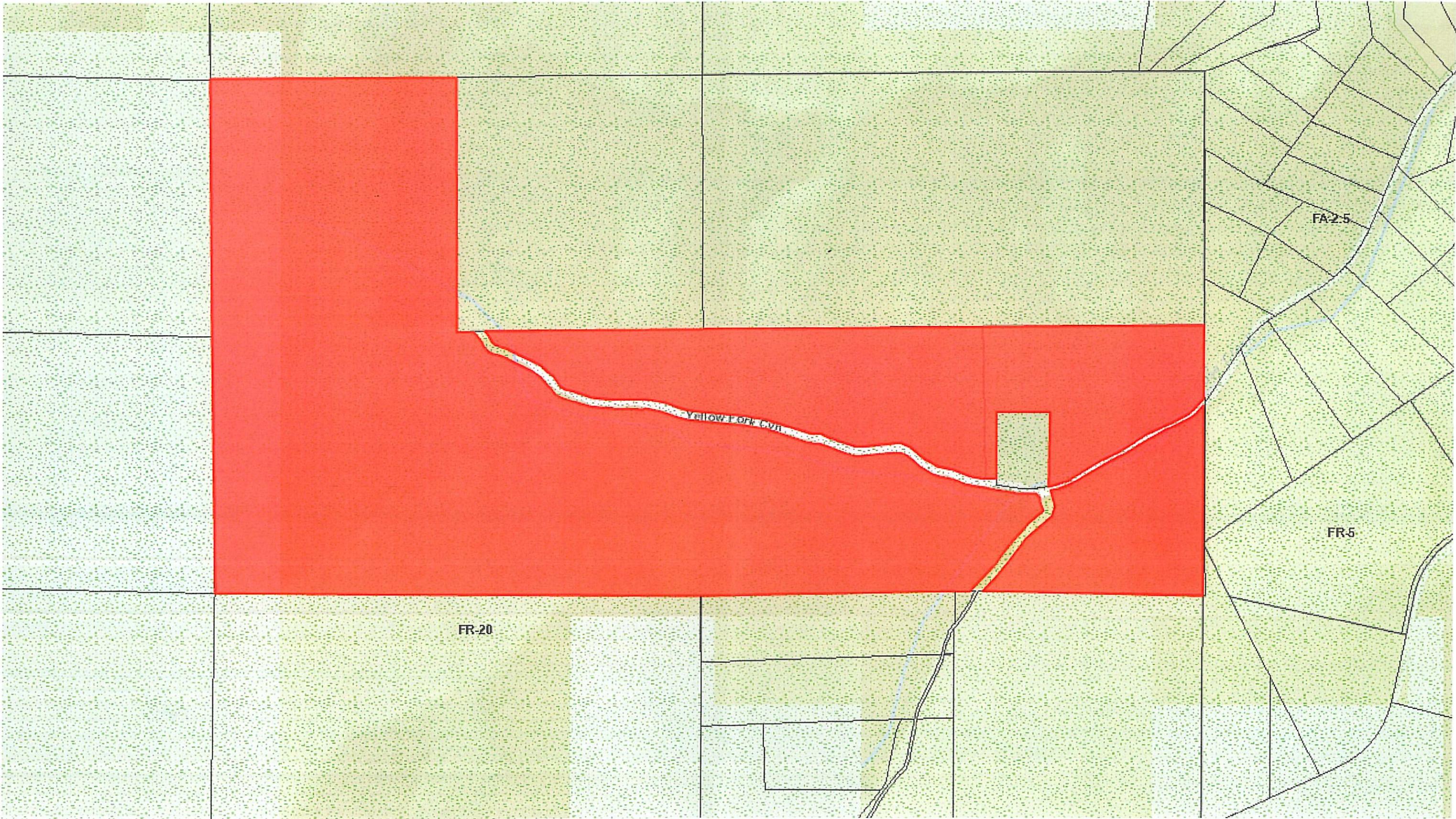
3.1 Staff recommends APPROVAL of the proposed FCOZ Waiver .

3.2 Reasons for Recommendation

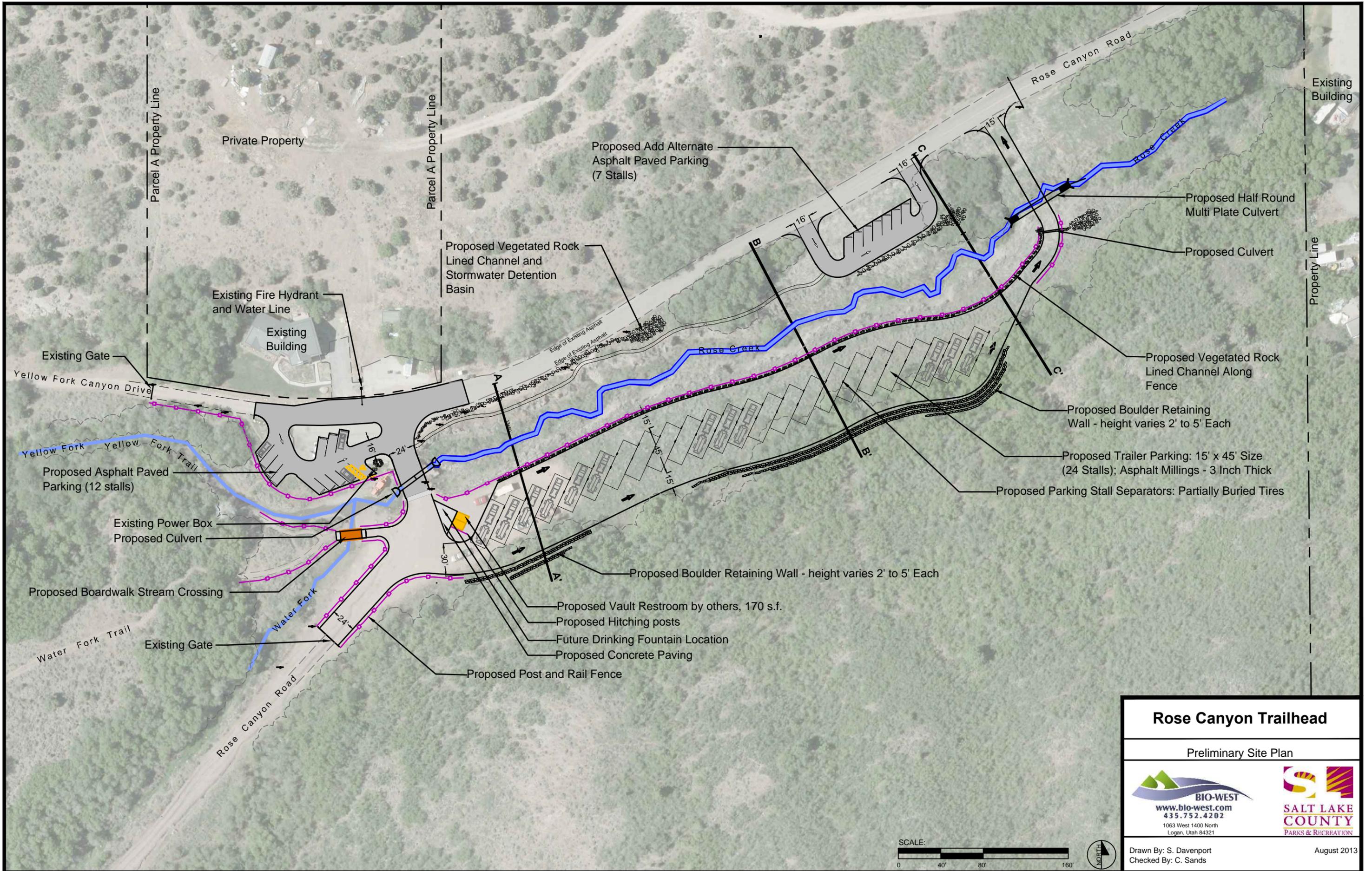
- 1) The proposed parking lot improvements will serve to protect and enhance the environmental quality of the area by controlling vehicular, pedestrian, equestrian, and bicycle traffic and protecting the stream. History has shown that unless clear boundaries are delineated and control measures taken, damage to slopes, streams, and canyon foliage generally results.
- 2) Foothills and Canyons recreation areas such as trail heads are often located near streams and steep slopes adjacent to high-traffic trails where people congregate to use the trails. Strict enforcement of FCOZ conflicts with the tendency for recreationalists to congregate in these types of environs.
- 3) Based on the current use of the trails and trail head area, the proposal does not have any conflicts with the criteria outlined in 19.72.060.C(5) above.

3.3 Other Recommendations

The applicants must obtain approvals from the technical reviewers (grading, storm water, health, State Engineer, etc.) prior to permits being approved.







Parcel A Property Line

Parcel A Property Line

Property Line

Private Property

Proposed Add Alternate
Asphalt Paved Parking
(7 Stalls)

Proposed Vegetated Rock
Lined Channel and
Stormwater Detention
Basin

Proposed Half Round
Multi Plate Culvert

Proposed Culvert

Existing Fire Hydrant
and Water Line

Existing Building

Proposed Vegetated Rock
Lined Channel Along
Fence

Existing Gate

Yellow Fork Canyon Drive

Proposed Boulder Retaining
Wall - height varies 2' to 5' Each

Proposed Trailer Parking: 15' x 45' Size
(24 Stalls); Asphalt Millings - 3 Inch Thick

Proposed Parking Stall Separators: Partially Buried Tires

Proposed Asphalt Paved
Parking (12 stalls)

Existing Power Box

Proposed Culvert

Proposed Boulder Retaining Wall - height varies 2' to 5' Each

Proposed Boardwalk Stream Crossing

Proposed Vault Restroom by others, 170 s.f.

Proposed Hitching posts

Future Drinking Fountain Location

Proposed Concrete Paving

Proposed Post and Rail Fence

Existing Gate

Water Fork Trail

Water Fork

Rose Canyon Road

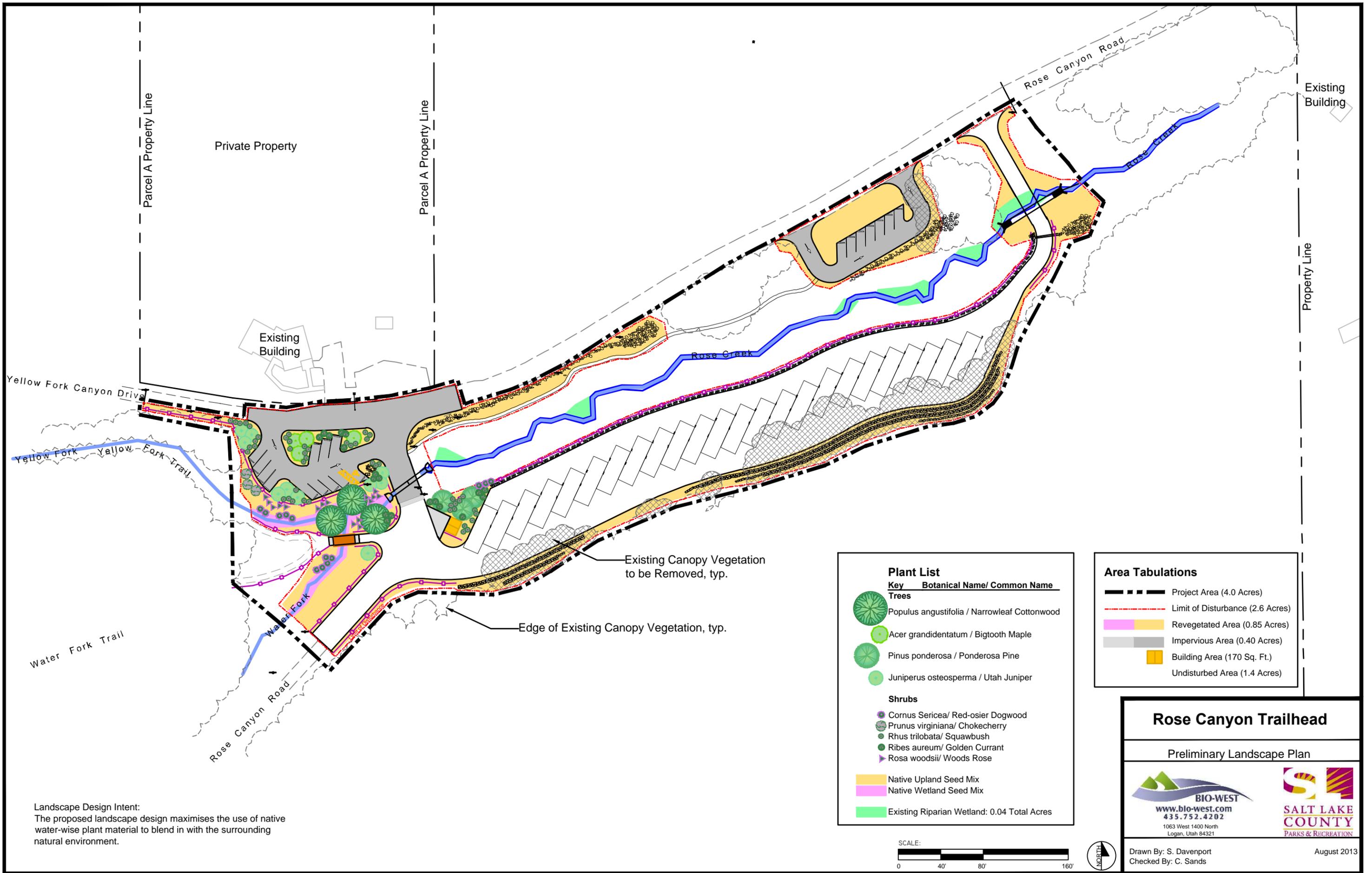
Rose Canyon Trailhead

Preliminary Site Plan



Drawn By: S. Davenport
Checked By: C. Sands

August 2013



Landscape Design Intent:
 The proposed landscape design maximises the use of native water-wise plant material to blend in with the surrounding natural environment.

Plant List

Key	Botanical Name/ Common Name
Trees	
	Populus angustifolia / Narrowleaf Cottonwood
	Acer grandidentatum / Bigtooth Maple
	Pinus ponderosa / Ponderosa Pine
	Juniperus osteosperma / Utah Juniper
Shrubs	
	Cornus Sericea/ Red-osier Dogwood
	Prunus virginiana/ Chokecherry
	Rhus trilobata/ Squawbush
	Ribes aureum/ Golden Currant
	Rosa woodsii/ Woods Rose
	Native Upland Seed Mix
	Native Wetland Seed Mix
	Existing Riparian Wetland: 0.04 Total Acres

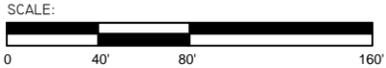
Area Tabulations

	Project Area (4.0 Acres)
	Limit of Disturbance (2.6 Acres)
	Revegetated Area (0.85 Acres)
	Impervious Area (0.40 Acres)
	Building Area (170 Sq. Ft.)
	Undisturbed Area (1.4 Acres)

Rose Canyon Trailhead

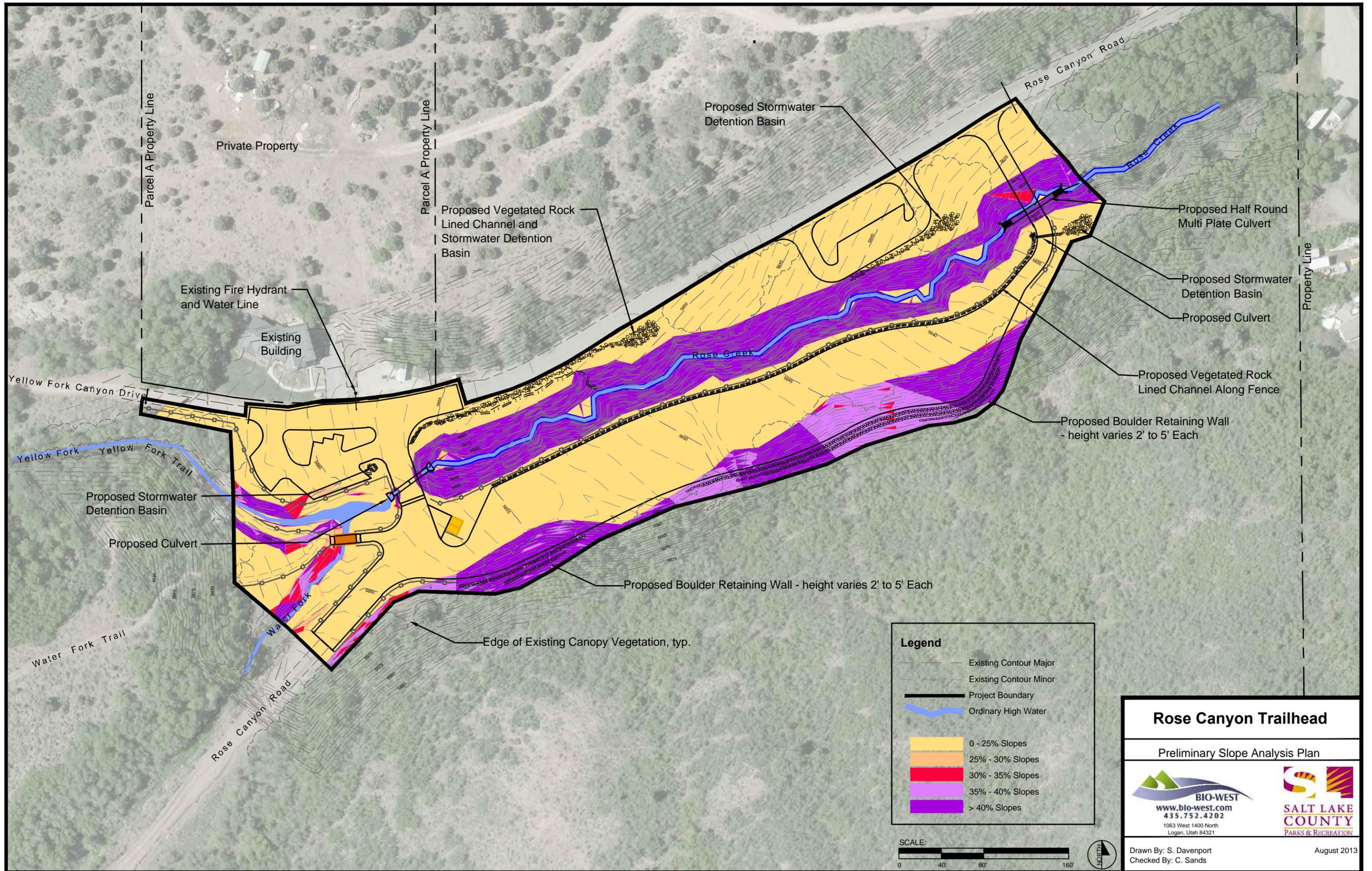
Preliminary Landscape Plan

www.bio-west.com
 435.752.4202
 1063 West 1400 North
 Logan, Utah 84321



Drawn By: S. Davenport
 Checked By: C. Sands

August 2013



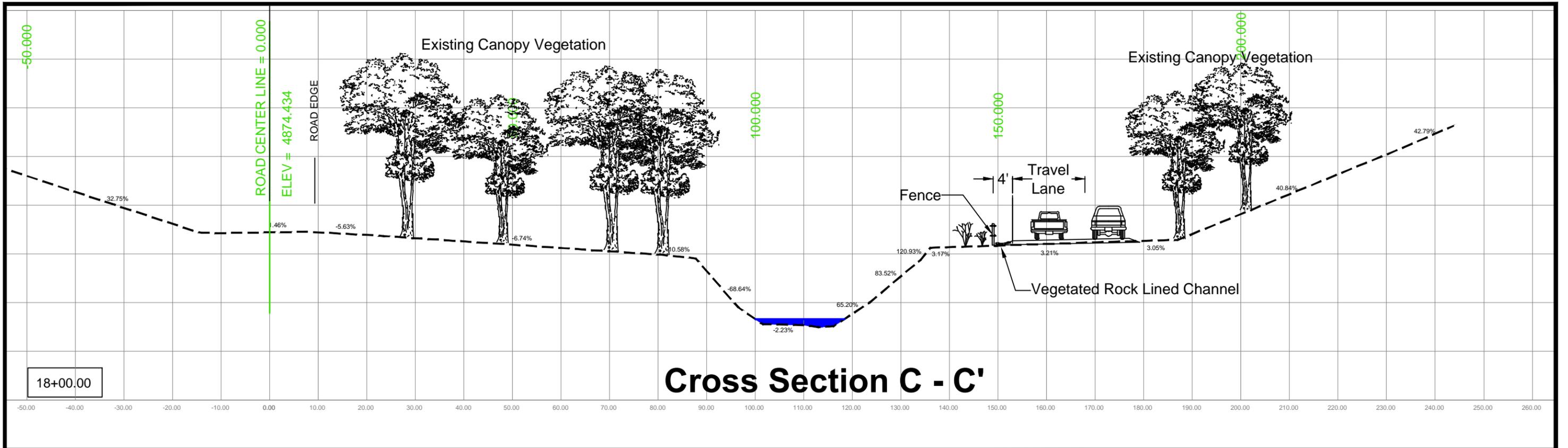
Rose Canyon Trailhead

Preliminary Slope Analysis Plan



Drawn By: S. Davenport
Checked By: C. Sands

August 2013



Rose Canyon Trailhead

Preliminary Cross Section C



Drawn By: S. Davenport
Checked By: C. Sands

August 2013



STAFF REPORT

Executive Summary									
Hearing Body:	Salt Lake County Planning Commission								
Meeting Date and Time:	Monday, November 11, 2013	08:30 AM	File No:	2	8	5	3	9	
Applicant Name:	Sam Alexander	Request:	FCOZ Waiver						
Description:	SLOPE WAIVER REQUEST IN FCOZ 30 - 40 %								
Location:	7015 S Old Stage Rd								
Zone:	FR-0.5 Forestry & Recreation	Any Zoning Conditions?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>					
Zoning Condition:	FCOZ								
Staff Recommendation:	Approval								
Planner:	Daniel Cardenas								

1.0 BACKGROUND

1.1 Summary

The applicant, Sam Alexander is requesting approval of an FCOZ waiver to allow construction into an area with a slope in the 30-40 % range. This request is being made in order to expand the existing cabin and build an addition to it. The Planning Commission has the authority to waive or modify standards relating to slope protection areas on Lots of record. The applicant is eligible to apply for waivers through the Planning Commission.

1.3 Neighborhood Response

No negative response from the neighborhood has been received from Planning and Development.

2.0 ANALYSIS

2.1 Applicable Ordinances

19.72.060 Administration and enforcement

B. Planning Commission Authority to Waive or Modify Standards.

1. Waiver of Slope Protection Standards for Lots of Record.

a. Subject to the conditions set forth in subsection (B)(1)(b) of this section, the planning commission may waive or modify the following standards as applied to development on lots of record and in subdivisions that were approved prior to the effective date of the ordinance codified in this chapter:

i. Slope protection standards regarding prohibition of development on slopes greater than thirty percent or in ridge line protection areas, as set forth in Section 19.72.030B; or

ii. Limitations on the crossing of slopes greater than thirty percent with any street, road, private access road or other vehicular route, as addressed in [Section 19.72.030\(D\)\(3\)\(4\)](#).

b. The planning commission may waive or modify the aforementioned standards only upon satisfaction of the following criteria:

i. Strict compliance with the slope protection standards in Section 19.72.030B or in [Section 19.72.030\(D\)\(3\) --\(4\)](#) would render the site completely undevelopable; or

ii. Strict compliance with the slope protection standards in Section 19.72.030B or in [Section 19.72.030\(D\)\(3\)](#) --(4) would result in a substantial economic hardship (as defined in [Section 19.72.070](#)) not created by the applicant or otherwise self-imposed; and

iii. The development conforms with all other development, site design, and environmental standards set forth in this chapter, in Chapter [19.73](#), "Foothills and Canyons Site Development and Design Standards," and in all other applicable ordinances and codes.

c. Notwithstanding its discretion to grant waivers for lots of record from the slope protection standards set forth in this chapter, in no case shall the planning commission permit development other than roads on slopes greater than forty percent.

d. In granting a waiver from or modification of the slope and ridge line protection standards set forth in Section 19.72.030B of this chapter, the planning commission may impose such conditions as are reasonable and appropriate to not only mitigate the impacts of the proposed development on adjacent properties and area characteristics, but to also enhance their compatibility with the surrounding environment. Such conditions may include, for example, but are not limited to, a reduction in the maximum building height otherwise permitted by the underlying zone (e.g., a reduction to twenty feet from the thirty-foot maximum building height permitted in the F.R. zone); mandatory (rather than advisory) incorporation of specific building scale and design, building materials and colors, landscaping and vegetation, and other site development and design standards of Chapter [19.73](#) of this title that are otherwise advisory, etc.

2.2 Other Agency Recommendations or Requirements

The proposed waiver application was reviewed by the County Grading expert in regard to placement of this addition. After careful reviewing of the slope analysis and the site plan, **the County Grading specialist recommended approval of the waiver** for the following reasons:

*Legal lot of record

*Rear of addition to act as retaining wall for slope

*The slope in excess of 50% are created by man-made rock walls

*The area is already landscaped and disturbed by use

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed FCOZ Waiver .

3.2 Reasons for Recommendation

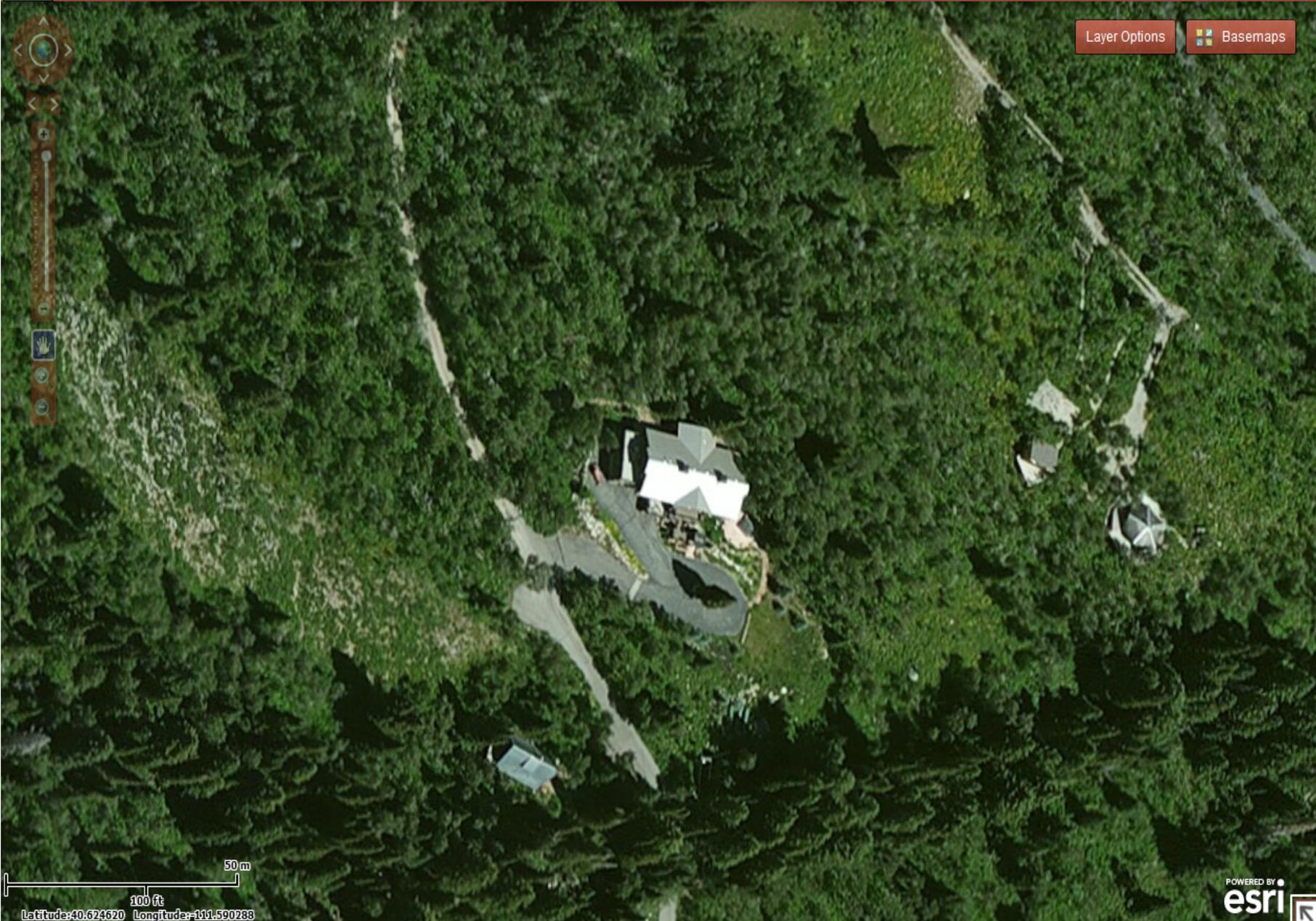
- 1) The waiver request complies with the outline criteria for a lot of record.
- 2) The proposed area for the addition is the one with the least impact on the surrounding area and to keep the disturbance to the minimum.
- 3) The site design and permitted use already complies with all other county requirements and regulations
- 4) The waiver approval will help the development to comply with the technical standards.

 **Planning and Development**
Interactive GIS Map



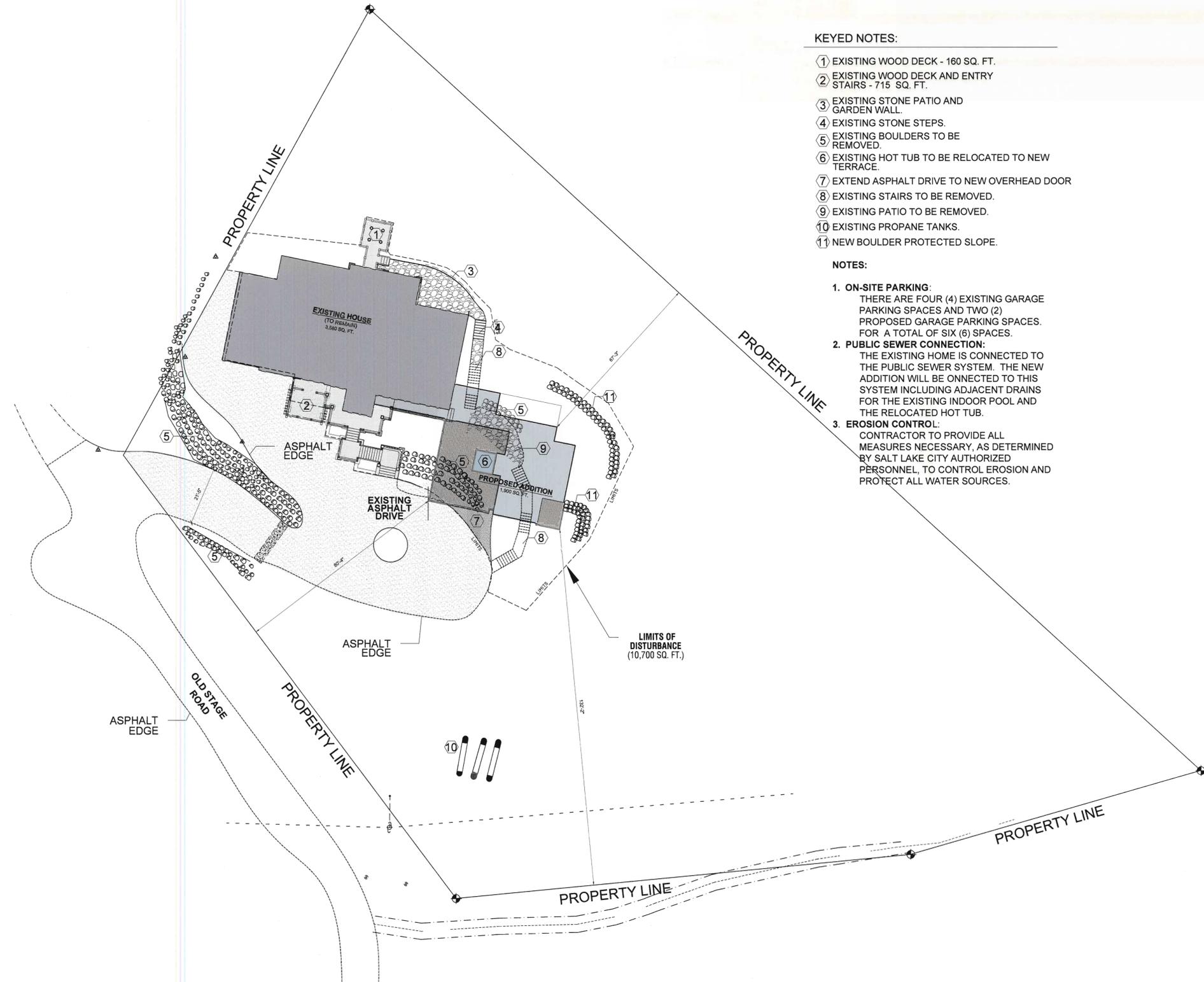
About

Layer Options  Basemaps



50 m
100 ft
Latitude: 40.624620 Longitude: -111.590288

POWERED BY 



KEYED NOTES:

- ① EXISTING WOOD DECK - 160 SQ. FT.
- ② EXISTING WOOD DECK AND ENTRY STAIRS - 715 SQ. FT.
- ③ EXISTING STONE PATIO AND GARDEN WALL.
- ④ EXISTING STONE STEPS.
- ⑤ EXISTING BOULDERS TO BE REMOVED.
- ⑥ EXISTING HOT TUB TO BE RELOCATED TO NEW TERRACE.
- ⑦ EXTEND ASPHALT DRIVE TO NEW OVERHEAD DOOR
- ⑧ EXISTING STAIRS TO BE REMOVED.
- ⑨ EXISTING PATIO TO BE REMOVED.
- ⑩ EXISTING PROPANE TANKS.
- ⑪ NEW BOULDER PROTECTED SLOPE.

NOTES:

- 1. **ON-SITE PARKING:**
THERE ARE FOUR (4) EXISTING GARAGE PARKING SPACES AND TWO (2) PROPOSED GARAGE PARKING SPACES. FOR A TOTAL OF SIX (6) SPACES.
- 2. **PUBLIC SEWER CONNECTION:**
THE EXISTING HOME IS CONNECTED TO THE PUBLIC SEWER SYSTEM. THE NEW ADDITION WILL BE CONNECTED TO THIS SYSTEM INCLUDING ADJACENT DRAINS FOR THE EXISTING INDOOR POOL AND THE RELOCATED HOT TUB.
- 3. **EROSION CONTROL:**
CONTRACTOR TO PROVIDE ALL MEASURES NECESSARY, AS DETERMINED BY SALT LAKE CITY AUTHORIZED PERSONNEL, TO CONTROL EROSION AND PROTECT ALL WATER SOURCES.

Architect:
Alexander & Gibbs, Inc.
2270 East Emerson Ave.
Salt Lake City, UT 84108
(801) 583-2626
aandgarch@comcast.net

Contact:
Sam Alexander
(801) 824-4504 cell

Project:
BISHOP RESIDENCE ADDITION
7015 SOUTH OLD STAGE RD.
BRIGHTON, UTAH 84121

Owner:
STEPHANIE AND FRED BISHOP
450 GREENBAY RD., APT. 1C
GLENCOE, IL 60022
(847) 835-3390
(435) 655-3390



Edition:
SITE PLAN AMENDMENT

Date: 9/11/2013

Revisions:

Project data:
project no: 1193
drawn by: ssa
checked by: ssa

Sheet contents:
Preliminary Site Plan

Sheet
A1

Architect:
Alexander & Gibbs, Inc.
2270 East Emerson Ave.
Salt Lake City, UT 84108
(801) 583-2626
aandgarch@comcast.net

Contact:
Sam Alexander
(801) 824-4504 cell

Project:
BISHOP RESIDENCE ADDITION
7015 SOUTH OLD STAGE RD.
BRIGHTON, UTAH 84121

Owner:
STEPHANIE AND FRED BISHOP
450 GREENBAY RD., APT. 1C
GLENCOE, IL 60022
(847) 835-3390
(435) 655-3390



Edition:
SITE PLAN AMENDMENT

Date: 9/11/2013

Revisions:

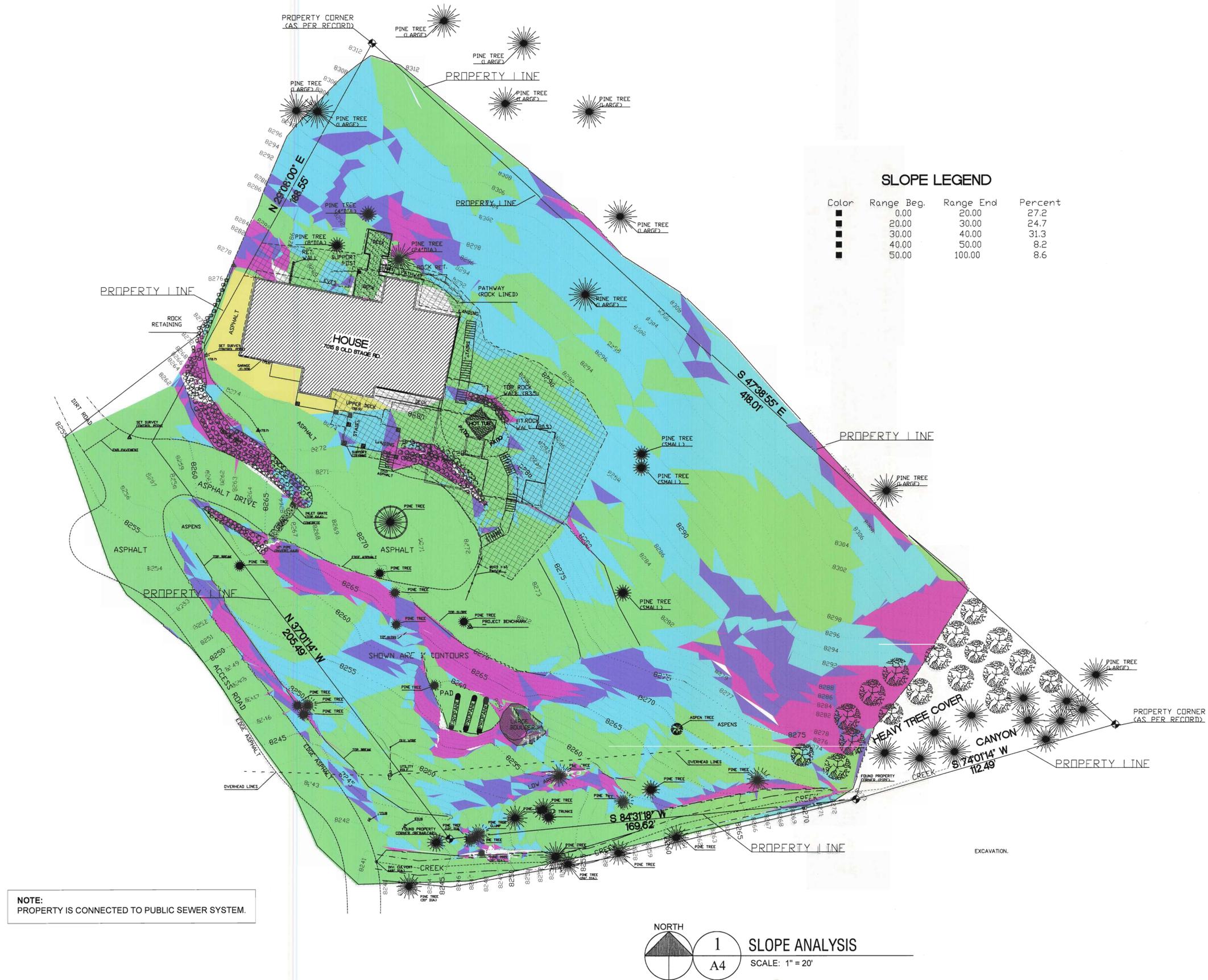
Project data:

project no: 1193
drawn by: ssa
checked by: ssa

Sheet contents:
Slope Analysis

Sheet

A4



Architect:
Alexander & Gibbs, llc
2270 Emerson Ave.
Salt Lake City, UT 84108
(801) 583-2626
aandgarch@comcast.net

Project:
Bishop Residence Addition
7015 S Old Stage Road
Brighton, UT 84121

Owner:
FRED AND STEPHANIE BISHOP
450 GREENBAY RD.
APT. 1C
GLENCOE, IL 60022
(847) 835-3390
(435) 655-3390



Edition:
SITE PLAN AMENDMENT

Date: 09/11/13

Revisions:

Project Data:

Project Number: 1193

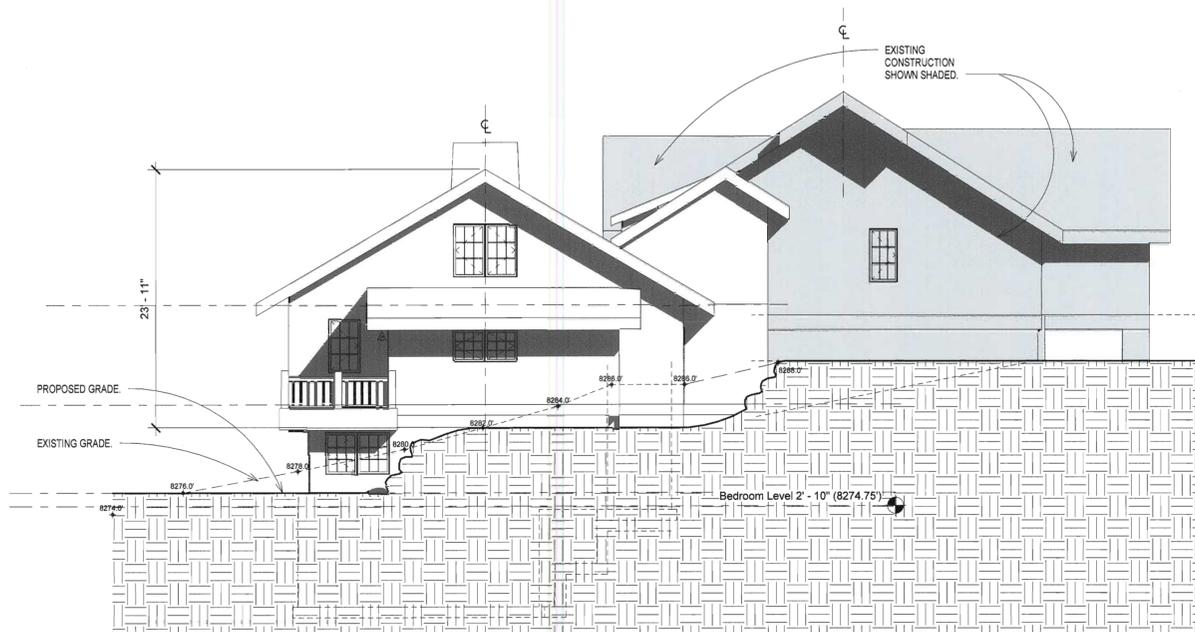
Drawn by: SSA

Checked by: SSA

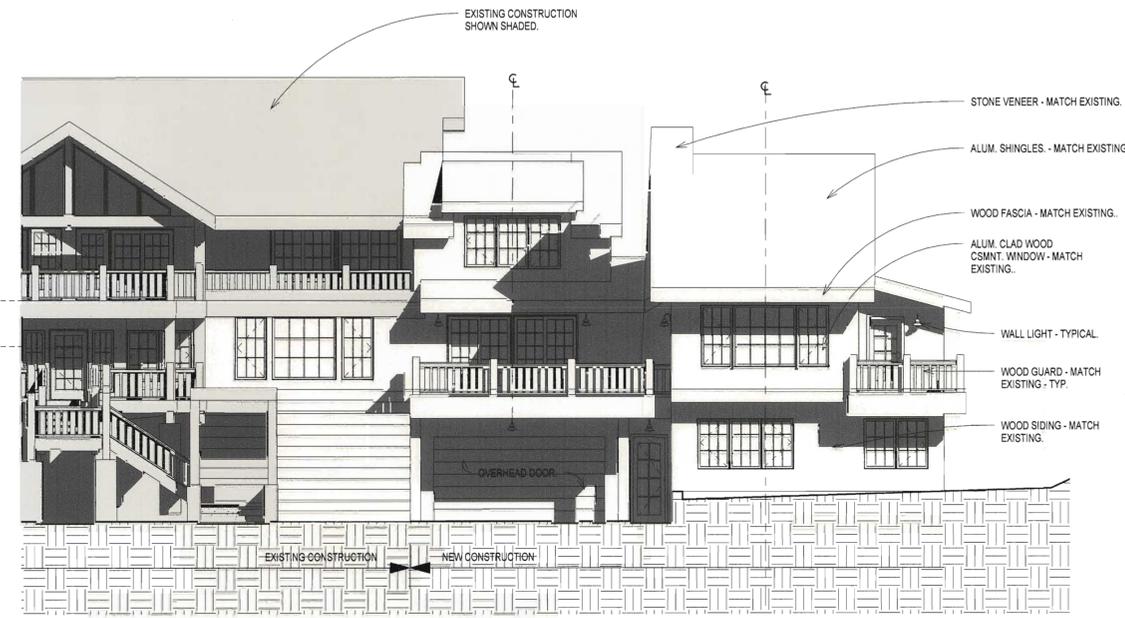
Sheet Contents:
Building Elevations

Sheet:

A6



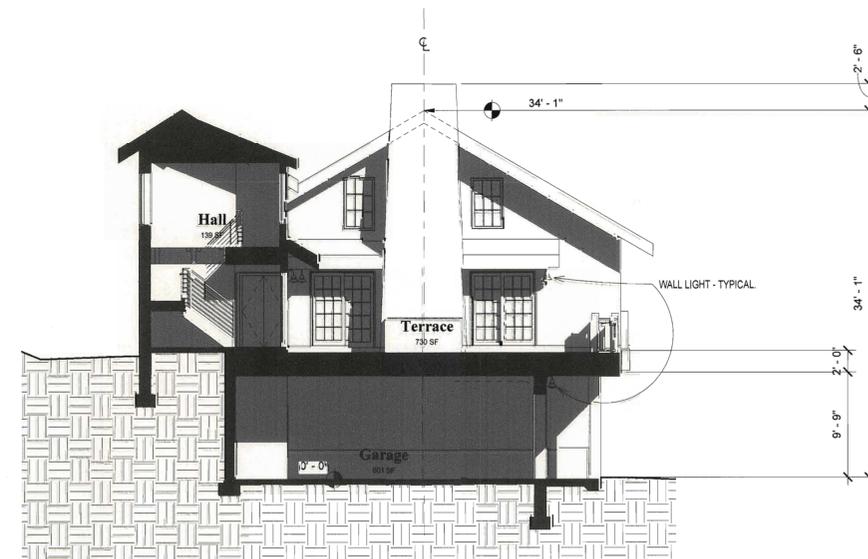
1 East
A6 1/8" = 1'-0"



2 South
A6 1/8" = 1'-0"



3 View from Southwest
A6 1/2" = 1'-0"



4 West
A6 1/8" = 1'-0"