



Planning & Development Services Division

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<http://www.utah.gov/pm/index.html>

Salt Lake County Planning Commission

Public Meeting Agenda

Wednesday, December 11, 2013 8:30 A.M.

**THE MEETING WILL BE HELD AT SALT LAKE COUNTY GOVERNMENT CENTER
2001 SOUTH STATE STREET, SOUTH BUILDING, MAIN FLOOR, USU EXTENSION ROOM,
ROOM S1010**

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) Approval of Minutes from the November 13, 2013 meeting

Other Business Items (as needed)

PUBLIC HEARINGS

Conditional Use

28680 – Nefi Garcia of Technology Associates – Requesting Conditional Use approval for a stealth wireless telecommunications facility. **Location:** 9850 South 2700 East. **Zone:** R-1-43 (Residential). **Community Council:** Granite. **Planner:** Todd Draper

28304 – Dave Erickson representing TM Crushing and G&N Properties LLC – Requesting Conditional Use approval for additional phases as part of a Sand and Gravel extraction operation. **Location:** 6816 South U-one Eleven Highway. **Zone:** S-1-G (Sand and Gravel/Residential). **Planner:** Todd A. Draper

ADJOURN



MEETING MINUTE SUMMARY

Salt Lake County Planning Commission Meeting

Wednesday, November 13, 2013 8:30 a.m.

Approximate meeting length: 1 hour 52 minutes
Number of public in attendance: 7
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Young (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:

Commissioners	Public Mtg	Business Mtg	Absent	Planning Staff / DA	Public Mtg	Business Mtg
Tod Young – Chair	x	x		Todd Draper	x	x
Neil A. Cohen	x	x		Wendy Gurr	x	x
Jeff Creveling	x	x		Max Johnson	x	x
Ronald Vance – Vice Chair	x	x		(DA) Zach Shaw	x	x
Clare Collard	x	x		Curtis Woodward	x	x
Todd Sutton			x	Jim Nakamura	Absent	Absent
Bryan O’Meara (Alternate)	x	x		Daniel Cardenas	x	x
				David Gellner	x	x
				Angelo Calacino	x	x
				Mike Durfee	x	x
				Steve Szemerey	x	x

BUSINESS MEETING

Meeting began at – 8:32 a.m.

Motion to change the Agenda to address Other Business Items after the Public Hearings.

- 1) Approval of Minutes from the October 16, 2013 meeting

Motion: to approve the minutes from the October 16, 2013 meeting as presented.

Motion by: Commissioner Cohen

2nd by: Commissioner Vance

Vote: unanimous in favor (of commissioners present)

PUBLIC HEARINGS

Hearings began at – 8:34 a.m.

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

Commissioners and Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant (Architect)

Name: Sam Alexander

Address: 2270 Emerson Avenue, SLC

Comments: Garage is accessed from the front of the building, side garage door for recreational vehicles, no room for a vehicle.

Commissioners had a discussion amongst themselves, regarding encroachments onto the neighboring property.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and Staff had a brief discussion.

Motion: to approve application #28539 as presented.

Motion by: Commissioner Vance

2nd by: Commissioner Cohen

Vote: Commissioner Creveling nay, all other Commissioners in favor (of commissioners present)

Commissioner Name	For Motion	Against Motion
Tod Young	x	
Ronald Vance	x	
Neil A. Cohen	x	
Clare Collard	x	
Jeff Creveling		x
Bryan O'Meara (Alternate)	x	

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

Commissioners and Staff had a brief discussion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Angelo Calacino

Address: Parks and Recreation

Comments: There is somewhat of existing parking, but hopes to alleviate some of the ongoing problems. Parking on the roads will be prohibited. Vehicular access has been prohibited for the past 3 years. Trying to accommodate

users at the mouth of the canyon. Just over 4,000 acres for recreational use. Access will be off Rose Canyon Road and is proposing a circular drive through for emergency vehicles. Parking will consist of Impact Asphalt millings. Trying to do some stream restoration, due to the erosion over the years.

Commissioners had questions for applicant regarding bathrooms.

Speaker # 2: Citizen

Name: Gary Exodur

Address: 1610 Christian Way

Comments: Lives up the road from the canyon. He is happy with Parks and Recreation. He has concern if he decides to develop his property, if the bridge will be wide enough and how he will access his property if gates are up. Asked if the bridge is wood, if there would be a bridge constructed for horses.

Speaker # 3: Applicant

Name: Angelo Calacino

Address: Parks and Recreation

Comments: Salt Lake County installed a gate on Water Fork Road and will issue keys to land owners in between the County properties.

PUBLIC PORTION OF MEETING CLOSED

Commissioners praise the presenters and had a brief discussion.

Motion: to approve application #28631 with an amendment to condition #3, the proposal complies with applicable criteria outlined in section 19.72.060.C(5).

Motion by: Commissioner O'Meara

2nd by: Commissioner Collard

Vote: unanimous in favor (of commissioners present)

Commissioners, Staff and Applicant had a brief discussion.

2) Other Business Items (as needed)

- i. FCOZ Blue Ribbon Committee Final Report. **Presenter:** Todd Draper

Commissioners and Staff had a brief discussion.

- ii. Discussion of Non-Conforming Waste Disposal Businesses (24387 and 24404).
Presenter: Todd Draper

At the advice of Counsel, this will not be discussed. This discussion has been cancelled.

- iii. Chairperson Young would like to have a review of the Commission rules. He wants to bring revisions that he has made to the commission of the bylaws. He states the rules of procedure is the Planning Commissions responsibility and would like to have a discussion in January.

MEETING ADJOURNED

Time Adjourned – 10:24 a.m.



STAFF REPORT

Executive Summary									
Hearing Body:	Salt Lake County Planning Commission								
Meeting Date and Time:	Wednesday, December 11, 2013	08:30 AM	File No:	2	8	6	8	0	
Applicant Name:	Nefi Garcia	Request:	Conditional Use						
Description:	Stealth Wireless Telecommunications Facility								
Location:	9850 South 2700 East								
Zone:	R-1-43 Residential Single-Family	Any Zoning Conditions?	Yes <input type="checkbox"/>	No <input type="checkbox"/>					
Community Council Rec:	Not yet received								
Staff Recommendation:	Approval with Conditions								
Planner:	Todd A. Draper								

1.0 BACKGROUND

1.1 Summary

This application is for the installation and operation of a wireless telecommunications facility (cell tower). The property is zoned R-1-43 (residential) and the property is currently encumbered by a residential use as well as allowable agricultural uses including the keeping of personal horses. As a result of the property zoning, wireless telecommunications facilities are required by ordinance to be stealth in design.

To comply with these requirements the applicant has proposed the use of a monopole that is disguised as a large pine tree (also known as a mono-pine). The design proposed by the applicant is at least 7 feet taller than that allowed by the ordinance, however the planning commission may consider allowing the additional height under allowances given for stealth designs.

The existing barn on the property already exceeds the maximum 1,200 gross square feet of accessory structures allowed on the property as a permitted use under the ordinance and therefore the additional equipment building must also be considered as a conditional use expansion of the square footage of accessory structures on the property. No specifics have been provided by the applicant as to the current square footage of existing accessory structures on the property, however staff estimates the existing structures to be about 3,100 sq ft. The new proposed building would add approximately 275 additional square feet to the total.

1.3 Neighborhood Response

None received.

1.4 Community Council Response

Not received to date. The request is anticipated to be discussed at their December 4, 2013 meeting.

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 <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `A`:</u> <i>The proposed site development plan shall comply with all applicable provisions of the Zoning Ordinance, such as parking, building setbacks, building height, etc.</i>
		<p>Discussion: Although information regarding the distance to the nearest residential structures has not been provided at this time, aerial photography would suggest that the nearest residential structure is located on the adjacent property to the West and that the tower would be approximately 60 to 80 feet away from the residence. As part of the technical review staff will insure that accurate plans and information are provided by the applicant that show in detail how the setback standards will be met.</p> <p>As the tower will be located on a residential property it is required to be stealth in design.</p> <p>Additional considerations for stealth facilities can be granted by the Planning Commission as listed in [19.83.060 (C) (5)]. The applicant is requesting an additional 7 feet in tower height over the normally applicable 60 foot height limit. No information has been provided by the applicant in support of the request for additional height. Staff has identified no unique characteristics of the site that might warrant or support a request for additional height. Given the circumstances staff believes that this criterion has been met relative to a 60' total height monopine but not for the 67' monopine that has been proposed. This is reflected in the suggested conditions provided by staff at the end of this report.</p>
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>
		Discussion: Compliance with other agency reviews and requirements is part of the technical review process that will be completed prior to the issuance of a final approval by planning staff.
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>
		Discussion: There are no significant traffic impacts associated with this request as the facility will be an unmanned site and the property will continue to function as a residential property.

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>
		Discussion: All of the identified issues will be addresses as part of the technical review (if necessary) and building permit review processes.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard 'E'</u> : <i>The proposed use and site development plan shall not adversely impact properties in the vicinity of the site through lack of compatibility with nearby buildings in terms of size, scale, height, or noncompliance with community general plan standards.</i>
		Discussion: The proposed use and site development plan will not be incompatible with the surrounding neighborhood. Another non-stealth tower located on the immediately adjacent property to the north (within Sandy City limits) is visible from the site and the surrounding properties are semi-agricultural in use and include similar large barns and outbuildings. Telecommunications facilities were not specifically addressed within the Granite Community General Plan.

2.2 Zoning Requirements

19.83.060 - Facility types and standards

Wireless telecommunications facilities are characterized by the type and location of the antenna structure. There are four general types of antenna structures: wall mounted; roof mounted; monopoles; and lattice towers. Standards for the installation of each type of antenna are as follows:

C. Monopole. The following provisions apply to monopoles:

1. The height limit for monopoles is sixty feet except the planning commission may allow a monopole up to eighty feet in the C-2, C-3, M-1, and M-2 zones if it finds: (1) that the monopole will blend in with surrounding structures, poles, or trees and is compatible with surrounding uses, (2) the monopole will be available for co-location with other companies, and (3) the monopole will be setback at least three hundred feet from any residential zone boundary. The height shall be measured from the top of the structure including antennas, to the original grade directly adjacent to the monopole.
2. In all R-1, R-2, and R-4-8.5 zones, monopoles will only be allowed in conjunction with an existing public or quasi-public use. Public and quasi-public uses, as defined in Sections 19.04.440 and 19.04.450, include but are not limited to churches, schools, utilities, and parks.
3. No monopoles shall be allowed in the front yard setback of any lot.
4. Monopoles shall be setback from any residential structure a distance equal to its height.
5. Stealth monopole facilities are encouraged and shall be allowed to vary from the provisions of this section as determined by development services division for permitted uses and the planning commission for conditional uses. Stealth monopoles are not required to be located with public or quasi-public uses in all R-1, R-2 and R-4.95 zones (see Table 19.83.050).

19.83.070 - Color

Monopoles, antennas, and any associated buildings or equipment shall be painted to blend with the surroundings which they are most commonly seen. The color shall be determined on a case-by-case basis by the planning commission for conditional uses and development services division for permitted uses. Within six months after the facility has been constructed, the planning commission or the development services division may require the color be changed if it is determined that the original color does not blend with the surroundings.

19.83.090 - Additional requirements

The following shall be considered by the planning commission for conditional uses:

- A. Compatibility of the proposed structure with the height and mass of existing buildings and utility structures.
- B. Location of the antenna on other existing structures in the same vicinity such as other monopoles, buildings, water towers, utility poles, athletic field lights, parking lot lights, etc. where possible without significantly impacting antenna transmission or reception.
- C. Location of the antenna in relation to existing vegetation, topography including ridge lines, and buildings to obtain the best visual screening.
- D. Spacing between monopoles which creates detrimental impacts to adjoining properties.
- E. Installation of, but not limited to, curb, gutter, sidewalk, landscaping, and fencing as per Sections 19.76.210 and 19.84.050

19.83.100 - Accessory buildings

Accessory buildings to antenna structures must comply with the required setback, height and landscaping requirements of the zoning district in which they are located. All utility lines on the lot leading to the accessory building and antenna structure shall be underground.

2.3 Other Agency Recommendations or Requirements

none received as of the writing of this report

2.4 Other Issues

Planning:

1. Revised plans showing the setback from the nearest residential structures will be required before final approval can be given.
2. Height of the monopine is too tall. 60 feet from natural grade is the maximum. No reason for the additional 7+ feet in height is given in the application.
3. The tower needs to be available for co-location. Staff recommends that future co-location applications be approved by staff.

4. Submit complete plans for review regarding the equipment building including elevations, floor plans, and accurate dimensions.

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Conditional Use with the following conditions:

- 1) Overall height of the tower (including all branches) is limited to 60 feet from natural grade surrounding the tower. The maximum height of the antennas shall be 7 feet lower than the maximum height of the tower. (The proposed branch configuration and tapered design shall remain)
- 2) The tower shall be made available to other wireless telecommunications providers for co-location of their antennas.
- 3) Future applications for co-location upon this tower to be approved by planning staff.
- 4) Comply with all recommendations and requirements of the individual reviewers.

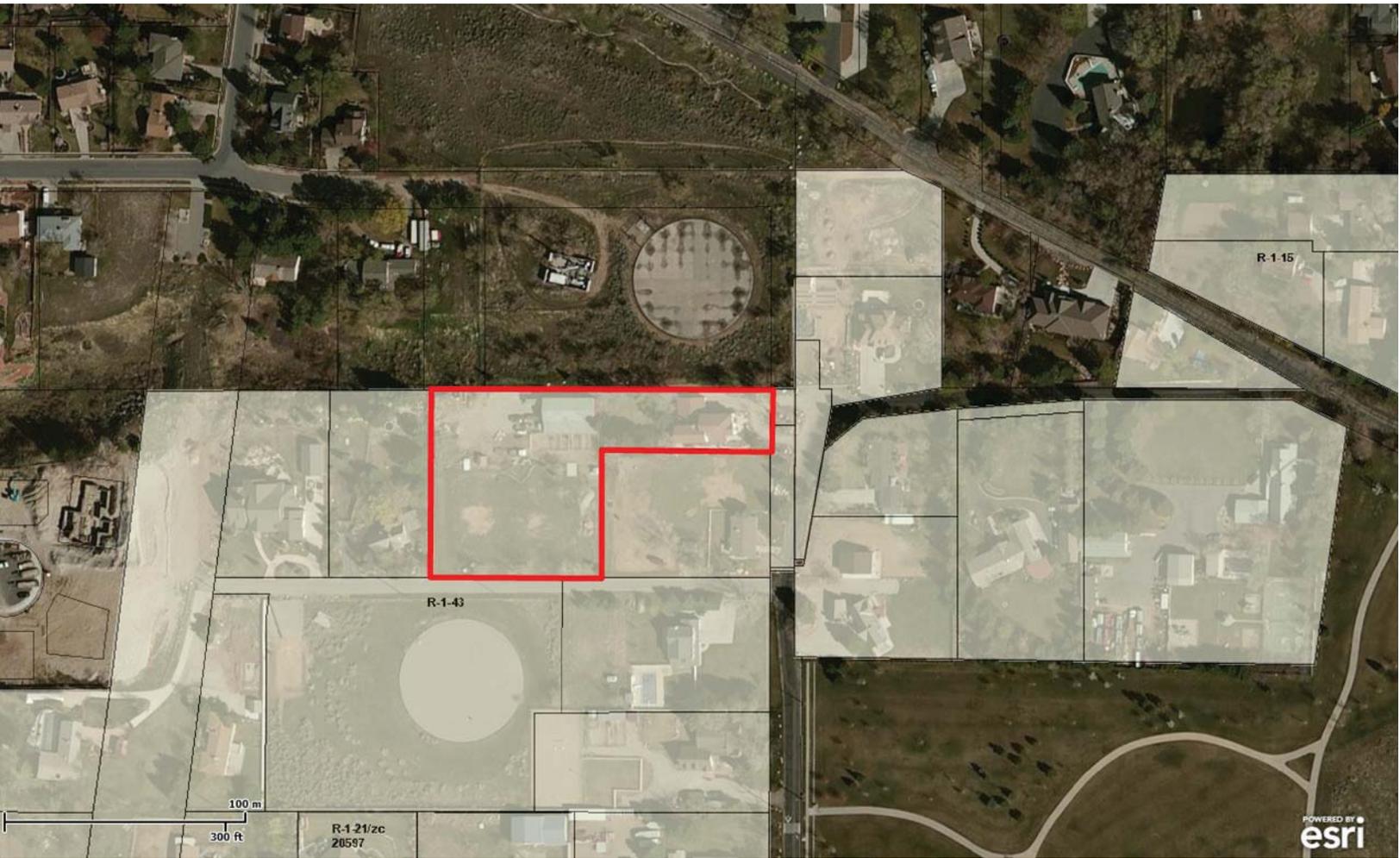
3.2 Reasons for Recommendation

- 1) The applicant has not demonstrated any compelling reasons for the additional height of the tower as proposed.
- 2) Co-locating other antennas on this mono-pine will further reduce the potential visual impacts of towers in the surrounding neighborhood.
- 3) Allowing staff to review and approve applications for future co-location ensures that other telecommunications providers will be able to obtain approval to move onto this new tower quickly, serving the public interest.
- 4) Compliance with individual reviewers recommendations and requirements will ensure that the project is compliant with all ordinance requirements.

3.3 Other Recommendations

None at this time

9850 S 2700 E



Mon Dec 2 2013 04:49:39 PM.

APPROVED
By Chad Bryce at 2:06 pm, Sep 13, 2013

APPROVED
By nefi.garcia at 10:34:51 AM, 9/17/2013

APPROVED
By Robert Whitlock at 4:43 pm, Sep 17, 2013

APPROVED
By Craig Skinner at 8:05 am, Sep 19, 2013



TAEC
Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES
UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123
CORPORATE OFFICE
3115 CROSSCREEK DRIVE SUITE #110
CROSSCREEK, OGDEN 84403

DRAWN BY: JAY C
CHECKED BY: NEFI G

REV	DATE	ZONING	DESCRIPTION
0	06.12.2013		

SAL - GABBRO
SE SEC 10, T3S, R1E
9850 SOUTH, 2700 EAST
SANDY, UTAH 84082
--- RAWLAND SITE ---

SHEET TITLE
VICINITY MAP
GENERAL INFORMATION

SHEET NUMBER
T100

verizonwireless

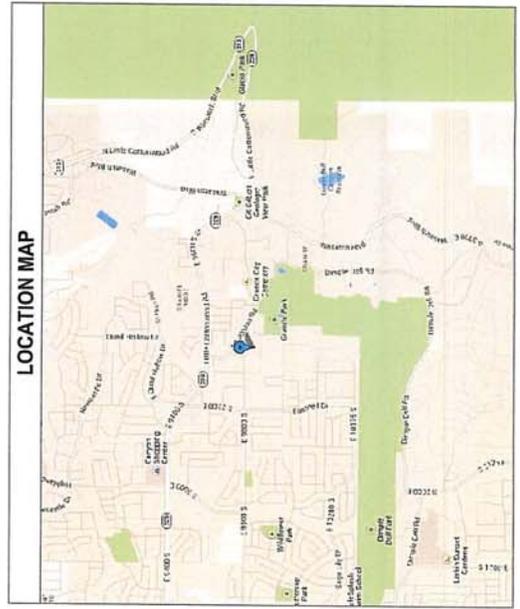
SAL - GABBRO

APPROVALS

VERIZON WIRELESS REPRESENTATIVE:
VERIZON WIRELESS RF ENGINEER:
TAEI SITE ACQUISITION:
TAEI CONSTRUCTION MANAGER:
SITE OWNER:

DRAWING INDEX

SHEET NO.	SHEET TITLE	R	REV	DATE
T100	TITLE SHEET, VICINITY MAP, GENERAL SITE INFORMATION	0		
SURY	SITE SURVEY	0		
C100	OVERALL SITE PLAN	0		
C101	ENLARGED SITE PLAN	0		
C200	SITE ELEVATIONS	0		



DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, AND EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

DRIVING DIRECTIONS

FROM SALT LAKE CITY TAKE I-15 TO 9000 SOUTH EXIT. GO WEST ON 9000 SOUTH AND IT WILL BEND TO THE SOUTH THEN BACK TO THE EAST AND BECOMES 9400 SOUTH. PASS 1300 EAST AND 2000 EAST/HIGHLAND AND ARDEN ROAD FOR 0.1 MILES TO THE EAST. TURN RIGHT ON JORDAN ROAD (2000 EAST). CONTINUE SOUTH ON MOUNTAIN ROAD FOR 0.1 MILES TO THE WEST. TURN LEFT ON 2700 EAST. THE PROJECT SITE WILL BE LOCATED ON THE WEST SIDE OF THE ROAD AND ALONG THE WEST PROPERTY LINE.

SITE INFORMATION

APPLICANT:
VERIZON WIRELESS
9850 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

SITE ADDRESS:
2700 EAST
SANDY, UTAH 84082

LATITUDE AND LONGITUDE:
N 40°34'19.56", W 111°49'00.51"

ZONING JURISDICTION:
SALT LAKE COUNTY

PROJECT DESCRIPTION:
VZW IS PROPOSING TO CONSTRUCT AN UNMANNED COMMUNICATIONS FACILITY CONSISTING OF ANTENNAS MOUNTED TO A NEW MONOPINE WITH EQUIPMENT LOCATED INSIDE A 11'-6" X 25'-5.5" PREFABRICATED EQUIPMENT SHELTER

TYPE OF CONSTRUCTION:
PRE-FAB SHELTER, MONOPINE, AND ANTENNAS

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, HANDICAP ACCESS REQUIREMENTS DO NOT APPLY

POWER COMPANY:
ROCKY MOUNTAIN POWER, 1-888-251-7070

CONTACT INFORMATION

SITE ACQUISITION:
TECHNOLOGY ASSOCIATES EC, INC
SALT LAKE CITY, UTAH 84123
CONTACT: NEFI GARCIA
PHONE: 801-443-1020



UNDERGROUND SERVICE ALERT, CALL BLUE STAKES OF UTAH @ 811 OR 1-800-662-4111
THREE WORKING DAYS BEFORE YOU DIG



ASAC INFORMATION SHEET 91:003

INFORMATION REGARDING SURVEY DATA SUBMITTED TO THE FAA

FAA Order 8260.19c requires proponents of certain proposed construction (located beneath instrument procedures) provide the FAA with a site survey and/or letter, from a licensed land surveyor, which certifies the site coordinates and the surface elevation at the site. On October 15, 1992, the FAA started using the North American Datum of 1983 (NAD-83), and therefore all site coordinates should be based on NAD-83. The FAA requires that the survey letter contain an accuracy statement that meets accuracy tolerances required by the FAA. The most requested tolerances are +/- 50 feet in the horizontal and +/- 20 feet in the vertical (2-C). When the site coordinates and/or site elevation can be certified to a greater accuracy than requested by the FAA, please do so.

In order to avoid FAA processing delays, the original site survey or certifying letter should be attached to the 7460 when it is filed at the FAA's regional office. It must be signed and sealed by the licensed land surveyor having performed or supervised the survey.

The FAA accuracy codes and a sample accuracy statement are listed below.

ACCURACY CODES:

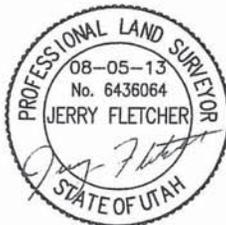
<u>Code</u>	<u>HORIZONTAL</u>	<u>Tolerance</u>	<u>Code</u>	<u>VERTICAL</u>	<u>Tolerance</u>
1		+/- 15 ft	A		+/- 3 ft
2		+/- 50 ft	B		+/- 10 ft
3		+/- 100 ft	C		+/- 20 ft
4		+/- 250 ft	D		+/- 50 ft
5		+/- 500 ft	E		+/- 125 ft
6		+/- 1000 ft	F		+/- 250 ft
7		+/- 1/2 NM	G		+/- 500 ft
8		+/- 1 NM	H		+/- 1000 ft
9		Unknown	I		Unknown

Date: AUGUST 5, 2013

Re: SAL GABBRO

SE 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN
9850 SOUTH 2700 EAST, SANDY, UTAH 84092

I certify that the latitude of N 40°34'19.56", and the longitude of W 111°49'00.51", are accurate to within 15 feet horizontally and the site elevation of 5055.88 feet, AMSL (American Mean Sea Level), is accurate to within +/- 3 feet vertically. The overall height would be 5055.88 feet AMSL. The horizontal datum (coordinates) are in terms of the North American Datum of 1983 (NAD-83) and are expressed as degrees, minutes and seconds, to the nearest (tenth/hundredth) of a second. The vertical datum (heights) are in terms of the (NAVD88) and are determined to the nearest foot.



Professional Licensed Land Surveyor:
I-A FAA Letter

Jerry Fletcher, Utah LS no. 6436064

REV	DATE	DESCRIPTION
0	09.12.2013	ZONING DRAWINGS

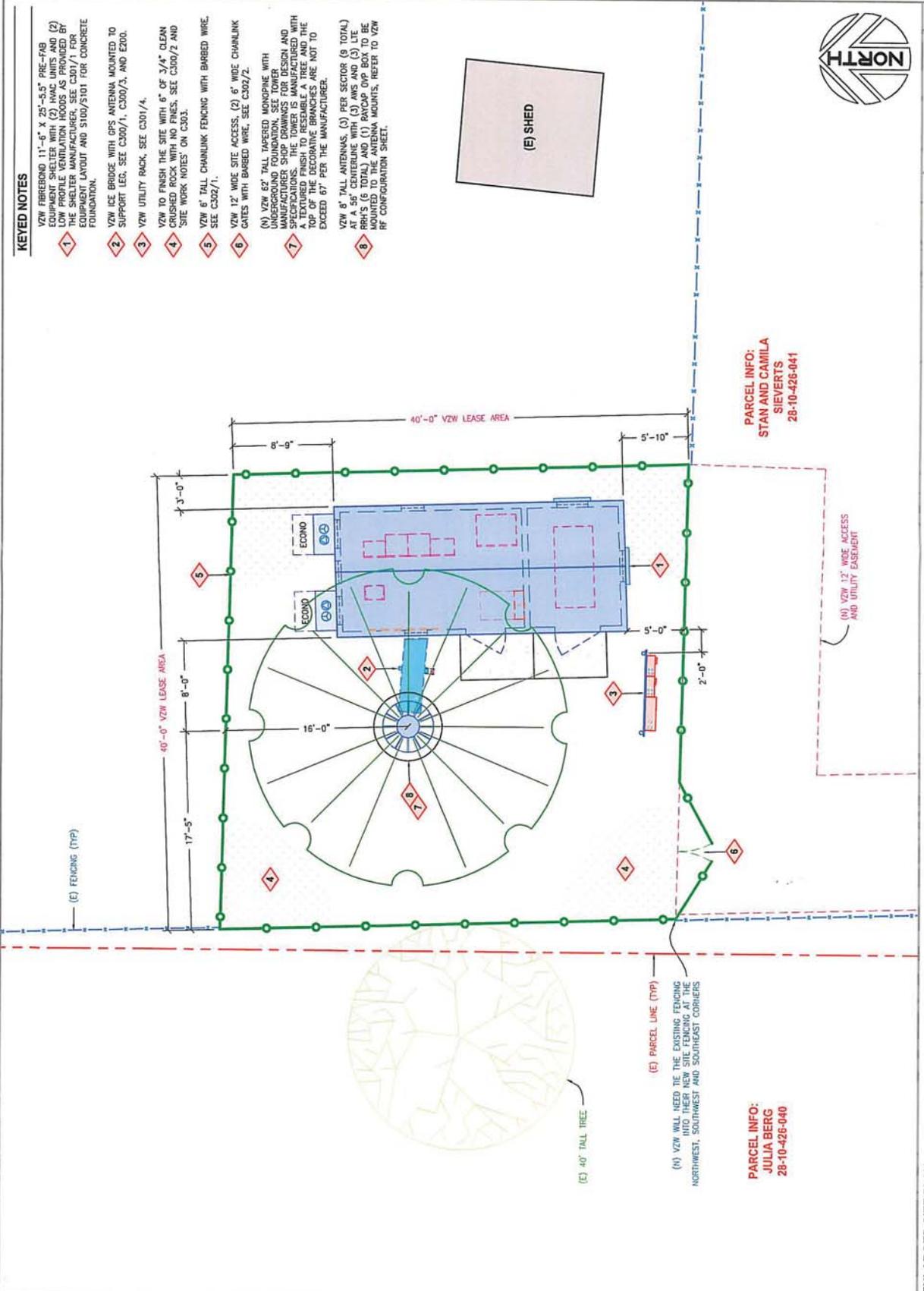
SAL - GABBRO
SE SEC 10, T3S, R1E
9850 SOUTH 2700 EAST
SANDY, UTAH 84092
--- RAWLAND SITE ---

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C101

KEYED NOTES

- 1 VZW FIBERBOND 11'-6" X 25'-5.5" PRE-FAB CONCRETE FOUNDATION. SEE C301/1 FOR LOW PROFILE VENTILATION HOODS AS PROVIDED BY THE SHELTER MANUFACTURER. SEE C301/1 FOR EQUIPMENT LAYOUT AND STD/STOT FOR CONCRETE FOUNDATION.
- 2 VZW ICE BRIDGE WITH OPS ANTENNA MOUNTED TO SUPPORT LEG. SEE C302/1, C300/3, AND E200.
- 3 VZW UTILITY RACK. SEE C301/4.
- 4 VZW TO FINISH THE SITE WITH 6" OF 3/4" CLEAN UNDERGROUND CONCRETE PIPES. SEE C300/2 AND SITE WORK NOTES ON C303.
- 5 VZW 6" TALL CHAINLINK FENCING WITH BARBED WIRE. SEE C302/1.
- 6 VZW 12" WIDE SITE ACCESS. (2) 6" WIDE CHAINLINK GATES WITH BARBED WIRE. SEE C302/2.
- 7 (N) VZW 62" TALL TAPERED MONOPHIE WITH UNDERGROUND FOUNDATION. SEE TOWER MANUFACTURER SHOP DRAWINGS FOR DESIGN AND CONSTRUCTION. THE TOWER SHALL BE FINISHED WITH A TEXTURED FINISH TO RESEMBLE A TREE AND THE TOP OF THE DECORATIVE BRANCHES ARE NOT TO EXCEED 67' PER THE MANUFACTURER.
- 8 VZW 8' TALL ANTENNAS. (3) PER SECTOR (9 TOTAL) AT 56' CEILING. (1) PER SECTOR (3 TOTAL) BRAY'S (6 TOTAL) AND (1) RAYCOM OIP BOX TO BE MOUNTED TO THE ANTENNA MOUNTS. REFER TO VZW RF CONFIGURATION SHEET.



SCALE: 1/8" = 1'-0"

ENLARGED SITE PLAN

KEYED NOTES

1 VZW FIBRECORD 11'-6" X 25"-5.5" PRE-FAB EQUIPMENT SHELTER WITH (2) HVAC UNITS AND (2) LOW PROFILE VENTILATION HOODS AS PROVIDED BY THE SHELTER MANUFACTURER. SEE C301/1 FOR EQUIPMENT LAYOUT AND S100/S101 FOR CONCRETE FOUNDATION.

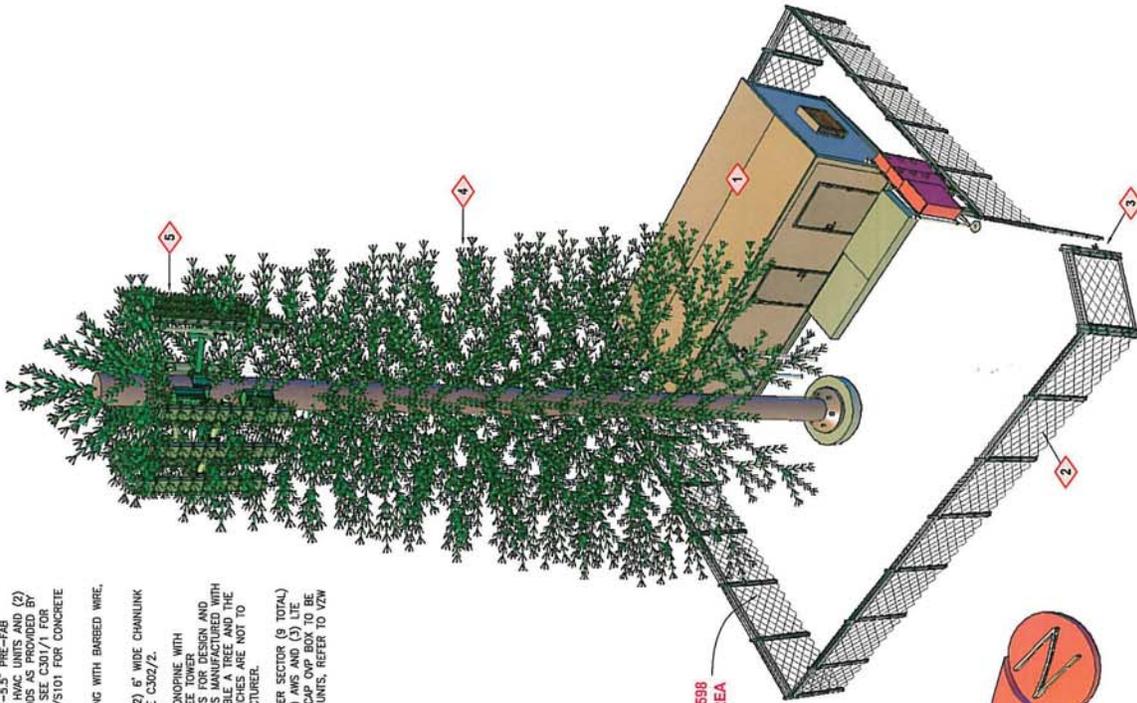
2 VZW 6' TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C302/1.

3 VZW 12' WIDE SITE ACCESS, (2) 6' WIDE CHAINLINK GATES WITH BARBED WIRE, SEE C302/2.

4 (N) VZW 62' TALL TAPERED MONOPINE WITH UNDERGROUND FOUNDATION, SEE TOWER MANUFACTURER SHOP DRAWINGS FOR DESIGN AND MATERIALS. (S) VZW 62' TALL TAPERED MONOPINE WITH A TEXTURED FINISH TO RESEMBLE A TREE AND THE TOP OF THE DECORATIVE BRANCHES ARE NOT TO EXCEED 67' PER THE MANUFACTURER.

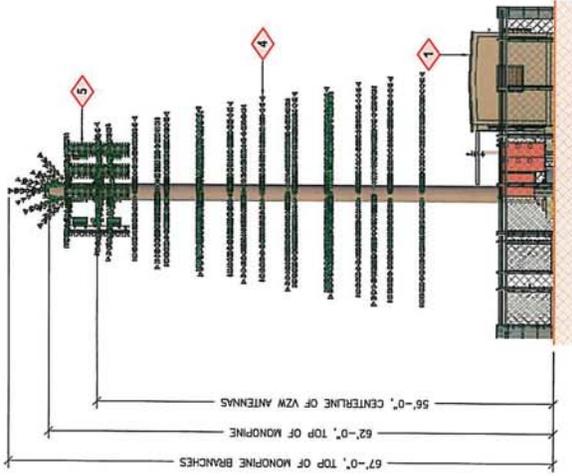
5 VZW 6' TALL ANTENNAS, (3) PER SECTOR (9 TOTAL) AS SHOWN IN THE TOWER MANUFACTURER SHOP DRAWINGS (S) TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.

(N) VZW 40' X 40' (1598 SQ FT) LEASE AREA

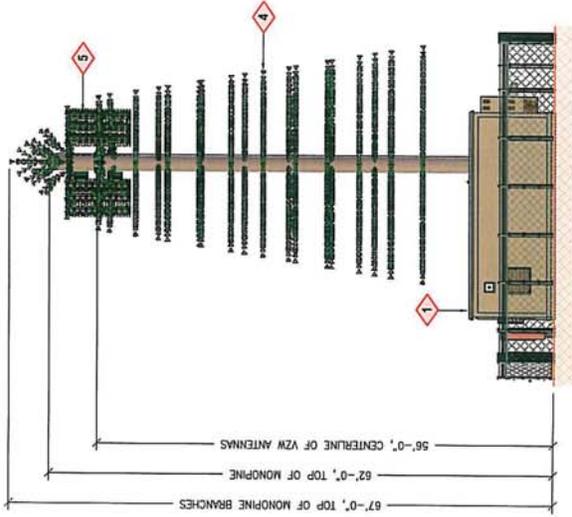


SITE ELEVATION
NORTHEAST VIEW

SITE ELEVATION
LOOKING NORTH



SITE ELEVATION
LOOKING WEST



TAEC
Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123
CORPORATE OFFICE
3115 SERRA LOMA DRIVE, SUITE #110
OAKLAND, CALIFORNIA 94618

DRAWN BY: JAY C
CHECKED BY: NEF G

REV	DATE	DESCRIPTION
0	06.12.2013	ZONING DRAWINGS

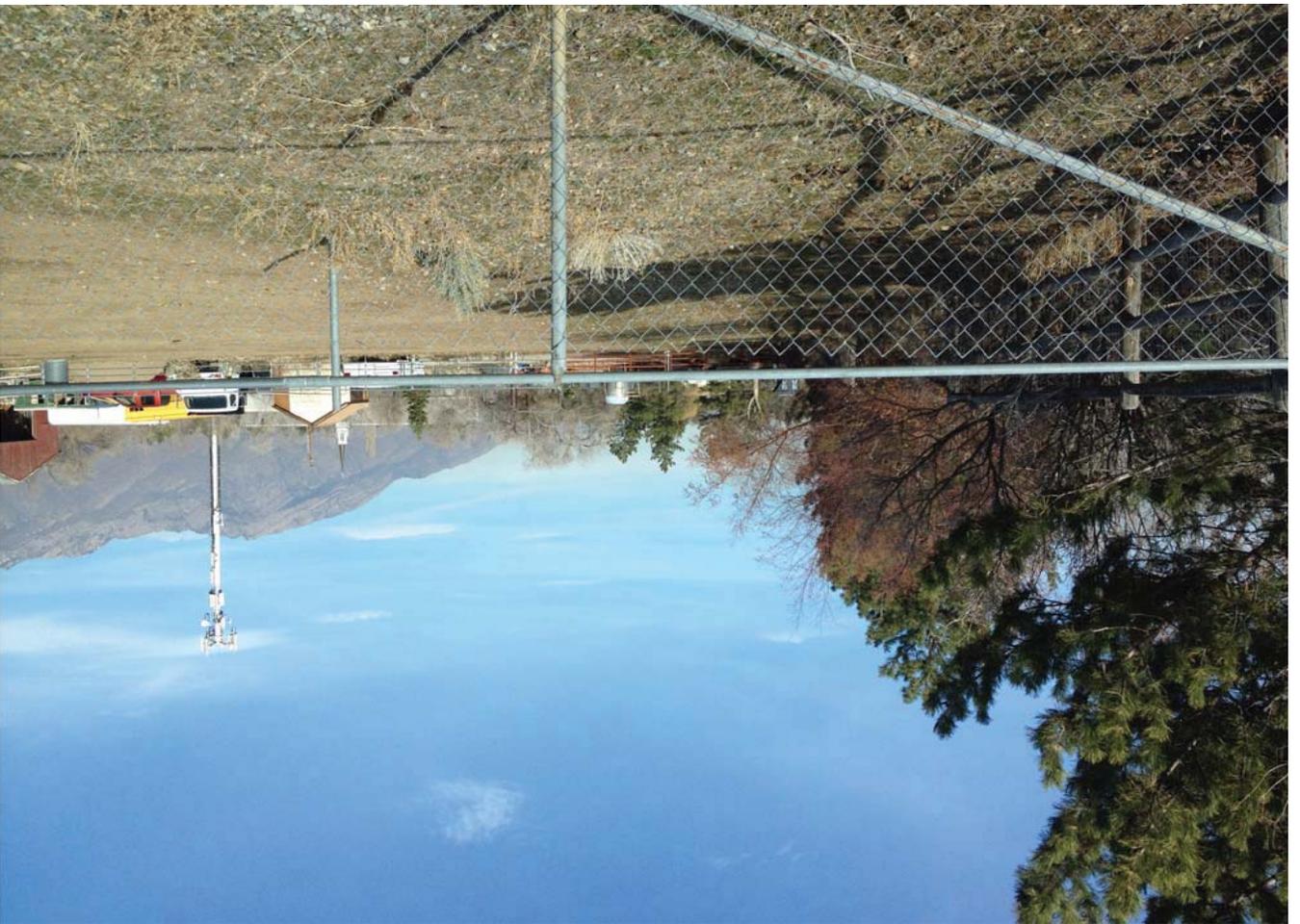
SAL - GABRO
SE SEC 10, T3S, R1E
9850 SOUTH 2700 EAST
SANDY, UTAH 84092
-- RAWLAND SITE --

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C200











STAFF REPORT

Executive Summary									
Hearing Body:	Salt Lake County Planning Commission								
Meeting Date and Time:	Wednesday, December 11, 2013	08:30 AM	File No:	2	8	3	0	4	
Applicant Name:	Dave Erickson		Request:	Conditional Use					
Description:	Sand and Gravel Extraction (Phase 1-3)								
Location:	6816 S U-One Eleven Hwy.								
Zone:	S-1-G Gravel Extraction		Any Zoning Conditions?	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>			
Staff Recommendation:	Approval with Conditions								
Planner:	Todd A. Draper								

1.0 BACKGROUND

1.1 Summary

This request is for two additional phases of a planned gravel pit operation located on the subject property. The Salt Lake County Planning Commission granted preliminary approval to the first phase of the project in April of 2013. In June 2013 the County Council approved rezone application (#28303) reclassifying the remaining portions of the subject property as S-1-G (Sand and Gravel Extraction/ Residential). These additional phases of the sand and gravel operation were not able to be considered prior to the change in zoning classification and are being brought before the Planning Commission for Conditional Use review at this time.

1.3 Neighborhood Response

At the Planning Commission meeting in April 2013 an adjacent property owner expressed concerns about the proximity of this project to their residentially zoned property. Another nearby owner has provided an email indicating that they were not in favor of the proposed use.

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 <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `A':</u> <i>The proposed site development plan shall comply with all applicable provisions of the Zoning Ordinance, such as parking, building setbacks, building height, etc.</i>
		Discussion: The proposed site development plan (inclusive of all 3 phases) substantially complies with zoning ordinance provisions. Elements of the plan that are located within the jurisdiction of West Jordan have obtained separate approval from that city. The applicant has worked closely with UDOT and has made substantial modifications to the initial proposal to comply with UDOT requirements for the access onto Highway U-111. Final land use approval will be contingent on receiving final approval for the access onto Highway U-111 from UDOT. The proposed buildings and structures are temporary in nature, will be removed upon completion of the extraction operation, and will comply with setback, height, and parking requirements. Temporary buildings will additionally be reviewed for compliance during the technical review and building permit processes.
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>
		Discussion: Demonstration of compliance with other laws and ordinances will be required during the technical review process. Final approval of a conditional use permit by planning staff will be conditioned upon satisfaction of all pertinent requirements, laws and ordinances.
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>
		Discussion: The site development plan will further be reviewed and completed as part of the technical review process. As the adjacent roadway is a State Highway, the Utah Department of Transportation (UDOT) has jurisdiction over this portion of the review and approval process. UDOT will be responsible for addressing any necessary adjustments pursuant to the mitigation of traffic impacts through their processes.
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>
		Discussion: All identified issues are typically addressed as part of the technical review, prior to issuance of any final conditional use permit by planning staff. Soils, slopes, grading, land reclamation and re-vegetation issues are addressed and monitored by the County Grading Specialist. Plans regarding storm drainage and flood control must meet requirements of the County Public Works Engineering Department prior to the issuance of a final Conditional Use approval. The County Health Department addresses environmental health aspects.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	<u>Standard `E':</u> <i>The proposed use and site development plan shall not adversely impact properties in the vicinity of the site through lack of compatibility with nearby buildings in terms of size, scale, height, or noncompliance with community general plan standards.</i>

Discussion: There are no issues regarding incompatibility with nearby buildings in regards to size, scale, or height. The area is not part of a specific community general plan either. Currently the nearest buildings are residential homes located on a former gravel pit site within the jurisdiction of West Valley City, Northeast of the subject property.

Although not one of the listed criteria, potential impacts related to the use may exist (noise, dust, and traffic). Given that the general area has historically been impacted with gravel pit and mining operations, some deference for the existing conditions must be taken into account when evaluating the magnitude of anticipated impacts and appropriate mitigation measures. Staff believes that adequate mitigation measures can be implemented that will sufficiently reduce impacts to existing and potential future residential uses in the area that would be in-line with the intent of Standard E that impacts be mitigated. Such conditions might include (but are not limited to); dust control efforts, noise reduction efforts, limited hours of operation, limited duration (expiration) of use permit, etc. (see recommend conditions of approval below).

2.2 Zoning Requirements

19.84.050 - Approval/denial authority.

The planning commission has the authority to approve, deny, or approve with conditions conditional use applications.

A. Planning Commission Approval.

1. The planning commission shall review and approve or deny each application during a public meeting.
2. The planning commission's decision shall be based on information presented through the public meeting process, including: the materials submitted by the applicant, the recommendation of the director or director's designee, and input from interested parties and affected entities.
3. If conditions are specified, the director or director's designee shall issue a final approval letter upon satisfaction of the planning commission's conditions of approval.
4. If the applicant fails to meet all conditions of approval within twelve months of the planning commission's decision, the application is deemed denied. A twelve-month extension may be granted upon the payment of an additional filing fee equal to the original filing fee.
5. A planning commission decision shall be made on a complete conditional use application within a reasonable time frame, not to exceed ninety days. The planning commission is authorized to review and take action on an application as outlined in [Section 19.84.040](#) after having notified the applicant of the meeting date.
6. Failure by the applicant to provide information that has been requested by the planning commission, the director or director's designee to resolve conflicts with the standards in [Section 19.84.060](#) (above) may result in an application being denied.

B. Decision. Each conditional use application shall be:

1. Approved if the proposed use, including the manner and design in which a property is proposed for development, complies with the standards for approval outlined in [Section 19.84.060](#); or

2. Approved with conditions if the anticipated detrimental effects of the use, including the manner and design in which the property is proposed for development, can be mitigated with the imposition of reasonable conditions to bring about compliance with the standards outlined in [Section 19.84.060](#); or

3. Denied if the anticipated detrimental effects of the proposed use cannot be mitigated with the imposition of reasonable conditions of approval to bring about compliance with the standards outlined in [Section 19.84.060](#)

19.42.010 - Purpose of provisions.

The purpose of the S-1-G zone is to permit extraction of gravel and similar natural resources in the county.

19.42.020 - Permitted uses.

Permitted uses in the S-1-G zone include:

— Agriculture.

19.42.030 - Conditional uses.

Conditional uses in the S-1-G zone include:

— Golf course;

— Mine; quarry; **gravel pit**; including crushers, concrete batching plants used in connection with and as a part of an operation for the removal of sand or gravel from the parcel of property upon which the crusher or batching plant is installed, but expressly excluding an asphalt plant or any type of oil or asphalt emulsion mixing operation. Excavations are permitted only under the conditions outlined in the Salt Lake County excavation ordinance;

— Nursery and/or greenhouse, excluding retail sales;

— Public and quasi-public uses;

— Recreation, commercial;

— Residential facility for elderly persons;

— Single-family dwelling;

— **Temporary buildings for uses incidental to construction work**, which buildings must be removed upon the completion or abandonment of the construction work. If such buildings are not removed within ninety days upon completion of construction work and thirty days after notice, the buildings will be removed by the county at the expense of the owner.

2.3 Other Agency Recommendations or Requirements (All notes are from April 2013)

County Building - Recommend Approval with Conditions

1. Building permits are required for the temp office trailer, any electrical work, fences over 6' tall, any foundation work, structures, and any other item regulated by the International Building Code.
2. Also, will need to show where the bathroom facilities will be provided at the site. This will need to be approved by the health department.

County Geology Review - No response received

County Grading Specialist - Recommend Denial

1. Received a copy of the SWPPP prepared by Hadco Construction for the Glenwood Gravel pit. UTR 359315 is the State UPDES number for Phase 1 only.
2. The SWPPP (Storm Water pollution prevention plan) has no contact information and emergency contact information listed.
3. The SWPPP does not identify the inspection personnel that will be responsible for the inspections of the BMP's at the site, the inspection schedule is once a month or after a storm event (no duration is identified)
4. No duly authorized personnel has been identified along with their positions at the site on the SWPPP. (appendix K)
5. The SWPPP does not identify the person or persons responsible for training at the site.
6. The certification and Notification are not signed by the responsible person or the sub-contractors as required.
7. The N.O.I is outdated and needs to be resubmitted with current dates (prior to permits being issued)
8. The plans submitted do not show a minimum of five foot setback from the adjoining property prior to beginning the excavations
9. Need to provide cross access agreement to access the site.
10. On the plans need to show the location of the proposed storage retention pond for the storm water.
11. Berm is insufficient in one location.
12. Not a complete review.

Health Department - No comments received

UDOT - Review Pending

1. The plans do not match, there is some discrepancies between what the applicant submitted to the County and to UDOT. The review has not started due to an incomplete application.

County Traffic Engineering - Recommend Denial until UDOT approval is received.

1. UDOT must approve "Rural Road" sight distance proposed.
2. Submit UDOT approved copy of plan & profile, striping plans, and cross-sections for final technical review.
3. West Jordan City approval required for 30' access road located in West Jordan City.
4. Access easement required for 30' access road located on adjacent property.

Unified Fire Authority - Recommend Approval with Conditions

1. The proposed use is approved by or not regulated by this agency.
2. The proposed site plan is approved. No further technical review is required by this agency.
3. No conditions, unless structures are added, then add min. 2A10BC fire extinguisher.
4. Unified Fire authority plan review: this project must meet all local building and fire code requirements.

County Urban Hydrology - No Comments Received

West Valley City Planning - No issues identified

West Jordan City Planning -

1. See attached e-mail

2.4 Other Issues

County Planning - Recommend Approval with Conditions (Updated from April 2013)

1. Operational aspects must be contained within the area S-1-G zoned area.
2. Must have approval from West Jordan for aspects within in their jurisdiction.
3. To mitigate potential impacts to neighboring residents dust and noise control plans must be submitted and implemented.
4. Staff recommends the additional imposition of time of day limits on pit operations (especially regarding operation of heavy machinery or other activities likely to raise noise levels) to reduce impacts to residential neighbors. Suggested hours between 8:00 a.m. and 6:00 p.m.
5. Previous Conditional Use Permits for Gravel Pit operations on this site have included specific expiration dates of those permits to insure that efforts to mitigate impacts to the surrounding community are consistent with the existing development of the surrounding community. Staff recommends that the permit for each phase be limited 5 years from the date that the grading permit for that phase is first issued, with allowance for up to a 6 month extension by staff for activities related to final site grading, reclamation, and re-vegetation.
6. Must post bonds for site re-vegetation and reclamation.
7. Proof of access easement to the property is required.
8. Must get a business license for the operation of the pit before commencing operations on the site.

2.5 Subdivision Requirements

none

3.0 STAFF RECOMMENDATION

3.1 Staff recommends APPROVAL of the proposed Conditional Use with the following conditions:

- 1) Obtain and submit evidence of UDOT approval for the access onto U-111
- 2) Operational Hours of the Gravel Pit to be limited to between the hours of 8:00 a.m. and 6:00 p.m.
- 3) Submit detailed plans regarding dust and noise control for review and approval by County staff. Adhere to all required air-quality restrictions.
- 4) The specific Conditional Use permit for each phase shall expire 5 years from the date that the grading permit for that phase is first issued. An allowance for up to a 6 month extension beyond that time will be at the discretion of planning staff to account for activities related to final site grading, reclamation, and re-vegetation.
- 5) Post bonds for site re-vegetation and reclamation.

6) Compliance with all recommendations and requirements of the reviewing departments and agencies that are identified during the subsequent technical review process.

7) Any future proposed changes in operational characteristics or special exceptions must be reviewed and approved by the Planning Commission.

3.2 Reasons for Recommendation

1) Through the imposition of the above listed conditions, the project will effectively meet the 5 criteria necessary for approval of a Conditional Use Permit.

3.3 Other Recommendations

none

SALT LAKE COUNTY

Planning and Development
Interactive GIS Map

About

Basemaps

Layer Options

Draw and Measure

500 m

2000 ft

Latitude: 40.636194 Longitude: -112.072816

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SALT LAKE COUNTY

Planning and Development
Interactive GIS Map

Layer Options

Basemaps

About

Draw and Me...

500 m

2000 ft

Latitude: 40.685940 Longitude: -112.055861

POWERED BY **esri**

Todd Draper

From: Greg Mikolash <gregm@wjordan.com>
Sent: Tuesday, February 19, 2013 12:18 PM
To: Todd Draper
Cc: Nate Nelsen
Subject: Glen Wood Gravel Pit

Todd,

The City of West Jordan Planning and Engineering staff has reviewed the proposal for the Glen Wood gravel pit to be located just west of Highway U-111 at approximately 6800 S. Though the extraction use itself is outside of the municipal boundary of the City, please note that the area in question is declared for future annex purposes and recorded through an annexation declaration document.

It appears that the driveway portion and ingress/egress to the pit is within the municipal boundaries of West Jordan. This is of concern because extraction (gravel pits) and their ancillary uses (driveways to weigh stations – leading to gravel pits) are **not** permitted in per our Code. Though a driveway itself could be permitted if the said driveway meets the minimum standards per the West Jordan City Code (i.e. paved), another question arises as to water run-off created because of the newly installed asphalt/concrete? Regardless – a permit, application, and fee will need to be required for any such infrastructure construction within West Jordan’s municipal boundaries.

Per the plans as submitted, West Jordan Planning and Engineering has the following questions and concerns:

1. Is this proposed extraction pit to be temporary in nature?
2. A remediation plan should be incorporated into the plans and a permit issued which requires the site to be restored to an appropriate condition including - slopes to be contoured and re-vegetated in such a way as to create a natural looking area. Will there be a remediation plan?
3. Is there a dust control plan? Who is to enforce errant dust situations on windy days and will the gravel be sprayed with water on a continual basis to keep dust under control?
4. Is there a mud-tracking plan – including a stabilized construction entrance with a truck wash-down area?
5. Does this request require a conditional use permit in addition to a site plan? If so, are any mitigation measures (such as questioned above) to be implemented as conditions of approval?

Some issues relevant to the concerns above could be addressed simply by relocating the proposed driveway and weigh station to the north and outside of West Jordan’s Municipal boundary.

Please inform me upon receipt of this e-mail that it has been received, as some issues related to the proposed use require direct attention (and permitting) from West Jordan.

Sincerely,

Greg Mikolash, AICP
City Planner, City of West Jordan
8000 S. Redwood Rd.
West Jordan, UT 84088
p. 801-569-5065
gregm@wjordan.com



Glen Wood Gravel Pit

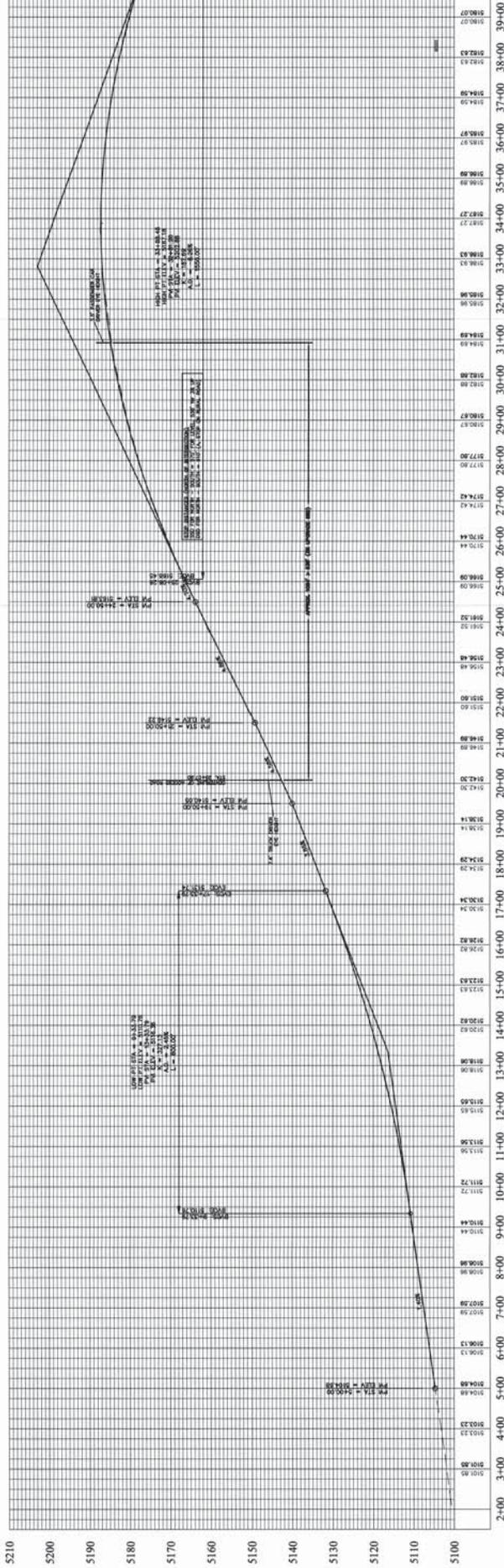
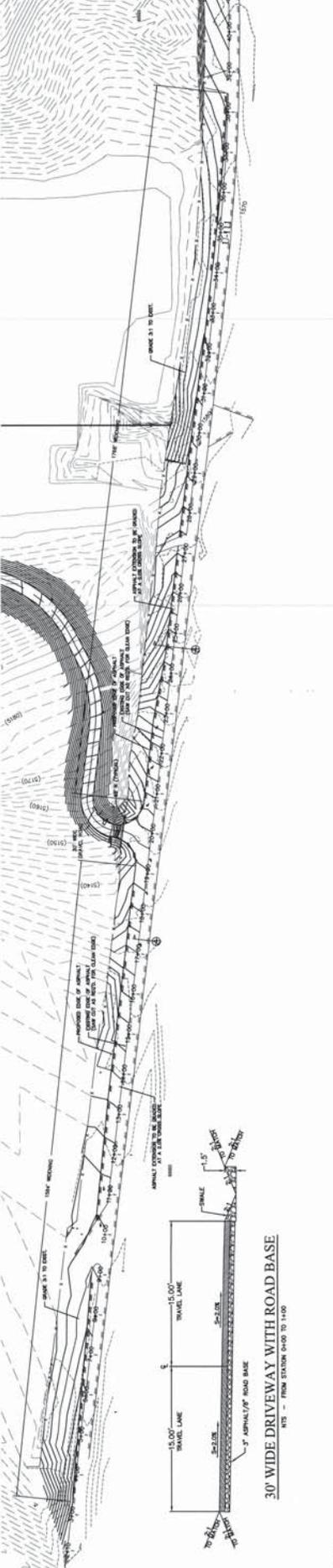
UDOT ACCESS PROPOSED IMPROVEMENTS

REVISION BLOCK	DATE	DESCRIPTION

UDOT ACCESS PROPOSED IMPROVEMENTS

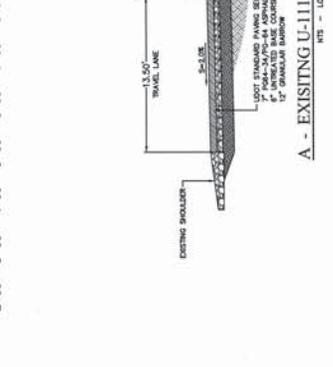
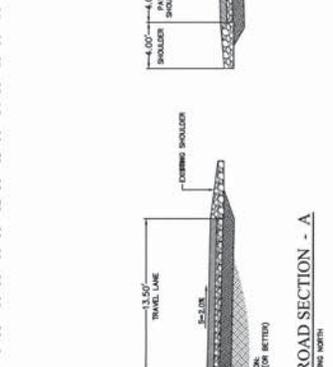
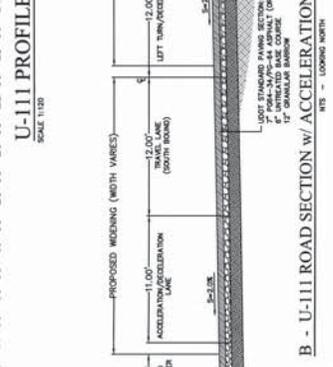
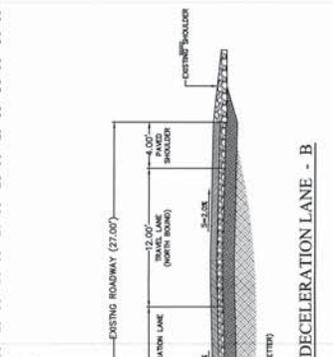
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CI



NOTE:
THESE PLANS ARE CURRENTLY UNDER LODGEMENT. ANY CHANGES WILL BE MADE UPON FINAL APPROVAL IF GRANTED.

GRAPHIC SCALE
1"=100.00'



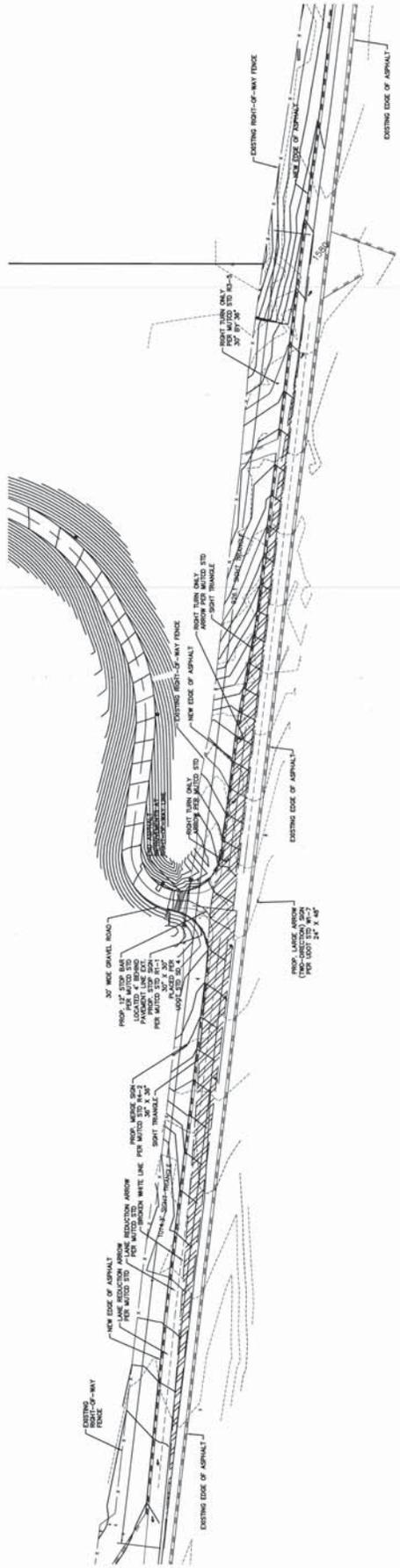


Glen Wood Gravel Pit
UDOT SIGNAGE AND SIGHT TRIANGLE

REVISION BLOCK	DATE	DESCRIPTION

UDOT SIGNAGE

Scale: 1"=40'
Date: 11/14/2013
Sheet: 04 of 11/004
C2



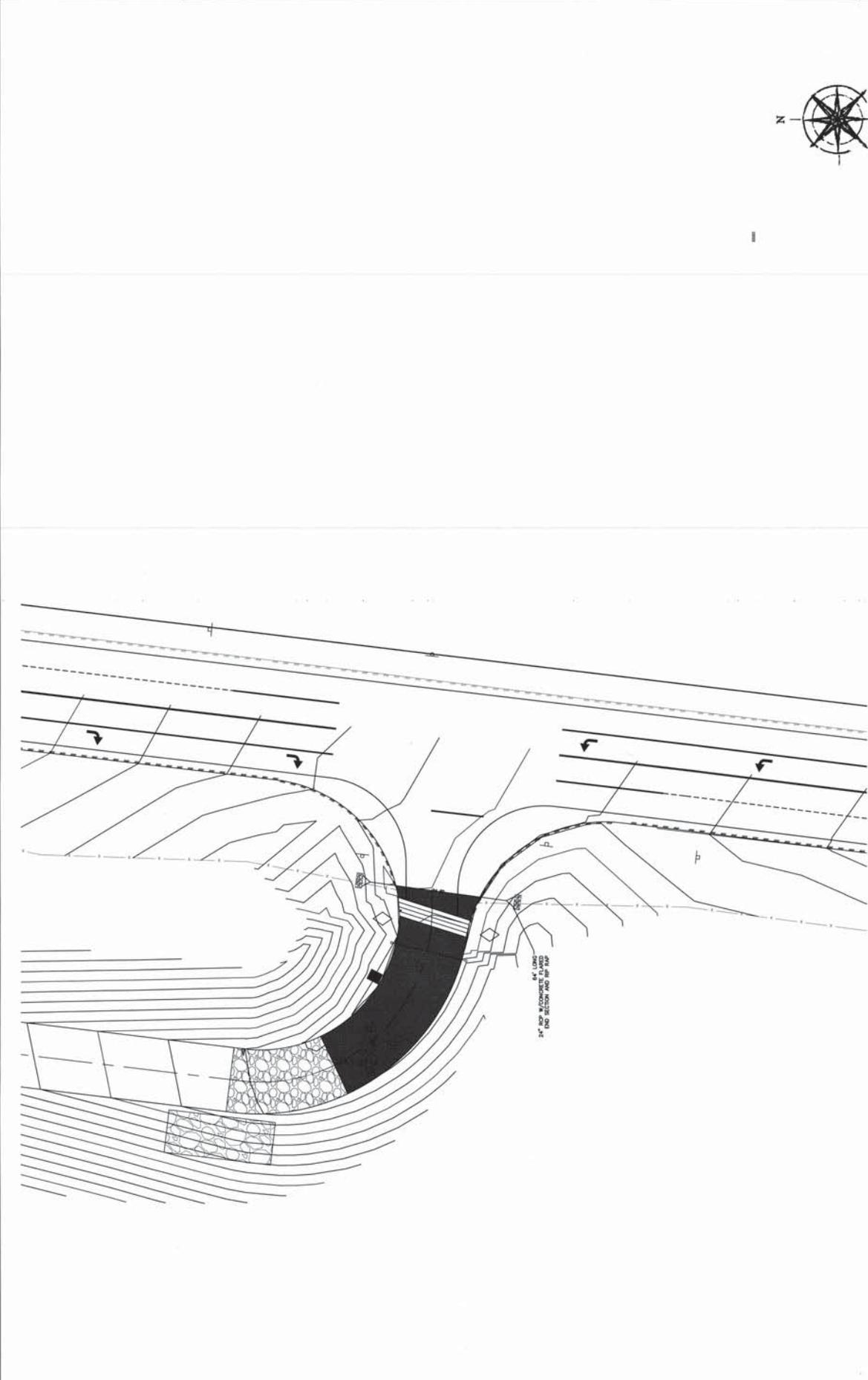
NOTE:
NEW SIGNS ARE CURRENTLY UNDER REVIEW FOR APPROVAL AND ARE SUBJECT TO CHANGE DATE, FINAL APPROVAL IS GUARANTEED.



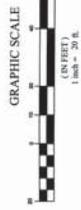


Glen Wood Gravel Pit UTILITIES

NO.	DATE	DESCRIPTION



6" LINES
 1" = 20' HORIZONTAL SCALE
 1" = 10' VERTICAL SCALE
 AND SECTION AND PLAN



NOTE: NO EXISTING UTILITIES WITHIN THE ROW OF U-111



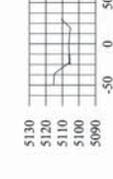
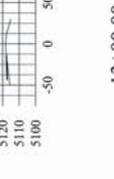
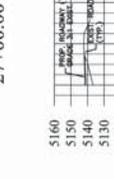
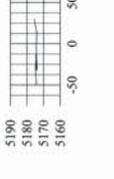
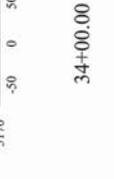
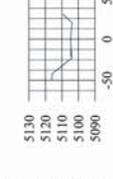
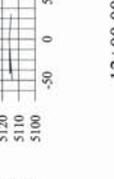
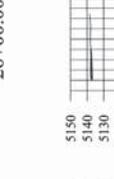
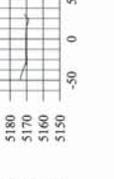
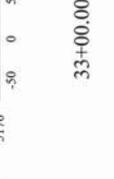
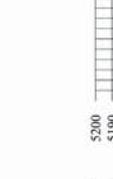
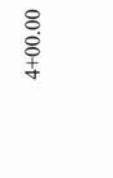
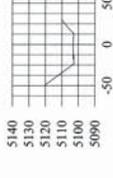
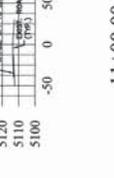
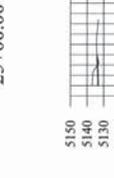
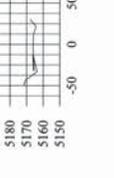
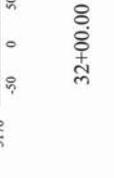
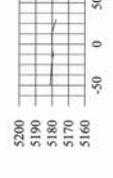
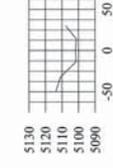
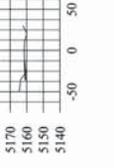
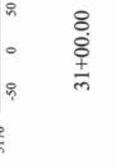
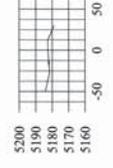
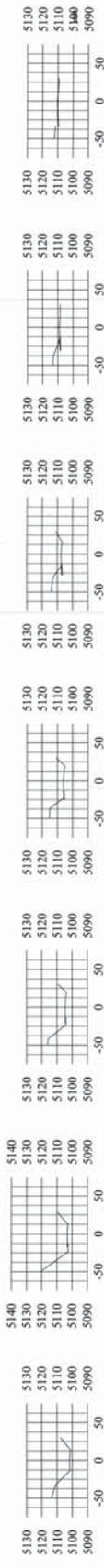
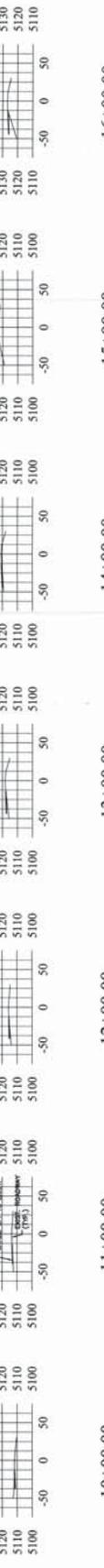
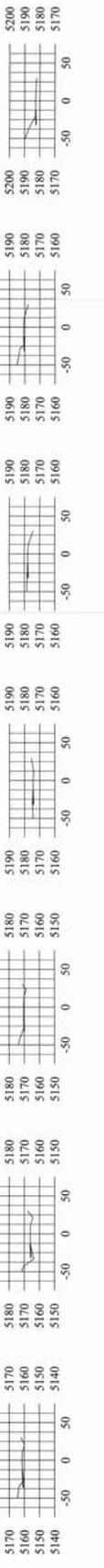
Glen Wood Gravel Pit
SR 111 CROSS SECTION

REVISION BLOCK	DATE	DESCRIPTION

UDOT SR-111
Cross-Sections

Sheet	NA	Scale	DATE

C7

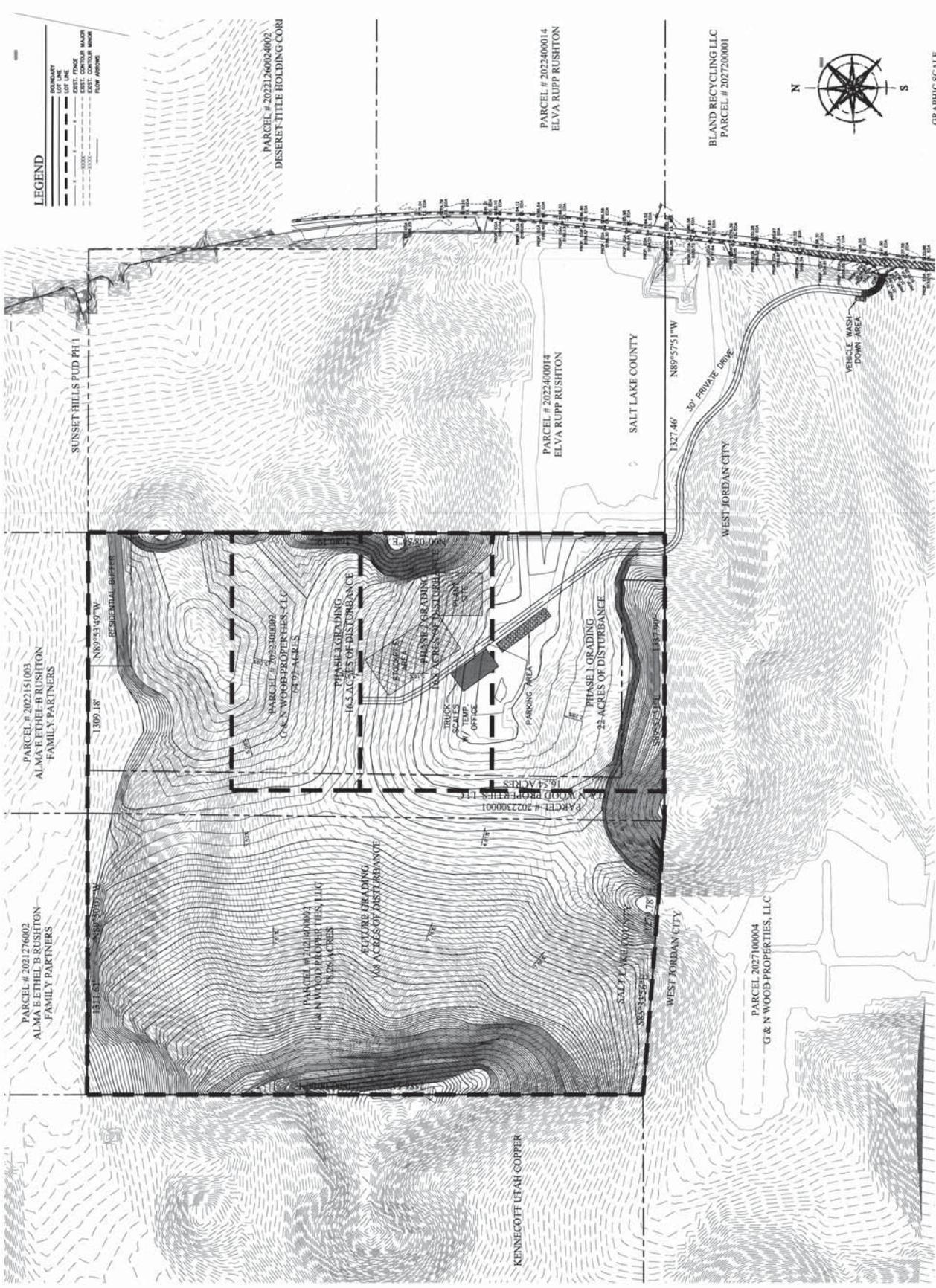




GLEN WOOD GRAVEL PIT GRADING PLAN

REVISION BLOCK	DATE	DESCRIPTION

GRADING PLAN	
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Date: 05/17/2023	Block: 11-000



LEGEND

- BOUNDARY
- LOT LINE
- EXIST. FENCE
- EXIST. FENCE
- EXIST. CONTOUR MARK
- FLOW ARROWS









