



Planning and Development Services

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<https://msd.utah.gov/agendas/>



GREATER SALT LAKE
**Municipal Services
District**

Salt Lake County Planning Commission

Public Meeting Agenda

Wednesday, September 14, 2022 8:30 A.M.

LOCATION:

Join meeting in WebEx

Meeting number (access code): 961 841 420

<https://slco.webex.com/meet/wgurr>

Join meeting in WebEx (download available at <https://www.webex.com/downloads.html> for Windows, Android, and Apple devices)

Tap to join from a mobile device (attendees only)

[+1-213-306-3065](tel:+12133063065) United States Toll (Los Angeles)

[+1-602-666-0783](tel:+16026660783) United States Toll (Phoenix)

Join by phone

+1-213-306-3065 United States Toll (Los Angeles)

+1-602-666-0783 United States Toll (Phoenix)

Access code: 961 841 420

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Join from a video conferencing system or application

Dial wgurr@slco.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Need help? Go to <http://help.webex.com>

Anchor Location: 2001 South State Street
North Building, Room N1-110

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

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and MSD 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, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

BUSINESS MEETING

- 1) Approval of the July 13, and August 24, 2022 Planning Commission Meeting Minutes. (Motion/Voting)
- 2) Other Business Items (as needed)

ADMINISTRATIVE LAND USE APPLICATION(S)

SUB2022-000650 - Jim McDermott is requesting a subdivision approval for a single parcel to become a recorded lot located in High Country Two Estates. **Location:** 7825 West Step Mountain Road. **Zone:** FA-2.5 (Foothill Agricultural Zone). **Planner:** Morgan Julian (Motion/Voting)

ADJOURN

Rules of Conduct for the Planning Commission Meeting

1. Applications will be introduced by a Staff Member.
2. The applicant will be allowed up to 15 minutes to make their presentation.
3. The Community Council representative can present their comments.
4. Persons in favor of, or not opposed to, the application will be invited to speak.
 - a. Speakers will be called to the podium by the Chairman.
 - b. Because the meeting minutes are recorded it is important for each speaker to state their name and address prior to making any comments.
 - c. All comments should be directed to the Planning Commissioners, not to the Staff or to members of the audience.
 - d. For items where there are several people wishing to speak, the Chairman may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson.
5. Persons opposed to the application will be invited to speak.
6. The applicant will be allowed 5 minutes to provide concluding statements.
 - a. After the hearing is closed, the discussion will be limited to the Planning Commission and the Staff.

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MEETING MINUTE SUMMARY

SALT LAKE COUNTY PLANNING COMMISSION MEETING

Wednesday, August 24, 2022 8:30 a.m.

Approximate meeting length: 40 minutes

Number of public in attendance: 1

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Collard

***NOTE:** Staff Reports referenced in this document can be found on the State website, or from Planning & Development Services.

ATTENDANCE

Commissioners	Public Mtg	Business Mtg	Absent
Neil Cohen	x	x	
Ronald Vance	x	x	
Mark Elieson			x
Christopher Collard (Chair)	x	x	
Sara Hiatt (Vice Chair)	x	x	
Jeff Watkins	x	x	
Ofa Matagi	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jim Nakamura		
Curtis Woodward		
Kayla Mauldin	x	x
Brian Tucker	x	
Helen Peters	x	x
Dina Blaes	x	x
Zach Shaw (DA)	x	x

BUSINESS MEETING

Meeting began at – 8:32 a.m.

Commissioner Collard read the Chairs Opening Statement.

- 1) Approval of the May 11, 2022 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve the May 11, 2022 Planning Commission Meeting Minutes.

Motion by: Commissioner Matagi

2nd by: Commissioner Vance

Vote: Commissioners voted unanimous in favor (of commissioners present)

Approval of the June 15, 2022 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve the June 15, 2022 Planning Commission Meeting Minutes.

Motion by: Commissioner Matagi

2nd by: Commissioner Vance

Vote: Commissioners voted unanimous in favor (of commissioners present)

Approval of the July 13, 2022 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To continue approval of the July 13, 2022 Planning Commission Meeting Minutes to the September 14th Meeting.

Motion by: Commissioner Matagi

2nd by: Commissioner Vance

Vote: Commissioners voted unanimous in favor (of commissioners present)

2) Other Business Items. (As Needed)

Mr. Shaw confirmed minutes have not been received for July. Mr. Shaw confirmed roll call vote was required only if not a unanimous vote. Commissioner Collard asked if a commissioner abstains, does that require a roll call vote. Mr. Shaw confirmed it does not.

LEGISLATIVE LAND USE APPLICATIONS

Hearings began at – 8:37 a.m.

Moderate Income Housing Plan

The Salt Lake County Planning Commission will hear a request to consider making a recommendation on a proposed amendment to Salt Lake County's Moderate Income Housing Plan (previously adopted in 2019), affecting all areas of Unincorporated Salt Lake County. The amendment includes updated housing data, revised Moderate Income Housing strategies, and an implementation plan for each selected strategy. This amendment is in response to new State Moderate Income Housing Planning requirements which were passed by the Legislature during the 2022 Legislative Session. Please note that this amendment does not delete, replace, or otherwise change any part of Salt Lake County's other adopted General Plans. This amendment only impacts the 2019 Moderate Income Housing Plan. **Long Range Planner:** Kayla Mauldin (Motion/Voting)

The Planning Commission will act on the proposed amendment after taking comments from the public during the public hearing. Public comments will be provided pursuant to the Planning Commission's rules of conduct, which are attached to the back of this agenda.

Greater Salt Lake Municipal Services District Long Range Planner Kayla Mauldin provided an analysis of the MIH General Plan Amendment.

Commissioners and staff had a brief discussion regarding deficit and surplus of renter MIH units, housing affordability and income, transportation costs and infrastructure. Commissioner Cohen said the document reads well and staff have done a great job. Page 36 of the plan should change count to county.

Commissioner Cohen motioned to open the public hearing, Commissioner Vance seconded that motion.

PUBLIC PORTION OF HEARING OPENED

No one from the public was present to speak

Commissioner Matagi motioned to close the public hearing, Commissioner Vance seconded that motion.

PUBLIC PORTION OF HEARING CLOSED

Commissioners had a brief discussion regarding the updates and Kayla's time to put the plan together and policies in place.

Motion: To recommend adoption of the proposed amendment to Salt Lake County's Moderate Income Housing Plan (previously adopted in 2019), affecting all areas of Unincorporated Salt Lake County. The amendment includes updated housing data, revised Moderate Income Housing strategies, and an implementation plan for each selected strategy. This amendment is in response to new State Moderate Income Housing Planning requirements which were passed by the Legislature during the 2022 Legislative Session. Please note that this amendment does not delete, replace, or otherwise change any part of Salt Lake County's other adopted General Plans. This amendment only impacts the 2019 Moderate Income Housing Plan. Motion recommending approval to the Salt Lake County Council with minor amendments of formatting and copyediting.

Motion by: Commissioner Cohen

2nd by: Commissioner Watkins

Vote: Commissioners voted unanimous in favor (of commissioners present)

MEETING ADJOURNED

Time Adjourned – 9:12 a.m.

File # SUB2022-000650

Single Lot Subdivision

Public Body: Salt Lake County Planning Commission

Meeting Date: 09/14/2022

Current Zone: FA-2.5

Property Address: 7825 W STEP MOUNTAIN RD

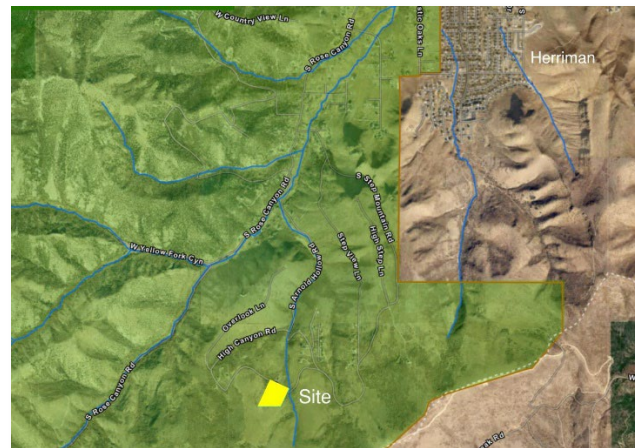
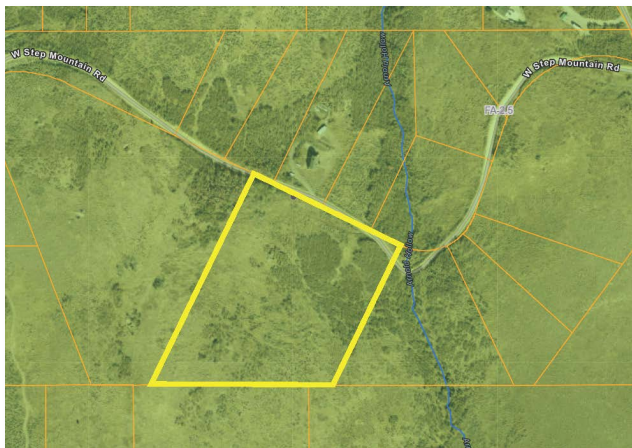
Request: Subdivision

Planner: Morgan Julian

Planning Staff Recommendation: Approval with Conditions

Applicant: Jim McDermott

SITE & VICINITY DESCRIPTION



The property in question is a 10-acre parcel located at 7825 W Step Mountain Rd; one of the southernmost parcels in High Country Two Estates. The property is zoned FA-2.5 (Foothill Agricultural Zone). The surrounding properties are also zoned FA-2.5.

PROJECT DESCRIPTION

The applicant wishes to subdivide the property to create a recorded lot. This will allow the applicant to build on the property. The applicant intends to build a single-family resident on the property in question.

PLANNING STAFF ANALYSIS

Zoning:

19.54.040 - Lot area, lot width, density, and slope regulations.

Zone	Minimum Lot Width	Minimum Lot Area	Maximum Residential Density
FA-2.5	250 feet	2.5 acres	1 d.u. per 2.5 gross acres

19.72.060 - Slope protection.

A. Slope Protection Standards.

1. Unless otherwise allowed in this Title, no development activities, including clearing, excavation, grading, and construction, are allowed on slopes greater than thirty percent.

Issues of Concern:

There have been no issues of concern listed by any of the reviewing agencies thus far.

Agency Review Comments:

Salt Lake County Health Department-

- Concept is O.K. An onsite wastewater construction permit is required for the septic system.
- This project is in a drinking water source protection zone 4 for the Arnold Hollow Spring owned by Herriman City Water department.
- Certain activities may be prohibited or restricted in this zone based on the system's source protection control program.
- A drinking water source protection verification form may be required.

Findings:

- The purposed subdivision will meet the minimum lot width at 608 feet.
- The subdivision will meet the minimum lot area at 10 acres.
- The proposal for this subdivision will include one dwelling unit which will meet the maximum residential density.
- The lot has sufficient area with grades less than 30% (please see Attachment 3).
- The subdivision has met the standards listed in Title 18 of the Salt Lake County Municipal Code (see Attachment 1).
- The Salt Lake County Health Department has conceptually approved of the preliminary plat.

PLANNING STAFF RECOMMENDATION

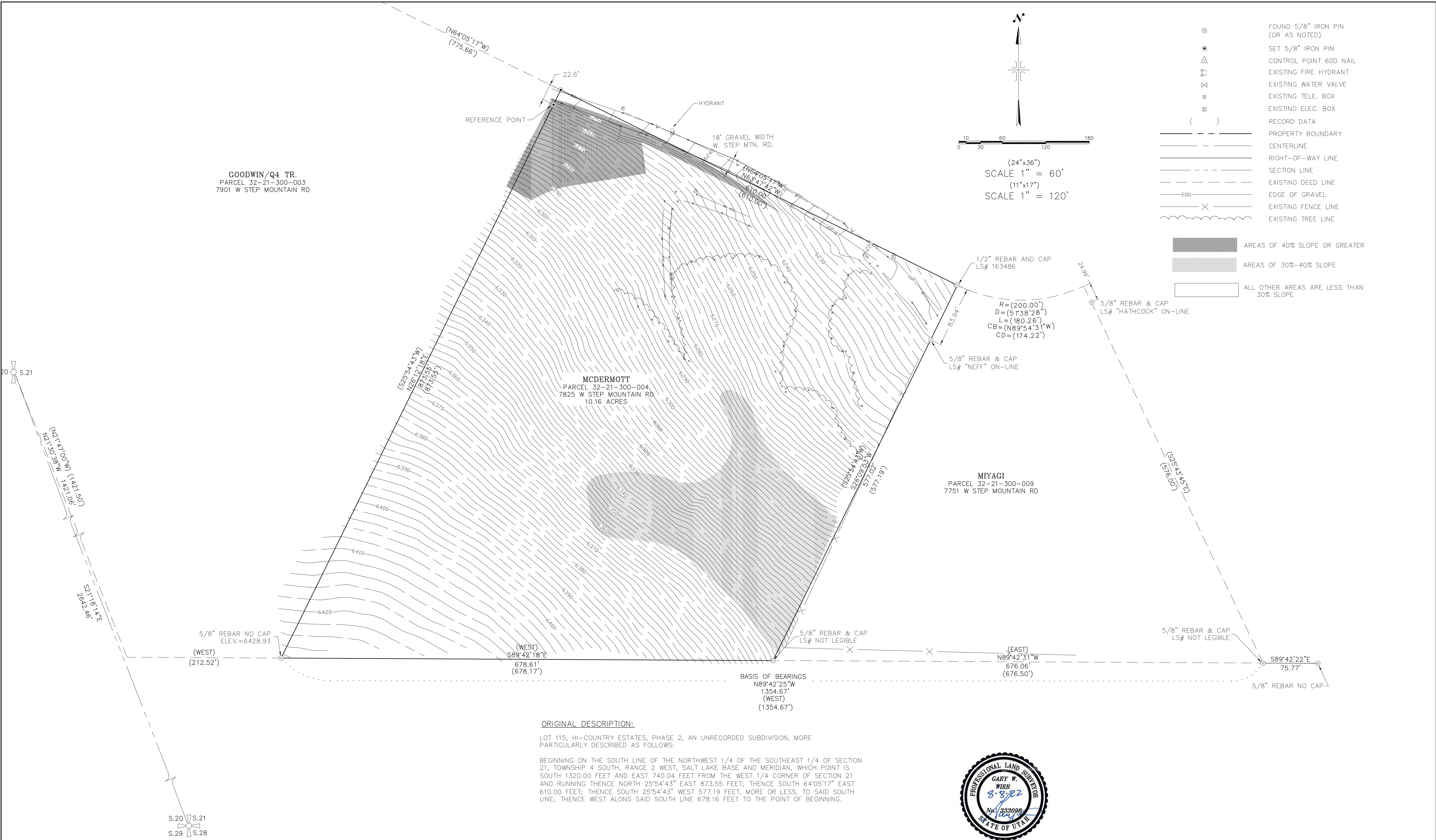
Based on the findings stated above, the MSD Planning Staff recommends that the Salt Lake County Planning Commission grant preliminary approval for a subdivision for a single lot with the following conditions:

1. Receive final approval from the MSD Planning Staff.

Attachments:

1. Review Criteria
2. Preliminary Subdivision Plat
3. Slope Analysis

Attachment #1		
Subdivision Approval Findings for Decision		
Code Reference	Findings	
18.08.010.B.1	An on-site review by the director or director's designee as provided by Utah Code § 17-27a-303	✓
18.08.010.B.2	Review of the submitted site plan/preliminary plat for compliance with county land use ordinances	✓
18.08.010.B.3	Reference of the application and site plan/preliminary plat to any other government agency and/or affected entity which the director or director's designee deems necessary to protect the health, safety, and welfare of the public and to ensure the project's compliance with all applicable ordinances and codes	✓
18.08.010.B.4	The processing of any exception requests that have been made in conjunction with the subdivision application	✓
18.08.010.C.1	Necessary agencies have responded to the requests for recommendation with a recommendation of approval or approval with conditions.	✓
18.08.010.C.2	Integration of the recommendations from the other government agencies and affected entities involved above into the preliminary plat.	✓
18.08.010.C.3	The Planning Staff have made a recommendation	✓
18.12.010.A.4.a	The subdivision plan shows the layout of streets, indicating location, widths and other dimensions of (designated by actual or proposed names and numbers) proposed streets, crosswalks, alleys and easements;	✓
18.12.010.A.4.b	The subdivision plan shows the layout, numbers and typical dimensions of lots, and in areas subject to foothills and canyons overlay zone provisions, designation of buildable areas on individual lots.	✓
18.12.010.A.4.c	The subdivision plan shows parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision;	✓
18.12.010.A.4.d	The subdivision plan shows building setback lines, including showing dimensions where required by the planning commission;	✓
18.12.010.A.4.e	The subdivision plan shows easements for water, sewers, drainage, utility lines and other purposes, if required by the planning commission;	✓
18.12.010.A.4.f	The subdivision plan shows typical street cross sections and grade sheets where required by the planning commission or other interested county divisions;	✓
18.12.010.A.4.g	The subdivision plan shows a tentative plan or method by which the subdivider proposes to handle stormwater drainage for the subdivision.	✓
18.12.010.B	Any evidence of any agreements with adjacent property owners relative to the subdivision development shall be presented to the planning and development services division in writing prior to its approval of the plat. These agreements shall include those relative to drainage, easements, protection strips and improvement bonds	✓
18.20.030.A	Blocks shall not exceed one thousand six hundred feet in length.	✓
18.20.030.B	Blocks shall be wide enough to adequately accommodate two tiers of lots.	✓
18.20.040.A	The lot arrangement and design shall be such that lots will provide satisfactory and desirable sites for buildings and be properly designed according to topography, the character of surrounding development, and to existing requirements.	✓
18.20.040.B	All lots shown on the preliminary and final plats must conform to the minimum requirements of the zoning title, if any, for the zone in which the subdivision is located, and to the minimum requirements of the health department for water supply and sewage disposal.	✓
18.20.040.C	Each lot shall abut on a street shown on the subdivision plat or on an existing publicly dedicated street which has become public by right of use and which is more than twenty-six feet wide, or have an approved access via private right-of-way to a public street shown on the plat. Double frontage lots shall be prohibited except where unusual conditions make other designs undesirable.	✓
18.20.040.D	Side lines or lots shall be approximately at right angles, or radial to the street lines.	✓
18.20.040.E	In general, all remnants of lots below minimum size must be added to adjacent lots, rather than allowed to remain as unusable parcels.	✓
18.20.050	Protection or Nuisance Strips are not present where subdivision streets parallel contiguous property of other owners unless an agreement signed by that adjoining property owner is presented to the Planning Commission prior to the approval of the final plat	✓



5				DESIGNED BY:	DATE:
4				DRAWN BY:	DATE:
3				CHECKED BY:	DATE:
2				APPROVED:	DATE:
1					
NO.	REVISIONS	BY	DATE		



LAND SURVEYORS INC.
P.O. BOX 973
RIVERTON, UTAH 84065
(801) 302-3343

SUNSET RIDGE HERRIMAN
LOT 115, HI-COUNTRY ESTATES, PHASE 2
(AN UNRECORDED SUBDIVISION)

PRELIMINARY PLAT
SW. 1/4 S.21, T.4S., R.2W., SLB&M
7825 W. STEP MOUNTAIN ROAD
PARCEL # 32-21-300-004

JOB NO.
21-044
SHEET NO.
10F1

GOODWIN/Q4 TR.
PARCEL 32-21-300-003
7901 W STEP MOUNTAIN RD

REFERENCE POINT

HYDRANT

10 30 60 120 180

(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

LEGEND

- FOUND 5/8" IRON PIN (OR AS NOTED)
 - SET 5/8" IRON PIN
 - CONTROL POINT 60D NAIL
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING TELE. BOX
 - EXISTING ELEC. BOX
 - RECORD DATA
 - PROPERTY BOUNDARY
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - EXISTING DEED LINE
 - EDGE OF GRAVEL
 - EXISTING FENCE LINE
 - EXISTING TREE LINE
- AREAS OF 25% SLOPE OR LESS
- AREAS OF 35% SLOPE OR GREATER

5/8" REBAR NO CAP
ELEV.=6428.93
(WEST)
(212.52')

(WEST)
S89°42'18"E
678.61'
(678.17')

BASIS OF BEARINGS
N89°42'25"W
1354.67'
(WEST)
(1354.67')

5/8" REBAR & CAP
LS# NOT LEGIBLE

(EAST)
N89°42'31"W
676.06'
(676.50')

5/8" REBAR & CAP
LS# NOT LEGIBLE

5/8" REBAR NO CAP

SLOPE ANALYSIS

GENERAL NOTES

ANALYSIS BASED ON SURVEY
PERFORMED BY APEX LAND SURVEYORS.

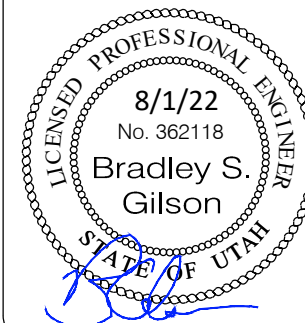
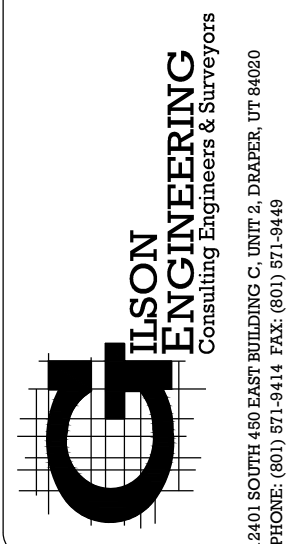
SLOPE ANALYSIS

JIM McDERMOTT SITE
7825 W STEP MOUNTAIN RD
HERRIMAN, UTAH 84096
SALT LAKE COUNTY, UTAH

REVISION: -

PROJ. # MDR.010

EX. 1



DATE	REVISIONS
AUGUST 2022	
DRAWING NAME	SLOPE ANALYSIS
DESIGNED/DRAWN BY	TS/JG
CHECKED	APPROVED

1" SCALE MEASURES 1" ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEETS