



## Salt Lake County Planning Commission

### Public Meeting Agenda

# Wednesday, June 14, 2023 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:+1-213-306-3065),[961841420##](tel:+1-602-666-0783) United States Toll (Los Angeles)[+1-602-666-0783](tel:+1-602-666-0783),[961841420##](tel:+1-602-666-0783) United States Toll (Phoenix)**Join by phone**[+1-213-306-3065](tel:+1-213-306-3065) United States Toll (Los Angeles)[+1-602-666-0783](tel:+1-602-666-0783) United States Toll (Phoenix)

Access code: 961 841 420

**Global call-in numbers****Join from a video conferencing system or application**Dial [wgurr@slco.webex.com](mailto: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 May 10, 2023 Planning Commission Meeting Minutes.  
(Motion/Voting)
- 2) Other Business Items (as needed)

**ADMINISTRATIVE LAND USE APPLICATION(S)**

**SUB2023-000854** – Dale Bennett is requesting preliminary plat approval for a 2-lot Subdivision with a flag lot for Ashley Circle Estates. This subdivision will require an amendment to lot 9 of the existing Willow Creek No. 3 Subdivision. **Location:** 8250 South Ashley Circle. **Zone:** A-1 (Agricultural). **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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Municipal Service District Planning and Development Services  
2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050  
Phone: (385) 468-6700 • Fax: (385) 468-6674  
msd.utah.gov

SUB2023-000854

# Subdivision and Exception to Sidewalk Improvements

**Public Body:** Salt Lake County Planning Commission  
**Meeting Date:** 06/14/2023  
**Parcel ID:** 22353260320000 & 22353260330000  
**Current Zone:** A-1  
**Property Address:** 8250 S ASHLEY CIR, UNINCORPORATED, 84093  
**Request:** Subdivision  
**Applicant Name:** Dale Bennett

**MSD Planner:** Morgan Julian  
**MSD Planning Staff Recommendation:** Approval with conditions and recommendation of approval for an exception to sidewalk improvements

## SITE & ZONE DESCRIPTION

The applicant is requesting a 2-lot subdivision on two parcels. The parcels in question are located northwest in the Willow Creek community with surrounding single-family homes zoned primarily A-1. The parcels lie directly south of Little Cottonwood Creek and north of the Willow Creek Country Club.



Figure 1: Zoning Map of the Neighborhood



Figure 1a: Aerial View of Property

## PROJECT & BACKGROUND DESCRIPTION

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The applicant is requesting preliminary plat approval for a 2-lot Subdivision with a flag lot for Ashley Circle Estates. This subdivision will require an amendment to lot 9 of the existing Willow Creek No. 3 Subdivision. In 2016, the applicant went through the amendment process, and received preliminary approval from both the Mayor and the Planning Commission. However, the process was never completed. The applicant wishes to complete the process at this time.

## PLANNING STAFF ANALYSIS

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One issue of concern is that the proposed lot 2 is in a 1% annual flood hazard zone. The applicant will need to apply for a Floodplain Development Permit and a Flood Control Permit. This can be resolved in the technical review process.

### Zoning Considerations (Standards and Finding):

Requirement	Standard	Proposed	Compliance Verified
Height	35' (19.48.090)	No change to the existing structure and the proposed structure must comply.	Yes
Front Yard Setback	30' (19.48.060)		Yes
Rear Yard Setback	15' with a garage (19.76.140)		Yes
Lot Width	65' (19.48.050)		Yes
Lot Area	10,000 sqft (19.48.040)		Yes
Flag Lot	20' setback on all sides		Yes

### Exceptions:

#### **Standard 18.24.090 C.**

The subdivider shall install curbs, gutters and sidewalks on existing and proposed streets in all subdivisions.

#### **Standard 18.08.020 - Exceptions—Permitted when.**

In cases where unusual topographic, aesthetic or other exceptional conditions exist or the welfare, best interests and safety of the general public will be usefully served or protected, variations and exceptions of this title may be made by the county mayor after the recommendation of the planning commission, provided, that such variations and exceptions may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this title.

#### **Finding:**

The approval from 2016 did not include a requirement to install sidewalk based on a policy document adopted in 2012 that has since become outdated. In reviewing the application under current code, the he MSD staff has found that the existing Willow Creek Subdivision does not have sidewalks and to require one property frontage of the subdivision to install

a sidewalk would be out of character with the rest of the community. There is little opportunity in the future to require the installation of sidewalks for the rest of the subdivision as all the lots have been developed and these improvements were not required at the time it the subdivision was created. If the applicant is required to install the sidewalk, the property in question will be the only property to have a sidewalk segment within the subdivision for the foreseeable future. The subdivision along with the property in question does have an existing curb and gutter. The Salt Lake County Public Works reviewing agent also recommends and exception to the installation of sidewalk, see attachment 2.

### **PLANNING STAFF RECOMMENDATION**

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Based on the findings stated above, the MSD Planning Staff recommends that the Salt Lake County Planning Commission grant Preliminary Approval for a Subdivision and recommendation of approval for an exception to sidewalk improvements with the following conditions:

1. The applicant shall comply with all requirements from other reviewing agencies prior to final approval.
2. The applicant receives a Floodplain Development Permit and a Flood Control Permit.
3. Applicant must receive final approval by the MSD staff.

### **ATTACHMENTS:**

1. Preliminary Plat
2. Salt Lake County Public Works Recommendation

NOTE: THE 1% ANNUAL CHANCE DISCHARGE IS CONTAINED WITHIN THE CREEK CHANNEL.

NOTE: ONLY THOSE TREES INDICATED ON THIS PLAN WILL BE REMOVED. THE PROPERTY HAS OVER 200 TREES, MOST OF WHICH WILL REMAIN.

LINE #	BEARING	DISTANCE
L1	N 66°53'03" W	6.64'
L2	N 77°54'46" W	25.87'
L3	S 69°24'22" W	36.95'
L4	S 70°11'44" W	43.85'
L5	S 62°11'27" W	76.10'
L6	S 62°11'27" W	74.28'
L7	S 70°11'44" W	42.59'
L8	S 69°24'22" W	31.23'
L9	N 77°54'46" W	18.08'
L10	N 66°53'03" W	13.24'

PARTICULARS	S.F.	%
BUILDING	3,189	9.3
HARDSCAPE	5,451	15.9
LANDSCAPE	13,384	74.8
TOTAL	34,327	100

**ABBREVIATIONS**

- CATV CABLE TELEVISION
- TEL TELEPHONE
- OHP OVERHEAD POWER
- EOC EDGE OF CONCRETE
- FFE FINISH FLOOR ELEVATION
- FH FIRE HYDRANT
- I.E. INVERT ELEVATION
- PP POWER POLE
- MH MANHOLE
- MON. SURVEY MONUMENT
- OHP OVERHEAD POWER
- PC POINT OF CURVATURE
- EX EXISTING
- TOCP TOP OF CONCRETE WALL
- TOW TOP OF WALL

DATE: 16-MAY-2023  
 DEVELOPER/OWNER: 8250 ASHLEY, LLC  
 NAME: DALE BENNETT  
 ADDRESS: 8250 S. ASHLEY CIRCLE  
 SANDY CITY, UTAH 84093

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	24.11'	144.76'	9°32'30"	N 85°11'13" E	24.08'
C2	48.93'	144.76'	19°22'00"	N 70°43'58" E	48.70'

NOTE: THE NEAREST INTERSECTING STREET IS ROBIDOUX ROAD, WHICH IS APPROXIMATELY 225 FEET SOUTHWEST OF THE SUBJECT PROPERTY.

NOTE: THERE IS NO SIDEWALK ON ASHLEY CIRCLE

DRAWN BY	FBA/RPD	No.	DATE	DESCRIPTION
CHECKED BY	DKB			
FIELD CREW	BB			
DATE	05/16/2023			
DWS FILE	1507123site			

SCALE MEASURES 1"=40' ON FULL SIZE SHEETS  
 ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

**RECORD OF SURVEY**

RSC NO.: S2017-05-0321

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

**UNIFIED FIRE AUTHORITY APPROVAL**

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

**CHECKED FOR ZONING COMPLIANCE**

ZONE: \_\_\_\_\_ LOT AREA: \_\_\_\_\_  
 LOT WIDTH: \_\_\_\_\_ FRONT YARD: \_\_\_\_\_  
 SIDE YARD: \_\_\_\_\_ REAR YARD: \_\_\_\_\_  
 SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

**HEALTH DEPARTMENT**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_  
 SALT LAKE VALLEY HEALTH DEPARTMENT

**PLANNING COMMISSION**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, BY THE SALT LAKE COUNTY PLANNING COMMISSION.

**PLAN CHECK**

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
 PLAN REVIEW SECTION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVAL AS TO FORM**

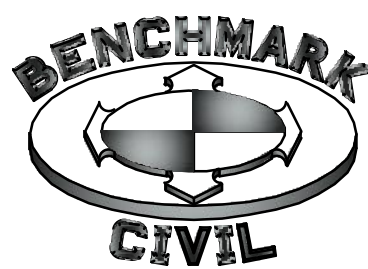
APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_  
 SALT LAKE COUNTY DISTRICT ATTORNEY \_\_\_\_\_

**MAYOR**

PRESENTED TO THE SALT LAKE COUNTY MAYOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
 MAYOR OR DESIGNEE \_\_\_\_\_

**SALT LAKE COUNTY RECORDER**

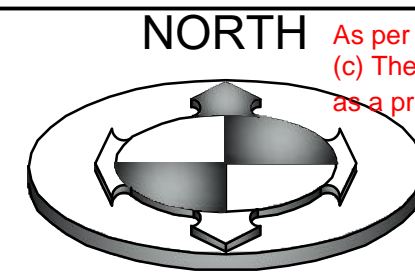
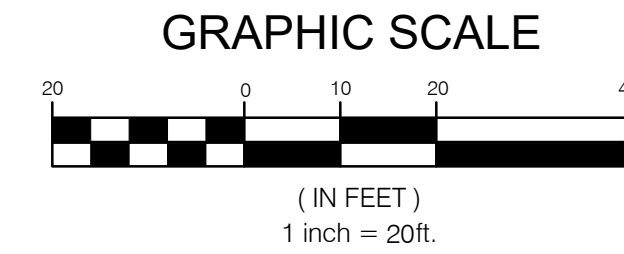
RECORDED # \_\_\_\_\_  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
 DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 FEE \$ \_\_\_\_\_  
 SALT LAKE COUNTY RECORDER \_\_\_\_\_



**BENCHMARK ENGINEERING & LAND SURVEYING**  
 9130 SOUTH STATE STREET SUITE # 100  
 SANDY, UTAH 84070 (801) 542-7192  
 www.benchmarkcivil.com  
 DATE: 07/21/2011

# ASHLEY CIRCLE ESTATES

(EXTENDING WILLOWCREEK NO. 3 SUBDIVISION AND AMENDING LOT 9  
 WILLOWCREEK NO. 3 SUBDIVISION)  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
 SALT LAKE COUNTY, UTAH  
 "PRELIMINARY PLAT"



As per Section 58-22-301(2) (c) The division shall issue licenses as a professional land surveyor

**SURVEYOR'S CERTIFICATE**

I, DALE K. BENNETT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 103381 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW. A RECORD OF SURVEY PREPARED BY BENCHMARK ENGINEERING AND LAND SURVEYING, LLC, HAS BEEN FILED AT THE SALT LAKE COUNTY SURVEYOR'S OFFICE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO BE KNOWN AS:

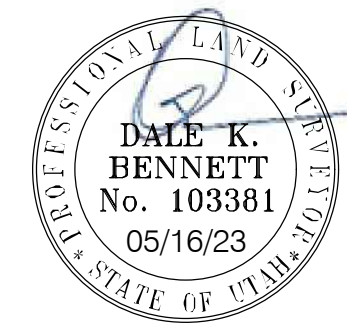
**ASHLEY CIRCLE ESTATES**  
 (EXTENDING WILLOWCREEK NO. 3 SUBDIVISION AND AMENDING LOT 9, WILLOWCREEK NO. 3 SUBDIVISION)

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND BEING ALL OF LOT 9, WILLOW CREEK SUBDIVISION NO. 3, ACCORDING TO THE OFFICIAL PLAT RECORDED IN BOOK W, PAGE 72, SALT LAKE COUNTY RECORDER'S OFFICE, WHICH CONSISTS OF PARCEL 1 AND PARCEL 2 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. SAID PARCEL OF LAND IS DESCRIBED IN THAT WARRANTY DEED RECORDED IN BOOK 10376, PAGE 8742, SALT LAKE COUNTY RECORDER'S OFFICE. THE BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 9 WILLOW CREEK SUBDIVISION NO.3 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN BOOK W OF PLATS AT PAGE 72, RECORDS OF SALT LAKE COUNTY STATE OF UTAH, SAID POINT ALSO BEING SOUTH 89°57'17" EAST 1510.78 FEET AND SOUTH 00°02'43" EAST 199.67 FEET FROM THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 29°00'00" WEST 102.92 FEET; THENCE NORTH 65°00'00" EAST 126.56 FEET; THENCE SOUTH 70°00'00" EAST 82.92 FEET; THENCE SOUTH 228.31 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9, SAID POINT ALSO LIES ON A 144.76 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 73.04 FEET THROUGH A CENTRAL ANGLE OF 28°54'29" (CHORD BEARS SOUTH 75°30'13" WEST 72.27 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 29°00'00" WEST 150.08 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.788 ACRES, MORE OR LESS  
 2 LOTS



Planning	Concept O.K. - Technical Review Required Revision: 5-17-23, PRELIMINARY PLAT, SUB2023-00054 05/16/23
Grading	Concept O.K. - Technical Review Required Revision: 5-17-23, PRELIMINARY PLAT, SUB2023-00054 05/16/23
Geology	Revisions Required - See Comments Sheet Revision: 5-17-23, PRELIMINARY PLAT, SUB2023-00054
Hydrology	Revisions Required - See Comments Sheet Revision: 5-17-23, PRELIMINARY PLAT, SUB2023-00054
Surveyor	Revisions Required - See Comments Sheet Revision: 5-17-23, PRELIMINARY PLAT, SUB2023-00054
Traffic	Revisions Required - See Comments Sheet Revision: 5-17-23, PRELIMINARY PLAT, SUB2023-00054
UFA	Concept Okay - technical review required Supersession: 06/01/2023
Health	Concept O.K. - Technical Review Required Revision: 5-17-23, PRELIMINARY PLAT, SUB2023-00054
Building	
Operations	
Addressing	Concept O.K. - Technical Review Required Revision: 5-17-23, PRELIMINARY PLAT, SUB2023-00054 05/16/2023

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_ THE \_\_\_\_\_ UNDERSIGNED OWNER ( ) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE

**ASHLEY CIRCLE ESTATES**  
 (EXTENDING WILLOWCREEK NO. 3 SUBDIVISION AND AMENDING LOT 9, WILLOWCREEK NO. 3 SUBDIVISION)

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREBY \_\_\_\_\_ HAVE HEREUNTO SET  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
 County of Salt Lake

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER ( ) OF THE ABOVE OWNER'S DEDICATION, \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT \_\_\_\_\_ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

COMMISSION NUMBER: \_\_\_\_\_ PRINTED NAME \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 \_\_\_\_\_ NOTARY PUBLIC (SIGNATURE)  
 A NOTARY PUBLIC COMMISSIONED IN UTAH

**ADDRESSING APPROVAL**

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

**FLOOD CONTROL AND ENGINEERING**

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

**"PRELIMINARY PLAT" ASHLEY CIRCLE ESTATES**  
 (EXTENDING WILLOWCREEK NO. 3 SUBDIVISION AND AMENDING LOT 9, WILLOWCREEK NO. 3 SUBDIVISION)  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN





June 6, 2023

**Jenny Wilson**  
Mayor

**Catherine Kanter**  
Deputy Mayor of Regional  
Operations

**Scott R. Baird, P.E.**  
Director, Public Works  
and Municipal Services

**Kade D. Moncur, P.E., CFM**  
Director, Public Works  
Engineering Division

**PUBLIC WORKS  
ENGINEERING DIVISION**

Government Center  
2001 South State Street  
Suite N3-120  
Salt Lake City, Utah 84190

**T** 385-468-6600  
**F** 385-468-6603

To Whom It May Concern,

This recommendation letter is in consideration of the following proposed development:

Application: 000857 – Bennett, Ashley Circle Estates 2-Lot Subdivision

Location: 8250 South Ashley Cir. Unincorporated, Utah 84093

Given that the property fronts along an existing cul-de-sac (Ashley Circle) within which no other existing properties currently have sidewalk installed, is not adjacent to any known safe routes to school under the Utah Safe Routes to School Program, and currently appears to meet all other applicable roadway standards, it is the recommendation of Salt Lake County Public Works Engineering that an exception be granted for the installation of sidewalk along the Ashley Circle frontage of this property.

Regards,

Jefferson Thomson, PE  
Salt Lake County  
Public Works Engineering