



Salt Lake County Planning Commission
Public Meeting Agenda
May 17, 2007
2:00 P.M.

THE MEETING WILL BE HELD IN THE COUNTY COUNCIL CHAMBERS, COUNTY GOVERNMENT CENTER, MAIN FLOOR, ROOM #N1100, 2001 SOUTH STATE STREET.
ANY QUESTIONS, CALL 468-2000

REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 468-2120 OR 468-2351: TDD 468-3600.

The purpose of the Planning Commission Meeting is to allow the Planning Commission to hear applicant and public comment, as well as agency and staff recommendations, prior to making a recommendation or decision on land use applications filed with Salt Lake County. A Pre-meeting with the Planning Commission will be held at 1:00 P.M., in the Planning and Development Services conference room N3500.

Decision Items

Zone Ordinance Text Amendment

- 23501 Salt Lake County Council. Amendments to Title 19, Zoning Ordinance of Salt Lake County, adding a definition of “check cashing” and providing that a check cashing business may be approved as a conditional use, subject to spacing standards, in the C-2 and C-3 Commercial Zones.: Planner: Craig Hinckley

Conditional Uses

- 23400 Snowbird Limited. Applicant is requesting approval of a building to be used for employee housing at Snowbird Ski Resort located at approximately 9525 East Little Cottonwood Canyon Road in an FR-20 Zone. This application also includes requests for approval of the following modifications and waivers of development standards established for the Foothill and Canyons Overlay Zone.
1. Waiver of Section 19.72.030.B.1. which restricts development on slopes over 30%.
 2. Waiver of Section 19.72.030.B.4. which requires slopes over 30% to be maintained as open space.
 3. Modification of Section 19.72.030.J.3. which prohibits disturbance within stream corridors.

4. Modification of Section 19.72.030.J.4. which requires buildings to be set back 100 feet from stream corridors.

Planner: Craig Hinckley.

- 23461 Beckstrand and Associates – Conditional use – Amending Proswood Plaza site plan to add carports, bridges, and signs – 4885 South 900 East – RM Zone - Planner: Todd A. Draper
- 23513 White City Water Improvement District – Conditional Use – Public Use/ Sheriffs Station – 9412 South Poppy Lane – Zone: R-1-8 – Community Council: White City – Planner: Todd A. Draper

Zoning Map Amendment (Rezoning)

- 23502 Allen Zitting – Rezone request from A-2 (Agricultural: minimum 1 acre lot) to A-1 z/c (Agricultural, minimum 10,000 square foot lots; no Two-Family Dwellings) – 13551 South 7530 West – Planner: Todd A. Draper
- 23503 Allen Zitting – Rezone request from A-2 (Agricultural: minimum 1 acre lot) to A-1 z/c (Agricultural, minimum 10,000 square foot lots; no Two-Family Dwellings) – 13680 South 7300 West – Planner: Todd A. Draper

Discussion Only Items – No Decision will be rendered at this meeting

Zoning Map Amendment (Rezoning)

- 23487 Gary Heintz – 8022 E. Big Cottonwood Canyon Road #7808 & 7956 E. Big Cottonwood Canyon Road #7807– FCOZ Zone Change – The applicant is requesting approval of a Zone Change from FR-0.5 (Forestry and Recreation, half acre minimum lot size per single family dwelling) to FM-10 (Forestry Multifamily, 10 dwelling units or 20 guest rooms per net developable acre) – Big Cottonwood Canyon – Spencer G. Sanders (Planner)

Conditional Uses

- 23488 Gary Heintz – 8022 E. Big Cottonwood Canyon Road #7808 & 7956 E. Big Cottonwood Canyon Road #7807– FCOZ Conditional Use – The applicant is requesting approval of an FCOZ Conditional Use for a Short Term Rental Planned Unit Development (conceptually 5 single family dwellings with a club house/caretaker residence), a Package Agency Liquor License and a Class C Beer License – FR-0.5 – Big Cottonwood Canyon – Spencer G. Sanders (Planner)

23531 Damon Lowe – 11479 E. Big Cottonwood Canyon Road #3003 – FCOZ Conditional Use – The applicant is requesting FCOZ Conditional Use approval for a General Store, a Class A Beer Outlet and a Vacation Rental Office. A General Store and a Vacation Rental Office are uses not specifically listed in the C-V zone as permitted or conditional uses; therefore, the applicant is also requesting the Commission to determine that the proposed uses are “*establishment(s) for the service of visitors*” and “*of the same general character*” as other uses listed in the zone. – C-V – Big Cottonwood Canyon – Spencer G. Sanders (Planner)

Adjournment

Rules of Conduct for the Planning Commission Meeting

- First: Applications will be introduced by a Staff Member.
- Second: The applicant will be allowed up to 15 minutes to make their presentation.
- Third: The Community Council representative can present their comments.
- Fourth: Person’s in favor of the application will be invited to speak.
- Fifth: Person’s opposed to the application will be invited to speak.
- Sixth: The applicant will be allowed 5 minutes to provide concluding statements.

- Speakers will be called to the podium by the Chairman.
- Because the meeting minutes are recorded it is important for each speaker to state their name and address prior to making any comments.
- All comments should be directed to the Planning Commissioners, not to the Staff or to members of the audience.
- For items where there are several people wishing to speak, the Chairman may impose a time limit, usually 2 minutes per person, or 5 minutes for a group spokesperson.
- After the hearing is closed, the discussion will be limited to the Planning Commission and the Staff.