



Meeting Minute Summary for:
Salt Lake County Planning Commission
June 24, 2009

As Approved by the Salt Lake County Planning Commission on
July 22, 2009

In attendance: Commissioners Harris-Hart, Matheson, Tillou, Johnson, Young, Moss, Henline

Meeting length about: 3 hrs 10 min
Number of public in attendance: 20
Summary Prepared by: jw

Application #: 24442

Summary: Gary DeSeelhorst, representing Solitude Mountain Resort - 12000 E. Big Cottonwood Canyon Road - Zone: FM-10 (Forestry Multi-Family) - The applicant has requested an amendment to the Solitude Mountain Resort Conditional Use Approval to modify the total bedroom count. - Community Council: Big Cottonwood Canyon - David J. Gellner (Planner).

Concerns Discussed: Staff reviewed the staff report; the proposal is to increase the total bedroom count from 560 to a new maximum 680 to set the stage so to speak for future residential and commercial expansion opportunities at the resort. There was a letter from Salt Lake City Water stating that they are willing to amend the water site. agreement if a determination is made that the intensity of impact is not increased on the Staff is recommending approval with 9 conditions.

Mr DeSeelhorst spoke on his application and stated that he does not agree with the verbiage on some of the conditions; on point #1 he would like to suggest that this is the conditional use approval of the master plan and that if any significant or major changes may require them to come back for a conditional use. Point # 4 he has some difficulty with the wording that he would like to work that out with the staff.

Commissioner Hart stated that if Mr Deseelhorst wants to go over changes with staff that he would need to come back for another meeting.

Motion and Conditions: Approved as presented by the county planning staff with the 9 conditions with subject to the following changes in verbage on condition #1 , 4 and 5 and after verification that all conditions and requirements have been achieved.

by: Commissioner Tillou

2nd by: Commissioner Henline

Voted for motion: All members present

Voted against motion: None. No members abstained or were recused

Application #: 24701

Summary: Darlene Batatian, on behalf of Stonebridge Land Holding Company - 4022 East Quarry Drive - Zoned: R-1-15 (Residential) - The applicant is requesting a rezone

from R-1-15 (Single Family Residential, 15,000 square feet minimum lot area) to R-2-10 (Medium Density Residential). The subject property is 3.19 acres in size. - Community Council: Granite - Planner: Carol Wong.

Concerns Discussed: Staff reviewed the staff report and stated that last month the Planning Commission had asked as to what type zoning conditions they could consider if they were to forward a recommendation to the County Council. The staff planner, Carol Wong stated that they could only restrict uses, unit density, building square footage, and/or height of structure. Granite Community Council had met with and recommended conditions of approval as 1) No additional construction on the site other than the construction of the condominiums. 2) The units are to be attached (4 buildings of 2 units) 3) The existing swimming pool must be repaired. 4) The rezone to be for residential use only.

Darlene Batatian, on behalf of Stonebridge Land Holding Co. spoke on the project and stated that the total square footage of each building will be approximately 4,078 square feet, but that this is not final.

Community Council was present and Jay Michael Hansen spoke on behalf of the council and stated that they were in complete agreement for the project as a continuation of what is already exists.

Commissioner Johnson asked if the council discussion included any concern for rental of any of the units. Mr Hansen stated that they would expect that any units built followed county ordinance in that area which is no overnight rental, one month at a time or longer.

Motion and Conditions: Approved with conditions those conditions being that permitted uses be for single or two family dwelling, building square footage should be limited to a total of 4,150 square feet maximum for each unit, height of each building be limited to 30', and that this is for 4 buildings of 2 units each and that 30' measures from mid point.

by: Commissioner Tillou

2nd by: Commissioner Matheson

Voted for motion: All members present

Voted against motion: None. No members abstained or were recused

Application #: 24580 & 24702 were discussed together

Summary: #24580 - Darlene Batatian on behalf of Stonebridge Land Holding Company - 4022 East Quarry Drive - Zoned: R-1-15 (Single Family Residential) - The applicant is requesting conditional use approval for an 8 unit PUD condominium development. This will consist of 4 buildings with 2 units in each building. The site is 3.19 acres in size. Note: A rezone application has also been applied for to change the zoning from R-1-15 to R-2-10 on this property. - Community Council: Granite - Planner: Carol Wong.

#24702 - Darlene Batatian, representing Stonebridge Land Holding Company - 4022 East Quarry Drive - Zoned: R-1-15 (Single Family Residential) - The applicant is requesting approval of a FCOZ Slope Waiver to allow construction to encroach into slopes over 30%. This request is being made in order to build four two unit condominium dwellings on the subject property. Note: a rezone application has also been applied for to change the zoning from R-1-15 to R-2-10. Community Council: Granite - Planner: Carol Wong

Concerns Discussed: Staff reviewed the staff report; the applicant discussed

Motion and Conditions: Discussion item only. Concerns were noted on height and slope concerns. There was mention to bring the building closer together, and if the pool is not to

be repaired there were questions as to the type of amenities they plan to put in there. Commissioner Hart asked for the average distance between the buildings, there is concern on the 80' buffer area. Made comment to the retaining wall to Commissioner Johnson asked Greg Baptist to explain the slope waiver and Mr Baptist said that the slope map was accurate and they are in the 30% to 40% but that they could not subdivide the property.

Mr Hansen from the Granite Community Council had no issues but stated that the developers had offered up Open Space and Bonneville Shoreline Trail easements and that we ought to take them up on that offer as a condition on granting the Conditional Use Permit and Slope Waiver.

Commissioner Hart made a suggestion that Mr Greg Baptist of the Salt Lake County Planning and Development staff should be invited to attend the July 1st Granite Community Council meeting with Stonebridge to explain grading issues and the cut and fill issues and appearance issues and Mr Baptist agreed to that request. Mr Hansen also requested that when they come to final design plan that they do not look like two separate developments.

by: Commissioner

2nd by: Commissioner

Voted for motion: No vote - This item was for discussion only

Voted against motion: None.

Application #: 24599

Summary: Nathan Anderson - 4828 South 1300 East - Zone: RM (Residential High Density and Office) - The applicant is requesting Approval of a Conditional Use for a 5 unit multi-family development. - Community Council: No Representation - Planner: Spencer G. Sanders.

Concerns Discussed: Staff reviewed the staff report; and the staff planner, Spencer Sanders clarified that the number of units was for 6 units not 5. Density and setbacks are a concern on this project as in order to get a garage they will need to go to a stacked floor plan the garage being on the ground floor and two additional stories to get the floor space needed the townhomes and this would impose additional setbacks. There will probably be problem with the location on water. There is a well on the property that will need to be relocated.

Commissioner Johnson asked if this plan would fit into the current master Plan

Commissioner Tillou asked if there were any comments from the neighbors, Spencer stated that there were no comments from any neighbor.

The applicant discussed his project and explained the need to go up in their design instead of going out.

Commissioner Hart asked specifically what his limitations were on his project and the need to provide a sketch to show those limitations. Also some additional things that he would look at those being, trash location and pick-up, parking and he suggested that he work with Spencer Sanders on those issues.

Motion and Conditions: Discussion tem only.

by: Commissioner

2nd by: Commissioner

Voted for motion: No vote - This item was for discussion only

Voted against motion: None.

Application #: 24749

Summary: Gordon Johnson on behalf of Autumn Ridge Development – 8022 E. Big Cottonwood Canyon Road # 7810 - Zones: FR-0.5 (Forestry and Recreation, 0.5 acre minimum lot size) and CV (Commercial – Tourist Related) the applicant is requesting Preliminary Plat approval and a recommendation to the Mayor’s office regarding 608 approval to amend several lots within the Silver Lake Summer Resort Subdivision.

The proposal would: 1) Vacate the platted, but unimproved Willow Alley between Brighton Loop and the Nordic Center Parking Lot; 2) Create a new access for the Silver Lake Estates #2 subdivision across the subject property; and 3) Incorporate the remaining portions of lot 4, 5, and 6 of the subdivision and the vacated alley into adjacent properties. - Community Council: Big Cottonwood Canyon - Planner: Spencer G. Sanders.

Concerns Discussed: Staff reviewed the staff report; Spencer mentioned receiving an e-mail from Gary Cummings who is concerned about providing access from his property to the Silver Lake area. He is working on submitting a complete application for a lodging style development. He has been waiting for approval from the Army Corps of Engineers on the wetlands and some other agencies that would allow pedestrian access to that area.

The applicant discussed his project and the confusion concerning the area of Lake Alley and his need to have access to Lake Alley for his properties. The Forest Service wants to close and lock the visitors center periodically between seasons during the spring and fall at will which make it very difficult if they are going to make access to these lots. There are also some problems with parking involving the visitors center and visitors parking in unauthorized areas and congestion in the parking lot. They also have a desire to formally implement and document some prior understandings concerning Willow Alley and the triangle of property. they could not find evidence of any recording of this area of property.

Gary Heintz stated that they are basically are in support of the intent of the purpose to realign the roadway access to the subdivision. He does have concerns about the vacations of the complete alleyway of Willow Alley because part of their plan relies on the alleyway as public space for pedestrian and utility access also stated that the vacation of the alleyway was needed for UTA and Schuttle Stop that the community relies on.

Richard Marsh spoke that the alley is currently fenced off and is not an access way.

Motion and Conditions: Approved

by: Commissioner

2nd by: Commissioner

Voted for motion: All members present

Voted against motion: None. No members abstained or were recused

Application #: Long Range Planning Presentation

Summary: The long range planning team will present various projects they are currently working on, including the Cooperative County Plan, Canyons Master Planning endeavors and a Countywide build-out mapping project - Planners: David White, Max Johnson, Elli Cosky and Curtis Woodward.

Concerns Discussed: David White made the introduction to the presentation and made a request that there be a body, preferably this body of Salt Lake County Commission members to be a sounding board for the unincorporated areas of the county to meet an

discuss the things that are going on and ask questions and get feedback from. Elli Cosky made the power point presentation and stated that the Long Range Planning Team they have been working together on a project that Mayor Corroon initiated last year called the "Cooperative County Plan". They have been meeting with all 15 cities within the county on a quarterly basis to discuss regional issues such as transportation, economic issues and other challenges that the region as a whole are facing like environmental issues. Their focus is to help communities and cities, give them the tools necessary to work more efficiently and more effectively to succeed within the county and not crush their individuality. This group has decided to focus as a group on one project per year to work on as a whole; this year's project being bicycle, pedestrian and mass transit mapping. One of the major accomplishments being that they have matched all center lines to county roads. This will allow all census information to be accurate now. They have also looked at traffic analysis zones and looked at how traffic can help in the future in terms of traffic reduction and emissions reduction. They have also asked cities to look at area where they do and do not want growth. This is to be a continual project that they are planning to update on an annual basis.

David White stated the need to have a list of projects for the unincorporated county of the county, they have a list of projects from the townships but not from the unincorporated and that is something they need to talk about in the future.

Max Johnson talked about the General Plan explained where various links are and "Best Practices" and the importance of the electronic form of the document and those benefits. Curtis Woodward discussed the canyons and the importance the project has to that area

Motion and Conditions: Approved

by: Commissioner

2nd by: Commissioner

Voted for motion: All members present

Voted against motion: None. No members abstained or were recused