

15.4

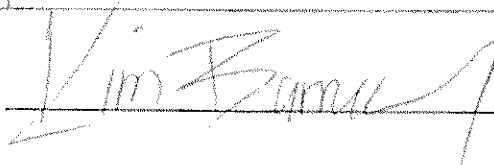
Mayor's Office: Council Agenda Item Request Form
*This form and supporting documents (if applicable) are due the Wednesday
before the COW meeting by noon.*

Date Received
(office use)

18 May 2017

Date of Request	May 18, 2017
Requesting Staff Member	Scott Baird
Requested Council Date	May 23, 2017
Topic/Discussion Title	Amendment to the MRZ – Mountain Bike Terrain Parks
Description	A brief presentation on Mountain Bike Terrain Parks in the Mountain Resort Zone, which was remanded back to the planning commission for discussion and recommendation.
Requested Action ¹	► Informational presentation on the status of Mountain Bike Terrain Parks as recommended by the planning commission. ► Request to Council to set a date for a public hearing.
Presenter(s)	Curtis Woodward
Time Needed ²	10 minutes
Time Sensitive ³	No
Specific Time(s) ⁴	Any time on C.O.W. agenda
Contact Name & Phone	Rolen Yoshinaga 801-300-0502
Please attach the supporting documentation you plan to provide for the packets to this form. While not ideal, if supporting documents are not yet ready, you can still submit them by 10 am the Friday morning prior to the COW agenda. Items without documentation may be taken off for consideration at that COW meeting.	

Mayor or Designee approval:



¹ What you will ask the Council to do (e.g., discussion only, appropriate money, adopt policy/ordinance) – in specific terms.

² Assumed to be 10 minutes unless otherwise specified.

³ Urgency that the topic to scheduled on the requested date.

⁴ If important to schedule at a specific time, list a few preferred times.

File # 29717

MRZ Amendment – Mountain Bike Terrain Parks Summary and Recommendation

Public Body: Salt Lake County Council

Meeting Date: (To Be Determined)

Request: Amend the MRZ to define and allow mountain bike terrain parks

Planner: Curtis Woodward

Planning Commission Recommendation: Approval (see below)

Planning Staff Recommendation: Approve per planning commission recommendation

PROJECT DESCRIPTION

On March 7, 2017, the Salt Lake County Council adopted the proposed Mountain Resort Zone (MRZ) with various amendments to the draft. One of those amendments, proposed by Councilmember Wilson, was to remove "mountain bike terrain park" from the list of allowed uses. The Council issued the following statement regarding legislative intent:

"It is the intent of the Council to refer to the Mountainous Planning Commission issues related to the specific uses of mountain bike trails and mountain bike terrain parks in the canyons. The Council requests that the Planning Commissions study these issues and provide feedback and ordinance recommendations.

The Council will review that feedback and consider any ordinance changes that may be appropriate."

On April 24, 2017, planning staff met with representatives of Brighton, Solitude, and Snowbird and the Salt Lake Valley Trails Society to discuss mountain bike terrain parks. The group began by noting the differences between the mountain biking experience seen at most resorts and the forest service definition of "terrain park," which is: An area with artificial features such as jumps, rails, boxes, quarter- and half-pipes, and other obstacles that is used by freestyle skiers and snowboarders in the snow season and by bicycles in non-snow season.

The group concluded that rarely are features built that are used for both snow sports and biking. Mountain bikers are in the mountains specifically to enjoy the mountainous terrain, and successful terrain parks enhance that experience rather than detract from it. Half-pipes, quarter pipes, and rails are the types of features bikers may enjoy at a skateboard park, but are not what mountain bikers expect to see. It was clear that a different definition was needed.

Borrowing from the Forest Service Manual, the group developed the following definition of Mountain Bike Terrain Park:

An area containing trails, artificial features and obstacles made primarily of natural materials such as earth, wood, and stone, that is designed to create a biking experience interdependent with the attributes of a mountainous

setting. Paved surfaces may be allowed in limited areas as needed for erosion control and rider safety. Mountain bike terrain parks shall comply with FCOZ requirements for grading and retaining walls.

The group also acknowledged that mountain bike terrain parks are limited in scope and size based on the resorts' need to protect their ski terrain and to accommodate other resort users. They therefore felt that developing specific size or length limitations was not necessary, and that allowing mountain bike terrain parks as conditional uses will empower the planning commission to determine if a proposed mountain bike terrain park falls within the above definition, or if plans need to be adjusted.

PLANNING COMMISSIONS' RESPONSE

On May 4, 2017, the Mountainous Planning District planning commission held a public hearing, and discussed the proposed ordinance. They voiced some concern that there needed to be clarity in the ordinance prohibiting large-scale events that involve the construction of temporary structures and obstacles, while acknowledging that temporary events that used only the permanent terrain park features should be allowed. **By unanimous vote, the Mountainous Planning District recommended to the County Council the following:**

1. Amend 19.13.030.B and 19.13.040.B to include "**Mountain Bike Terrain Park**" as a conditional use in the MRZ village and MRZ recreation districts.
2. Amend 19.13.030.C(g) and 19.13.040.F(f) to read "**Mountain Bike Terrain Park and Trails**"
3. Amend 19.13.080 to insert the following definition:

Mountain Bike Terrain Park

An area containing fixed trails, artificial features and obstacles made primarily of natural materials such as earth, wood, and stone, that is designed to create a biking experience interdependent with the attributes of a mountainous setting, but excluding facilities built solely for a temporary event requiring a mass gathering permit. Paved surfaces may be allowed in limited areas as needed for erosion control and rider safety. Mountain bike terrain parks shall comply with FCOZ requirements for grading and retaining walls.

PLANNING STAFF RECOMMENDATION

We request that a hearing date be set at which the County Council will consider the MRZ amendment as recommended by the planning commission.

SALT LAKE COUNTY ORDINANCE

ORDINANCE NO. _____, 2017

AN ORDINANCE AMENDING CHAPTER 19.13 OF THE SALT LAKE COUNTY CODE OF ORDINANCES, BY ENACTING A DEFINITION OF "MOUNTAIN BIKE TERRAIN PARK" AND INCLUDING IT AS A CONDITIONAL USE IN THE MRZ VILLAGE AND MRZ RECREATION DISTRICTS.

The Salt Lake County Council of Salt Lake County, State of Utah, ordains as follows:

SECTION I. The amendments made herein are designated by underlining the new substituted words. Words being deleted are designated by brackets and interlineations.

SECTION II. Section 19.13.030 of the Salt Lake County Code of Ordinances, 2001, entitled "Zoning" is hereby amended as follows:

19.13.030 MRZ-RECREATION DISTRICT**A. Permitted Uses**

Permitted uses in the MRZ-Recreation District are as follows:

- Accessory buildings and uses customarily incidental to permitted use
- Class B Beer outlet
- Class C Beer outlet
- Conservation activity
- Trail and trailhead improvement
- Employee and maintenance parking area with four (4) or fewer spaces
- Temporary construction improvement
- Minor ski or mountain resort improvements
- Mountain resorts, including the following:
 - Recreational outdoor and trail lighting
 - Passenger ski or tramway station and ski base/terminal facility
 - Ski tow rope, ski lift, ski tram, ski run
 - Outdoor event, outdoor music
 - Resort support, commercial
 - Ropes course
 - Mountain bike trails
 - Frisbee golf course

B. Conditional Uses

Conditional uses in the MRZ-Recreation District are as follows:

- Accessory buildings and uses customarily incidental to conditional use
- Employee and maintenance parking area or structure with five (5) or more spaces

--Food and beverage businesses, including alcoholic beverage licenses

--Mountain Bike Terrain Park

--Recreation equipment including swing sets, slides, jungle gyms, sand boxes, picnic tables and volleyball nets, but excluding baseball backstops, basketball standards, soccer goals, and tennis courts

--Ski bridge

-- Natural resource based recreational activities and associated facilities, provided that:

1. The planning commission determines as part of a conditional use application all of the following:
 - a. The facility or activity does not change the primary purpose of the mountain resort to other than snow sports;
 - b. The facility or activity encourages outdoor recreation and enjoyment of nature;
 - c. To the extent practicable, the facility or activity is located within the portions of the ski area that are developed or that will be developed pursuant to the Area Plan;
 - d. The facility or activity is consistent with the zoning established in the Area Plan;
 - e. To the extent practicable, the facility or activity harmonizes with the natural environment of the site in which it is located by:
 - i. Being visually consistent with or subordinate to the mountain resort's existing facilities, vegetation and landscape; and
 - ii. Not requiring significant modifications to topography to facilitate construction or operations, and;
 - f. The facility or activity does not require extensive new support facilities, such as parking lots, restaurants, and lifts.
2. In determining if a proposed use qualifies as a natural resource based recreational facility or activity, the Planning Commission shall also consider the following additional factors:
 - a. The degree to which visitors are able to engage with the natural setting;
 - b. The similarity of the facility or activity to other permitted and conditional uses in the MRZ Recreation District; and,
 - c. The extent that a visitor's experience is interdependent with attributes common to the natural setting.

C. FCOZ Exceptions

1. The following uses in the MRZ-Recreation District are exempt from all requirements of Section 19.72.060 (Slope Protection and Development on Ridgelines), subject to reasonable conditions that may be imposed under subsection (2) below.
 - a. Accessory buildings and uses customarily incidental to the permitted uses in this subsection (C)(1).).
 - b. Conservation activity
 - c. Trail/trailhead improvement
 - d. Passenger ski or tramway station, ski base/terminal facility, & ski bridge
 - e. Ski tow rope, ski lift, ski tramway, run
 - f. Ropes course
 - g. Mountain bike terrain park and trails
 - h. Frisbee golf course
 - i. Minor ski or mountain resort improvements
 - j. Natural resource based recreational facilities.

2. For the above uses, the Director (for permitted uses) and the planning commission (for conditional uses) shall, as necessary, impose reasonable conditions to accomplish any or all of the following:
 - a. Preserve area views;
 - b. Reduce adverse impacts on existing trees and vegetation;
 - c. Reduce overall degree of disturbance to steep slopes over 30%;
 - d. Protect wildlife habitat;
 - e. Protect stream corridors, wetlands, rock outcrops & other sensitive environmental features in vicinity of proposed improvements.
 - f. Discourage unintended trespass onto adjoining land.

D. Lot and Site Requirements

All structures must be no less than twenty-five feet (25') from the boundary line of the Lot, district, or public right-of-way. However, fences, walls, stairs, paths, trails, sidewalks, patios, driveways, accessory structures, approved parking areas, and screened mechanical and utility equipment are allowed as exceptions in the front, side, and rear yards.

E. Building Height

No structure may be erected to a height greater than thirty feet (30') from existing grade. This is the District Height.

1. Building Height Exceptions. To allow for a pitched roof and to provide usable space within the structure, the following height exceptions shall apply:
 - a. A gable, hip, or similar pitched roof may extend up to five feet (5') above the District Height, if the roof pitch is 4:12 or greater.
 - b. An antenna, chimney, flue, vent, or similar structure may extend up to five feet (5') above the highest point of the building to comply with International Building Code (IBC) requirements.
2. Other Height Exceptions. Subject to Director approval for permitted uses and planning commission approval for conditional uses, the following structures may exceed the standard District Height limit:
 - a. Ski lift towers and tramway towers. Submittal of a computer-generated visual simulation showing all structures is required.
 - b. Public or quasi-public uses.
 - c. Telecommunication facilities

F. Tree Replacement.

Any application for a new or expanded ski run that includes the removal of significant trees shall be accompanied by a forestry study prepared by a certified forester that includes mitigation measures to protect the overall health of the forest in harmony with the purpose and intent of section 19.72.110 of the Foothills and Canyons Overlay Zone. Conditions of approval may be imposed to mitigate the impacts of the removal of significant trees.

SECTION III. Section 19.13.040 of the Salt Lake County Code of Ordinances, 2001, entitled "Zoning" is hereby amended as follows:

19.13.040 MRZ-VILLAGE DISTRICT

A. Permitted Uses

Permitted uses in the MRZ-Village District are as follows:

- Accessory buildings and uses customarily incidental to permitted use
- Bed and breakfast homestay
- Bed and breakfast inn
- Boardinghouse
- Class B beer outlet
- Class C beer outlet
- Day care/preschool center
- Dwellings, one-, two-, three-, four-family
- Home day care/preschool for six or fewer children
- Living quarters for persons employed on the premises of any principal use
- Lodginghouse
- Minor ski or mountain resort improvements
- Mountain resorts, including the following:
 - Recreational outdoor and trail lighting
 - Passenger ski and tramway station and ski base facility
 - Ski tow rope, ski lift, ski tram, ski run
 - Skateboard park
 - Outdoor event, outdoor music
 - Resort support, commercial
 - Ropes course
 - Mountain bike trails
 - Frisbee golf course
- Office incidental to main use
- Package agency
- Parking area or structure with 10 or fewer spaces
- Public and quasi-public use structure
- Residential facility for elderly persons
- Residential facility for persons with a disability
- Restaurant, excluding drive-through
- Restaurant liquor license
- Retail goods establishment
- Short-term dwelling rental
- State store
- Trail and trailhead improvement
- Temporary construction improvement

B. Conditional Uses

Conditional uses in the MRZ-Village District are as follows:

- Accessory buildings and uses customarily incidental to conditional use
- Dwelling group
- Dwellings, multiple-family
- Hotel/resort hotel
- Motel
- Mountain Bike Terrain Park
 - Recreation equipment including swing sets, slides, jungle gyms, sand boxes, picnic tables, tennis courts, volleyball nets, basketball standards, baseball backstops and soccer goals
 - Parking area or structure with 11 or more spaces

--Natural resource based recreational activities and associated facilities, provided that:

1. The planning commission considers as part of a conditional use application all of the following:
 - a. The facility or activity does not change the primary purpose of the mountain resort to other than snow sports;
 - b. The facility or activity encourages outdoor recreation and enjoyment of nature;
 - c. To the extent practicable, the facility or activity is located within the portions of the ski area that are developed or that will be developed pursuant to the Area Plan;
 - d. The facility or activity is consistent with the zoning established in the Area Plan;
 - e. To the extent practicable, the facility or activity harmonizes with the natural environment of the site in which it is located by:
 - i. Being visually consistent with or subordinate to the mountain resort's existing facilities, vegetation and landscape; and
 - ii. Not requiring significant modifications to topography to facilitate construction or operations, and;
 - f. The facility or activity does not require extensive new support facilities, such as parking lots, restaurants, and lifts.
2. In determining if a proposed use qualifies as a natural resource based recreational facility or activity, the Planning Commission shall also consider the following additional factors:
 - a. The degree to which visitors are able to engage with the natural setting;
 - b. The similarity of the facility or activity to other permitted and conditional uses in the MRZ Recreation District; and,
 - c. The extent that a visitor's experience is interdependent with attributes common to the natural setting.

--Skating rink

--Ski bridge

--Swimming pool

C. Height

Height limits in the MRZ Village District shall be determined by the County Council in the Area Plan, subject to the following limitations. In no case shall the height of single-family dwellings exceed thirty feet (30'). For uses in the MRZ Village District that are also listed in the MRZ Recreation District, the height shall be in accordance with 19.13.030(E). The height of any other use in the MRZ Village District shall be no greater than one hundred feet (100'); the County Council may consider the criteria in section 19.13.050(F) in making this determination.

D. Density (Dwelling Units per Acre)

Density limits in the MRZ Village District shall be determined by the County Council in the Area Plan, and shall be conditioned on water, sewer, and utility availability for the density proposed in the Area Plan. However, the maximum density for residential dwelling units shall be 20 dwelling units or 40 guestrooms per net developable acre.

E. Lot Area, Lot Width, and Setbacks

1. Minimum Lot Area
 - a. Single-family residential: 6,000 Sq. Ft.
 - b. All other uses, unless lot area otherwise specified in the Ordinance: No minimum lot area.
2. Minimum Lot Width

- a. Single-family residential: 60 feet.
 - b. All other uses, unless lot width otherwise specified in the Ordinance: No minimum lot width.
3. Setbacks
- a. Front yard
 - i. Single, two, three, and four-family dwelling: 20 feet.
 - ii. Accessory building related to the above: 20 feet.
 - iii. All other uses, unless front yard setback otherwise specified in the Ordinance: 0 feet.
 - b. Side yard
 - i. Single, two, three, and four-family dwelling: 8 feet, with a total of two required side yards of not less than 18 feet.
 - ii. Accessory building related to the above: 8 feet, except 3 feet when located at least 10 feet from the rear of the dwelling.
 - iii. All other uses, unless side yard setback otherwise specified in the Ordinance: 0 feet.
 - c. Rear yard
 - i. Single, two, three, and four-family dwelling: 20 feet.
 - ii. Accessory building related to the above: 3 feet, except 8 feet where accessory building rears on side yard of a lot that lies adjacent to a corner lot.
 - iii. All other uses, unless rear yard setback otherwise specified in the Ordinance: 0 feet.
 - d. Exceptions. An applicant may locate a structure closer to the property line than specified by the above setbacks if applicant can demonstrate to the land use authority that the structure will not place additional burden on neighboring properties by addressing the following factors: snow load, drainage, access, fire protection, and building code.

F. FCOZ Exceptions

- 1. The following uses in the MRZ-Village District are exempt from all requirements of Section 19.72.060 (Slope Protection and Development on Ridgelines), subject to reasonable conditions that may be imposed under subsection (2) below.
 - a. Conservation Activity
 - b. Trail/Trailhead Improvement
 - c. Passenger Ski and Tramway Station, Ski Base/Terminal Facility, & Bridge
 - d. Ski Tow Rope, Ski Lift, Ski Tramway, Ski Run
 - i. Grading for these uses is exempt from Section 19.72.070 (Grading Standards), subject to the Director's authority to impose conditions pursuant to subsection (F)(2) of this section.
 - e. Ropes Course
 - f. Mountain bike terrain park and trails
 - g. Frisbee Golf Course
 - h. Minor Ski or Mountain Resort Improvements
 - i. Natural resource based recreational activities and associated facilities

2. For the above uses, the Director (for permitted uses) and the planning commission (for conditional uses) shall, as necessary, impose reasonable conditions to accomplish any or all of the following:
 - a. Preserve area views;
 - b. Reduce adverse impacts on existing trees and vegetation;
 - c. Reduce overall degree of disturbance to steep slopes over 30%;
 - d. Protect wildlife habitat;
 - e. Protect stream corridors, wetlands, rock outcrops & other sensitive environmental features in vicinity of proposed improvements.
3. Development of other permitted or conditional uses on slopes between 31% – 40%, may be accepted as suitable if adequate mitigation techniques acceptable to the Director are proposed by the applicant or required by the Director in conjunction with submittal by the applicant of the information outlined in subsections (a) – (f) below. The Director may consult with others to assist in determining compliance with the submittal requirements below and in requiring specific designs and mitigation techniques. The Director may require these specific designs and mitigation techniques, together with implementation timelines, to be defined and documented within the development agreement required by section 19.13.060.
 - a. A soils report stamped by a person licensed as a professional engineer in the State of Utah (“professional engineer”);
 - b. A grading plan stamped by a professional engineer, which complies with I.C.C. standards, with a maximum finished grade of 2:1 (horizontal:vertical) unless otherwise approved by the Director with surface stabilization, and provided that no grading exceeds a one to one (1:1) ratio;
 - c. If a retaining wall(s) is used, a retaining wall submittal that includes the following:
 - i. Section detail for each type of wall proposed;
 - ii. Calculated factor of safety for overturning and sliding;
 - iii. Design parameters such as ϕ , γ , c, etc.;
 - iv. Any necessary design assumptions such as unique drainage conditions, load surcharge, utility impact, etc.;
 - v. Height, batter, adjacent slopes, bench widths, etc.;
 - vi. Comprehensive design calculations, wall profiles, and additional sections;
 - vii. Documentation of compliance with the International Building Code.
 - d. A slope stability analysis that has been reviewed and approved by the County’s contracted geologist, the review fee to be paid by applicant;
 - e. Excavation stabilization plans prepared by a professional engineer, which includes the following:
 - i. Extent of the excavation;
 - ii. Cross section(s) of the excavation cut;
 - iii. Spot elevations of the top and bottom of cuts;
 - iv. Location of construction fences;
 - v. Site-specific construction drawings of excavation stabilization measures;
 - vi. Necessary erosion control measures;
 - vii. Location and depth of utilities located within 12 feet of the proposed system; and
 - viii. How service lines will be accommodated with the proposed system.

4. To the extent that FCOZ does not allow development of streets, roads, alleys, or driveways on slopes between 31% - 40%, the Director may accept these as suitable under the requirements in subsection (F)(3) of this section.

SECTION IV. Section 19.13.080 of the Salt Lake County Code of Ordinances, 2001, entitled "Zoning" is hereby amended as follows:

19.13.080 DEFINITIONS

For the purposes of this Chapter, the following terms shall have the following meanings:

Conservation Activity

A process to restore, enhance, protect, and sustain the quality and quantity of ecosystems and natural resources.

Driveway

A private area used for ingress and egress of vehicles, which allows access from a street or road to a building, structure, or parking spaces.

Fence

A structure erected to provide privacy or security, which defines a private space or is used to constrain domestic animals.

Grading

Any change of existing surface conditions by excavating, placing of any soils or rocks, or stripping of vegetation.

Limits of disturbance

The area(s) in which construction and development activity are to be contained, including development and construction of the principal building, accessory structures, recreation areas, utilities, services, driveways, septic tank drain fields and related system requirements, storm drainage, and other similar services or improvements. However, up to ten (10) feet of paved or unpaved shoulders for driveways are not included in the limits of disturbance.

Lot of Record

A lot or parcel of land established in compliance with all laws applicable at the time of its creation and recorded in the office of the county recorder either as part of a recorded subdivision or as described on a deed, having frontage upon a street, a right-of-way approved by the Land use hearing officer, or a right-of-way not less than twenty feet wide.

Minor ski resort improvements

Construction activities associated with the ongoing operation and maintenance of previously approved facilities, ski runs, ski trails, ski lifts and related resort appurtenances, equipment, recreational access corridors, pedestrian or non-motorized trails, non-snow related activities and accessory uses, or vehicular maintenance roads constructed or used in connection with the construction, operation, or maintenance of a resort.

Mountain bike terrain park

An area containing fixed trails, artificial features and obstacles made primarily of natural materials such as earth, wood, and stone that is designed to create a biking experience interdependent with the attributes of a mountainous setting, but excluding facilities built solely for a temporary event requiring a mass gathering permit. Paved surfaces may be allowed in limited areas as needed for erosion control and rider safety. Mountain bike terrain parks shall comply with FCOZ requirements for grading and retaining walls.

Mountain resort or Ski resort

- A. Any publicly or privately developed recreational use permitted by relevant local, state, and federal authorities, for snow-related activities, accessory year-round or non-snow related activities, and associated facilities and improvements.
- B. Such uses, activities, and facilities may be conducted on a commercial or membership basis, whether solely on privately-owned property or on privately-owned lots or parcels interspersed with public land under a special use permit from the U.S. Forest Service or other public agency, primarily for the use of persons who do not reside on the same lot or parcel as that on which the recreational use is located.
 - 1. Snow related activities include but are not limited to: downhill skiing, cross-country skiing, snowboarding, snow shoeing, snowmobiling, or other snow related activities.
 - 2. Accessory year-round and non-snow related activities include but are not limited to: alpine recreational activities; natural resource based recreational facilities; cultural events and festivals; and conference events.
 - 3. Associated facilities and improvements include, but are not limited to: lodging; food, retail, and support services; recreational and fitness facilities; parking accommodations; and other uses of a similar nature specifically authorized in conjunction with the operation of a year-round resort.

Natural resource based recreational activities and associated facilities

Activities and facilities that encourage outdoor recreation and enjoyment of nature that, to the extent practicable, harmonize with the natural environment; including uses such as zip lines, mountain bike trails, disc golf courses, and ropes courses; but excluding tennis courts, water slides and water parks, swimming pools, golf courses, and amusement parks.

Net Developable Acreage

Land with all of the following:

- 1. Average slope less than thirty percent;
- 2. Soils of a suitable depth and type based on soil exploration and percolation tests in accordance with the regulations of the Utah Department of Environmental Quality in order to ensure against adverse impacts on surface water and groundwater quality;
- 3. Minimum distance from any stream corridor of one hundred feet; and
- 4. Free from any identified natural hazard such as flood, avalanche, landslide, high water table, and similar features. See Chapter 19.74, "Floodplain Hazard Regulations," and Chapter 19.75, "Natural Hazard Areas."

Open Space

Any area of a lot that is completely free and unobstructed from any man-made structure or parking areas.

Parking Area

An unenclosed area or lot other than a street used or designed for parking.

Parking Structure

A fully enclosed structure designed and intended for parking.

Passenger Tramway

A mechanical device to transport passengers and cargo by means of chairs or enclosed compartments attached to a cable or to rails, including each of the devices described in Section 72-11-102 of the Utah Code Annotated, as amended. Includes ski tows and ski lifts.

Resort Support, Commercial

Use that is clearly incidental to, and customarily found in connection with, the principal building or use, and that is operated and maintained for the benefit and convenience of the owners, occupants, employees, customers, or visitors to the principal use or building.

Site plan

An accurately scaled plan that illustrates the existing conditions on a land parcel and the details of a proposed development, including but not limited to: topography; vegetation; drainage; flood plains; wetlands; waterways; landscaping and open space; walkways; means of ingress and egress; circulation; utility easements and services; structures and buildings; lighting; berms, buffers and screening devices; development on adjacent property; and any other information that may be required to make an informed decision.

Slope

The level of inclination from the horizontal, determined by dividing, in fifty (50) foot intervals, the average horizontal run of the slope into the average vertical rise of the same slope and converting the resulting figure into a percentage value.

Trails

A type of natural open space that is a system of public recreational pathways located within the unincorporated county for use by the public for purposes as designated.

Vegetation

Living plant material, including but not limited to trees, shrubs, flowers, grass, herbs, and ground cover.

SECTION V: This ordinance shall take effect fifteen (15) days after its passage and upon at least one publication in a newspaper published in and having general circulation in Salt Lake County, and if not so published within fifteen (15) days then it shall take effect immediately upon its first publication.

IN WITNESS WHEREOF, the Salt Lake County Council has approved, passed and adopted this ordinance this _____ day of _____, 2017.

SALT LAKE COUNTY COUNCIL

STEVE DEBRY, Chair

ATTESTED:

Sherrie Swensen, County Clerk

APPROVED AS TO FORM

By _____

Zachary D. Shaw

Deputy District Attorney

Date : _____

Vetoed and dated this _____ day of _____, 2017.

Mayor Ben McAdams or Designee

(Complete as Applicable)

Veto override: Yes ___ No ___ Date: _____

Ordinance published in newspaper: Date: _____

Effective date of ordinance: _____

Council Member Bradley voting _____

Council Member Bradshaw voting	_____
Council Member Burdick voting	_____
Council Member DeBry voting	_____
Council Member Granato voting	_____
Council Member Jensen voting	_____
Council Member Newton voting	_____
Council Member Snelgrove voting	_____
Council Member Wilson voting	_____