

DATE TUESDAY OCTOBER 31, 2017

THE SALT LAKE COUNTY COUNCIL, STATE OF UTAH, MET ON TUESDAY, OCTOBER 31, 2017, PURSUANT TO ADJOURNMENT ON TUESDAY, OCTOBER 24, 2017, AT THE HOUR OF 4:11:14 PM, AT THE SALT LAKE COUNTY GOVERNMENT CENTER, 2001 SO. STATE STREET, ROOM N1-110, SALT LAKE CITY, UTAH.

COUNCIL MEMBERS

PRESENT: JENNIFER WILSON¹
JIM BRADLEY
ARLYN BRADSHAW
MICHAEL JENSEN
AIMEE WINDER NEWTON
SAM GRANATO
MAX BURDICK
STEVEN DEBRY, Chair

COUNCIL MEMBERS

EXCUSED: RICHARD SNELGROVE

OTHERS IN ATTENDANCE: BEN MCADAMS, MAYOR
By: ERIN LITVACK, DEPUTY MAYOR
JASON ROSE, LEGAL COUNSEL, COUNCIL OFFICE
SHERRIE SWENSEN, COUNTY CLERK
By: NICHOLE WATT & GAYELENE GUDMUNDSON,
DEPUTY CLERKS

Council Member DeBry, Chair, presided.

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Mr. Nic Dunn, Senior Policy Advisory, Council Office, led the Pledge of Allegiance to the Flag of the United States of America.

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Council Member Bradshaw, seconded by Council Member Jensen, moved to approve the minutes of the Salt Lake County Council meeting held on Tuesday, October 17, 2017. The motion passed unanimously, showing that all Council Members present voted "Aye."

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Ms. Pam Roberts, Executive Director, Wasatch Front Waste and Recycling District, spoke under “Citizen Public Input” regarding the proposed closure of the transfer

¹ Participated electronically.

station. She stated the Council should not close the transfer station just because it was not profitable. The County is there to provide services to its citizens, not just to make money.

Council Member Burdick spoke under “Report of Council Members” stating the Eccles Theater held a party on October 30, 2017, celebrating its one-year anniversary. The Theater has been very profitable this past year, it had over 59 titles, of which 13 were Broadway performances. Approximately 352,712 patrons came through the door to see the performances.

Council Member Bradshaw spoke under “Report of Council Members” expressing his condolences to the family of Chenwei Guo who was killed October 30, 2017, on the University of Utah campus during an attempted carjacking. The impact of this senseless killing will be felt throughout the community.

Council Member DeBry spoke under “Report of Council Members” thanking the first responders who put their lives in danger when reacting to this situation. He stated nine different agencies helped out.

Council Member Jensen spoke under “Report of Council Members” asking if Mr. Guo was targeted because he was an international student.

Council Member Bradshaw stated no. Mr. Guo was just in the wrong place at the wrong time.

Council Member Wilson spoke under “Report of Council Members” stating the shooting took place in her neighborhood. This is a rough time. The Council, as local officials, need to do something about this.

Ms. Emily Baker, an employee of the Animal Services Division, submitted a Disclosure of Private Business Interest form advising the Council that she is employed by Barley's Canine Recreation Center as an animal recreation specialist.

Ms. Jessica S. King, an employee of the Animal Services Division, submitted a Disclosure of Private Business Interest form advising the Council that she is employed by Avani Wellness Massage & Esthetics as a therapeutic masseuse.

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Ms. Gerri Cantor, an employee of the Animal Services Division, submitted a Disclosure of Private Business Interest form advising the Council that she is employed by Alta Ski Area as a children's ski instructor.

Council Member Bradshaw, seconded by Council Member Jensen, moved to accept the disclosure forms and make them a matter of record. The motion passed unanimously, showing that all Council Members present voted "Aye."

<u>Taxpayer</u>	<u>Year</u>	<u>Refund</u>
Robert C. Barney	2017	\$ 50.00
Robert L. Archuleta	2017	\$135.00
Jack R. Elizondo	2017	\$113.00
Michael J. Koester	2017	\$ 35.00
LH Miller Chrysler Jeep Dodge Ram	2017	\$306.00
Adam R. Logan	2017	\$113.00
Gae M. McDonald-Sellers	2017	\$ 13.00
Megan A. Reiner	2017	\$153.00

<u>Taxpayer</u>	<u>Parcel No.</u>	<u>Type of Relief</u>
June S. Balls	27-26-379-032	CB
Lorri Biljanic	28-06-482-005	Indigent
Marcelle Blackerby	16-18-177-009	Hardship
Joyce Buhler	28-05-153-009	Hardship
Ronald L. Chase	22-05-352-021	Hardship
Maxine Chestang	22-35-201-005	CB, Indigent
Karen A. Childs	27-33-128-024	Indigent
Larry R. Christensen	22-25-352-009	Hardship
Sharon J. Collard	21-01-428-014	CB, Indigent
Nicholette Elders	16-05-126-021	Hardship

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Jesus M. Estrada	08-36-156-008	Hardship
Max L. Freestone	21-03-457-003	Blind
Marvalyn Fronce	27-15-457-085	Indigent
Ila Mae Halligan	16-19-456-004	Hardship
John S. Ham	15-30-176-062	CB
Douglas Hansen	16-18-255-015	Indigent
Michael D. Herman	21-31-303-032	Hardship
R. Wade Lambert	24-18-133-008	Indigent
Laurel M. Livezey	28-16-130-011	Indigent
Manuelita Martinez	27-05-103-007	Indigent
Laurie Mecham	26-01-156-064	Indigent
Fazlullah Mohammed	21-03-431-013	Indigent
Midge M. Morgan	27-36-278-003	Hardship
Nga Thi Hoang Nguyen	08-27-304-021	Indigent
Dee Anne Oldham	14-29-201-008	Indigent
Karen J. Olsen	15-29-451-007	CB
Cheryl Panoussi	15-30-256-003	Indigent
Barbara A. Pratt	22-27-229-017	CB
Summer Radmall	MH#207217	Indigent
Jaime Rebaza	16-19-202-008	Indigent
Deborah Rebaza	16-30-302-004	Indigent
Kristine Rottman	16-32-154-002	Indigent
Julie A. Ryser	22-05-379-055	Indigent
Leyann N. Sandoval	16-19-258-001	Indigent
Frieda Schwab	16-30-327-007	Hardship
Diane E. Snow	21-18-283-001	Hardship
Mercy L. Valdez	16-31-379-014	Indigent
Thomas E. Van Cleave	14-30-258-006	Indigent
Scott D. Vaughn	28-17-231-002	Hardship
Phillip K. Watts	16-19-328-008	Indigent
Arnold Wilson	28-05-129-002	Indigent
Marilyn M. Wright	28-08-357-005	Hardship
Angela K. Zarr	21-20-131-001	Hardship
Stephen Hamilton	22-26-308-006	Veteran
Judy L. Larsen	14-28-332-006	CB
Samuel T. Demke	28-15-302-012	Hardship
Sandra A. Echols	14-32-280-001	Hardship
Elizabeth J. Todd	22-22-406-006	Hardship

Ms. Fehrmann also recommended denial of the requests of the following taxpayers for tax relief:

<u>Taxpayer</u>	<u>Parcel No.</u>
Peggy Diane Angus	22-05-106-037
Marcelle Blackerby	16-18-177-009
Joyce Buhler	28-05-153-009

Cecilia Bustos	22-20-328-062
Ronald L. Chase	22-05-352-021
Larry R. Christensen	22-25-352-009
Ila Mae Halligan	16-19-456-004
Judy L. Larsen	27-17-279-033
Raul Morales	20-14-302-013
Midge M. Morgan	27-36-278-003
Kathleen J. O'Connor	22-30-376-008
Brian R. Peterson	15-02-404-021
ReNae D. Pentico	15-28-301-032
Martha Robbins	21-18-408-016
George O. Rodrigues	21-07-429-021
Frieda Schwab	16-30-327-007
Diane E. Snow	21-18-283-001
Ann Etta J. Terry	08-26-179-016
Lorrie J. Webster	20-01-431-005
Marilyn M. Wright	28-08-357-005
Marilyn Henze	16-33-454-036

<u>Taxpayer</u>	<u>Parcel No.</u>
Joyce T. Becker	28-16-376-009
Theo D. Brasher	vehicles
Kenn M. Brennan	21-26-451-117
Dennis M. Chomech	vehicles
Kelly V. Crane	vehicles
Shilo B. Davies	33-04-104-003
Robert W. Douglas	vehicles
Lawrence Hardenbrook	21-36-282-006
Richard D. Holman	vehicles
Jaysen Nuttall	vehicles
Nathan M. Orndorff	28-20-459-016
Carol Ann Payne	27-28-101-024
Mark M. Shepherd	27-14-352-027
Guyla Vega	vehicles
George R. Wolfe	14-28-176-001
Michael J. Zapata	vehicles

Ms. Liz Fehrman, Chair, Property Tax Committee, submitted letters recommending approval of the requests of the following taxpayers for prorated tax relief:

Council Member Bradshaw, seconded by Council Member Jensen, moved to ratify the vote taken in the Committee of the Whole meeting. [Council Member Bradshaw, seconded by Council Member Jensen, moved to approve the tax matters and forward them to the 4:00 p.m. Council meeting for ratification. The motion passed unanimously. Council Member Snelgrove was absent for the vote.] The Council motion passed unanimously, authorizing the County Treasurer to effect the same, showing that all Council Members present voted "Aye."

Ms. Dianne R. Orcutt, Deputy District Attorney, introduced an ordinance, which updated deadlines for appealing a GRAMA decision, and for the Chief Administrative Officer of Appeals (CAOA) to issue a decision, and designating appeal options following a decision by the CAO.

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#2000 – GRAMA Records Management Policy & Procedures Definitions
#2030 – GRAMA Access to Records
#2040 – GRAMA Appeals Procedure
#2050 – GRAMA Public and Non-Public Records and Personal Privacy
#2070 – GRAMA Records Retention Scheduling Process
#2110 – GRAMA Disposal of Records
#2120 – GRAMA Administration (GRAMPA)

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unanimously.] The Council motion passed unanimously, authorizing the Mayor's Office to distribute the same, showing that all Council Members present voted "Aye."

Ms. Talia Butler, Director, Animal Services Division, submitted a letter advising that Utah FACES has offered to donate sterilization surgeries, microchips, and vaccines to the Animal Services Division. The estimated value of this gift is \$18,001.05.

Ms. Karen Crompton, Director, Community Services Department, submitted a letter advising that Brett Pehrson, representative for Shelter Kids, has offered to donate up to \$4,000 to be used in connection to a volunteer event.

Mr. Curtis Woodward, Planning and Development Services Division, reviewed the following amendment to the zoning ordinance that was heard during the October 24, 2017, Council meeting and forwarded to today for formal consideration:

Council Member Bradshaw, seconded by Council Member Jensen, moved to approve Application #30492 and the following ordinance:

AN ORDINANCE AMENDING TITLE 19 OF THE SALT LAKE COUNTY CODE OF ORDINANCES, BY ENACTING A NEW CHAPTER, 19.69, ENTITLED "PLANNED COMMUNITY (P-C) ZONE." THIS CHAPTER IS BEING ENACTED AS A NEW ZONING DISTRICT TO GOVERN LAND USE AND DEVELOPMENT FOR LARGE-SCALE PLANNED COMMUNITIES. THE CHAPTER OUTLINES THE PROCESS BY WHICH USES, DENSITIES, DEVELOPMENT PATTERNS,

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AND KEY INFRASTRUCTURE MAY BE PROPOSED, REVIEWED, AND APPROVED.

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

SECTION I. Title 19 of the Salt Lake County Code of Ordinances, 2001, entitled “Zoning” is hereby amended to enact Chapter 19.69, entitled “Planned Community (P-C) Zone” as follows:

Chapter 19.69 Planned Community (P-C) Zone

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| 19.69.010 | Purpose. |
| 19.69.020 | Land use districts. |
| 19.69.030 | Permitted uses. |
| 19.69.040 | Conditional uses. |
| 19.69.050 | P-C zone area – minimum requirements. |
| 19.69.060 | Planning and approval process for P-C zone. |
| 19.69.070 | P-C zone plan. |
| 19.69.080 | Community structure plan. |
| 19.69.090 | Project plan/subdivision plat. |
| 19.69.100 | Site plan review. |
| 19.69.110 | Development standards. <ul style="list-style-type: none">(A) Open Space.(B) Yard requirements.(C) Fencing, screening, clear vision.(D) Architectural standards.(E) Landscaping requirements(F) Lighting.(G) Other requirements. |
| 19.69.120 | Development agreement. |

19.69.010 Purpose.

The purpose of the Planned Community (P-C) Zone is to provide a regulatory tool which allows large properties in the Southwest Community of Salt Lake County to be developed in accordance with a specific plan designed to achieve the following purposes:

1. To promote and protect the public health, safety, and welfare;
2. To implement the objectives and policies of the general plan;
3. To safeguard and enhance environmental amenities and the quality of development;
4. To attain the physical, social, and economic advantages resulting from comprehensive and orderly planned use of land resources;
5. To lessen congestion and assure convenience of access;
6. To secure safety from fire, flood, and other dangers;
7. To provide for adequate light, air, sunlight, and open space;
8. To promote and encourage conservation of scarce resources;

use. Village residential densities are anticipated to range between 9 and 20 units per gross acre.

Town center: This category is designed for high density mixed use development that emphasizes office, commercial and recreational uses, but also includes residential (single and multi-family), public/semi-public, industrial and open space uses. Town center residential densities may exceed 20 units per gross acre.

Business, Research, or Educational Campus: This category is designed to accommodate a campus dedicated to a mixture of business uses: office, commercial, industrial, recreational, and public/semi-public uses; or to an educational institution, including classrooms, laboratories, offices, housing, educational facilities of all types and other related uses.

Open Space: Landscaped area, natural area or farmland that is established to provide and preserve outdoor recreational, agricultural, or other similar uses. In addition to the open space district, areas of open space may also be provided within the other land use districts as well.

19.69.030 Permitted uses.

The following uses may be conducted in all areas within the P-C Zone:

- Residential uses of all types on a range of lot sizes including: single family detached; single family attached; multifamily residential; town homes; loft apartments; residential units above ground floor retail, commercial, or office uses; and condominiums;
- Retail, service, office, hotel, restaurant, entertainment, and all other commercial uses of any type;
- Mix of permitted uses (including office/commercial, office/residential, retail/residential) within individual structures;
- Home-based businesses following the provisions of Chapter 19.85 of this Title;
- Health-care facilities;
- Public facilities, such as schools, libraries, and civic buildings;
- Common areas, such as plazas, playgrounds, and trails
- Churches;
- Day-care facilities;
- Open space, including landscaped areas and areas in natural vegetation, golf courses, parks, recreational areas;
- Agriculture;
- Industrial and manufacturing uses; and
- Other accessory uses which are ancillary to, and designed to serve, any of the foregoing uses.

19.69.040 Conditional uses.

The approved P-C Zone Plan or Community Structure Plan may include provisions for specific land uses identified as conditional uses within a given district, which may include uses listed under section 19.69.030 or additional uses. The addition of conditional uses in the approved P-C Zone Plan shall require the approval of the County Council, which

approval may be established by development agreement. Conditional uses, if any, are subject to review and approval as set forth in Chapter 19.84 of this Title. Design standards for conditional uses shall be included with the applicable Project Specific Standards.

19.69.050 P-C zone area – minimum requirements.

Each P-C Zone shall contain a minimum of 400 acres located in the Southwest Community of Salt Lake County as depicted on the Southwest Community Land Use Plan on file with Salt Lake County Planning and Development Services. If the P-C Zone contains multiple owners, the owners may, if necessary to reach the 400-acre threshold, or if such owners otherwise desire, combine their properties for planning and development purposes.

19.69.060 Planning and approval process for P-C zone.

Development within the P-C Zone will require the following plans to be prepared and submitted for approval in accordance with this chapter: P-C Zone Plan, CSP, and Project Plans and/or subdivision and condominium plat approval as applicable. The planning and approval process and approving bodies are summarized in the following table:

APPROVAL STEP	SCALE (AREA COVERED BY APPLICATION)	WHAT IS DESCRIBED IN PLAN	APPROVAL LEVEL
P-C Zone and Plan	Total land area to be rezoned P-C.	Land area to be rezoned with land use table outlining proposed permitted and conditional uses (if applicable), number of residential units, and areas of nonresidential development.	Planning Commission and County Council
Community Structure Plan	Any portion of project that has a common street system, open space system or other infrastructure system.	Major systems for the larger development such as major roadways, infrastructure, open space networks, general location of villages, towns, neighborhoods and business and research parkways.	Staff and Planning Commission
Project Plan/Subdivision Plat	Multiple phases of development. May, but is not required to include, master subdivision approval followed by phased subdivision plats.	Show major development parcel locations, open space system, and major infrastructure associated with roadways. Final plats indicate lot layouts and development regulations.	Planning Commission

Site Approval	Plan	Individual sites within the development.	Final site development requirements.	Staff
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19.69.070 P-C zone plan.

At the time of application for rezoning, a P-C Zone Plan shall be submitted to the Planning Commission for review and recommendation to the County Council. Following recommendation by the Planning Commission, a P-C Zone Plan shall be submitted for review and approval by the County Council. A proposed development agreement shall be submitted for approval by the County Council in connection with each P-C Zone Plan. The approved P-C Zone Plan and development agreement shall implement and govern development within the applicable P-C Zone but may be amended through standard rezoning procedures or through procedures outlined in the development agreement and shall contain the following information:

1. Name of planned community;
2. Names, addresses, and phone numbers of applicant and property owners;
3. P-C Zone parcel location, legal/boundary description, acreage, scale, and north arrow;
4. A land use table showing the proposed permitted and conditional uses (if applicable), number of dwelling units, height limits, and the total acreage of open space in the P-C Zone and areas (in square footage or acreage) of the various non-residential land uses proposed in the P-C Zone;
5. General descriptions and locations of existing and proposed major infrastructure, including water, sanitary sewer, storm drainage, parks/open space/trails, and street improvements, together with service adequacy analyses for each of these (including the necessity of system improvements within or adjacent to the subject property, if applicable) to justify the dwelling units, open space, and non-residential square footage proposed in the land use table mentioned above;
6. Existing waterways, major utilities, easements and flood boundary;
7. Adjacent parcels, owners, and uses;
8. Topography and significant features on or adjacent to the property; and
9. Other information deemed necessary by the Planning and Development Services Director.

Subject to conditions or limitations agreed to in the development agreement, the development agreement based on the approved P-C Zone Plan shall confer a vested right to proceed with the development process established in this chapter for the property included within the applicable P-C Zone Plan, including the number of dwelling units and the square footage of nonresidential uses reflected in the approved P-C Zone Plan. Upon approval, the P-C Zone Plan shall constitute an amendment to the applicable community general plan for the area covered by the P-C Zone Plan.

19.69.080 Community structure plan (CSP).

Following approval of the P-C Zone Plan, a Community Structure Plan (CSP), together with a development agreement that codifies that plan, shall be submitted to the County for review and approval by the Planning Commission. The CSP shall contain a contiguous area within

the P-C Zone that includes one or more of the following: neighborhoods, villages, business and research parks, and/or town centers. A CSP shall show the following:

1. Name of planned community;
2. Names, addresses, and phone numbers of applicant and property owners;
3. CSP location, legal/boundary description, acreage, scale, and north arrow;
4. Proposed land use districts (neighborhoods, villages, business and research parks, and/or town centers) boundaries, and acreage; a table showing the number of dwelling units, open space acreage, and acreage of the various non-residential land uses;
5. A master circulation system plan, including a street network, pedestrian circulation, bicycle and trail system plans (including possible equestrian trails), identification of street alignments and right-of-way widths, illustrative cross sections which accommodate and specify vehicular, pedestrian, and bicycle use in the right-of-way. Pedestrian and bicycle trail systems shall connect the land use districts, schools and open space areas and provide linkages to other trail systems in existing or future areas of the P-C Zone and adjacent facilities within the County;
6. Existing and proposed waterways and water bodies, major utilities and easements, flood boundary, and flood control facilities;
7. Adjacent parcels, their owners, and their uses;
8. Topography and significant features on or adjacent to the property;
9. Documentation of existing and proposed secondary water rights, shares, and usage, if any;
10. Open space plan providing general description and locations of major open space;
11. Standards that govern the design and maintenance of major public infrastructure improvements (including without limitation sidewalks, street lighting, paving, street furniture, etc.) and general building placement, massing, and design criteria (CSP Design Standards); and
12. Other information deemed necessary by the Planning and Development Services Director.

The Planning Commission shall have the discretion to disapprove a CSP only on the basis of: (1) the failure of the proposed CSP to include all of the elements required in this section; (2) the failure of the proposed master circulation system identified in the CSP within and surrounding the P-C Zone to adequately serve the communities within the P-C Zone; (3) the failure of the proposed major infrastructure identified in the CSP within and surrounding the P-C Zone to provide adequate service to the communities within the P-C Zone; or (4) the inclusion of uses in the CSP not permitted or conditionally permitted under this Chapter. In approving a CSP, the Planning Commission may impose reasonable conditions of approval to mitigate reasonably anticipated detrimental impacts in accordance with County Ordinance Subsection 19.84.060(C)-(D).

19.69.090 Project plan/subdivision plat.

Upon approval of a CSP, a Project Plan shall be submitted for review, together with a development agreement that outlines Project Specific Standards establishing in substantial detail the character and nature of the design of public and private improvements within the area covered by the applicable Project Plan (Project Specific Standards) for the applicable portion of the P-C Zone covered by the Project Plan. The purpose of the Project Plan is to

allow for the creation and approval of a fully-integrated development plan for a specifically identified portion of the applicable P-C Zone. A Project Plan may include vertical and horizontal mixtures of uses on one or more proposed lots, parcels or units located within the boundaries of the proposed Project Plan. Therefore, the Project Plan may identify a combination of proposed subdivisions, condominium projects, and/or site plans, one or more of which may be submitted concurrently for review and approval with the Project Plan. The Project Plan, and each Subdivision Plat or Condominium Project submitted in connection therewith or in furtherance thereof, shall be reviewed and approved by the County staff prior to submittal of the Project Plan and associated development agreement to the Planning Commission for approval. Subdivision Plats (preliminary and final) shall be submitted and approved pursuant to the process and in accordance with the requirements set forth in Title 18, "Subdivisions," of the County Code and other applicable County ordinances. Application and approval of a preliminary or final subdivision plat may occur before submission of a Project Plan provided Project Specific Standards are submitted and approved contemporaneously with such subdivision plat application and approvals; and provided, further, that the Project Specific Standards and subdivision plat will ultimately be incorporated into an approved Project Plan and associated development agreement. The preliminary and final plats shall conform to the applicable CSP Standards as well as all applicable Project Specific Standards, including any supplemental Project Specific Standards proposed and approved in connection with the applicable final plat.

19.69.100 Site plan review.

Site plans may be reviewed concurrently with a Project Plan or Subdivision Plat. Any proposed commercial, office, industrial, multi-family residential, open space, parks, or institutional developments and alterations to existing developments shall be located on legal lots of record created by metes and bounds conveyance with the approval of the County Staff or pursuant to subdivision or condominium plats and shall meet the site plan review requirements outlined in chapter 19.02.080 of this Title. All County Ordinances and requirements shall be met in preparing site plan applications and in designing and constructing the development. Where applicable, building permits may not be obtained nor shall any site work be performed prior to site plan approval as set forth in section 19.02.130 of this Title.

19.69.110 Development standards.

(A) Open Space and Common Areas.

Open Space includes parks, trails, natural area, or farmland, which is established to provide and preserve recreational, agricultural, or other similar uses in the P-C Zone as approved by the County Council after a recommendation of the Planning Commission. Common areas include landscaped areas (including landscaping around schools, colleges, and other civic buildings), athletic fields, gathering places such as plazas, commons, exterior courtyards, public recreational facilities, landscaped medians or park strips that exceed County standards, but do not include areas contained within a typical public street cross section. The applicable CSP Standards and Project Specific Standards shall govern the use and character of the open spaces and common areas. Each P-C Zone shall contain a minimum of 20 percent of the gross acreage in a combination of common areas and open space, at least half of which (10% of the gross acreage) shall be open space. These areas shall be designated in the applicable Project Plan and separately identified on any applicable final

plat of subdivision or site plan. Open Space recorded as a lot or lots in subdivisions or as common area in condominium plats and shall be maintained with open space or conservation easements or such other arrangement as is approved by the Planning Commission in connection with Project Plan or subdivision or condominium approval.

(B) Yard requirements.

Yard requirements shall be determined and governed by the applicable Project Specific Standards established pursuant to the requirements of this Chapter. The following minimum requirements shall apply in the P-C Zone.

1. Minimum yard areas shall be measured from the front, side and rear lines of lots, condominium private ownership yard areas (where building footprint is not recorded) or from accesses, driveways, or streets (where no property lines or private ownership yard areas exist).
2. Buildings may not be located within a public right of way or utility easement.

(C) Fencing, screening, clear vision.

Fencing, screening and clear vision requirements shall be determined and governed by the applicable Project Specific Standards established pursuant to the requirements of this Chapter. The following requirements shall apply in the P-C Zone.

1. All mechanical equipment, antennas, loading and utility areas, and trash receptacles shall be screened from view with architectural features or walls consistent with materials used in the associated buildings as more specifically set forth in the applicable Project Specific Standards.
2. Fences and landscape materials, except for mature trees which are pruned at least 7 feet above the ground, shall not exceed 2 feet in height within a 10 foot triangular area formed by the edge of a driveway and the street right-of-way line or within a 30 foot triangular area formed by the right-of-way lines of intersecting streets.

(D) Architectural standards.

Architectural requirements shall be determined and governed by the Project Specific Standards established pursuant to the requirements of this Chapter. The following architectural standards and requirements shall apply in the P-C Zone.

1. Architectural design of buildings and building materials shall be established in the Project Specific Standards.
2. All building materials shall be high quality, durable, and low maintenance.
3. The applicable Project Specific Standards shall address exterior relief of buildings, design of all sides of buildings, and architectural compatibility of buildings.

(E) Landscaping requirements.

Landscaping requirements shall be determined and governed by the applicable Project Specific Standards established pursuant to the requirements of this Chapter. The following landscaping requirements shall apply in the P-C Zone.

1. The applicable Project Specific Standards shall address the landscaping and proper maintenance of required front, side, and rear yards of lots and private ownership areas in the P-C Zone.
2. All areas of lots and parcels in the P-C Zone not designated for open space, parking, buildings, or other hard surfacing shall be landscaped and properly maintained. Designated open space shall remain in a natural condition, cultivated or landscaped, and properly maintained in accordance with the Project Specific Standards.
3. All park strips and public right-of-way areas in the P-C Zone shall be landscaped and properly irrigated and maintained by the applicable property owners in the P-C Zone unless otherwise approved by the County Council. All park strip areas shall be installed by the developer and properly maintained by the applicable owners in the P-C Zone. A plan for funding of on-going maintenance of street landscaping by the property owners shall be presented for approval by Staff at the time of site plan approval.

(F) Lighting.

Lighting requirements shall be determined and governed by the Project Specific Standards established pursuant to the requirements of this Chapter.

(G) Other requirements.

The following requirements shall apply in the P-C Zone.

1. All developments shall be graded according to the County's engineering and building requirements to provide adequate drainage. Buildings shall be equipped with facilities for the discharge of all roof drainage onto the subject lot or parcel.
2. The applicable owners shall properly maintain all private areas of individual lots or parcels.
3. The specific requirements of this Section 110 shall be governed by the Project Specific Standards established pursuant to the requirements of this Chapter and may be modified as the County Council deems appropriate pursuant to the terms of the applicable Project development agreement..
4. All common area improvements including buildings, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, street lights and signs not specifically dedicated to the County or accepted for ownership or maintenance by the County shall be perpetually maintained by the applicable owners or their agents through a special taxing district, owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the County Council. Improvements for which the County agrees to accept maintenance responsibility shall be reviewed by the applicable County agency for compliance with adopted standards prior to approval.

19.69.120 Development agreement.

In conjunction with the approval of a P-C Zone Plan, CSP, and Project Plan, the developer and the County shall enter into one or more development agreements reflecting all conditions of approval and terms of the applicable P-C Zone Plan, CSP, and Project Plan, and such other matters as the County and the developer may agree. The County Mayor signs all development agreements. The County Council need only approve the development agreement associated with the P-C Zone Plan. Development agreements

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entered into with respect to a CSP or Project Plan do not require approval of the County Council unless the approved CSP or Project Plan, together with the approved CSP Design Standards or Project Specific Standards, are inconsistent with the conditions and requirements set forth in this title. Without regard to future amendments, additions or changes to the Salt Lake County Ordinance, the County may agree, in such Development Agreements, that the developer may advance development applications for projects within the applicable P-C Zone pursuant to the planning and approval processes set forth in this chapter, or to such other process as is specifically agreed upon pursuant to a development agreement approved by the County Council. Such development agreements may further identify a process for approving amendments to an approved P-C Zone Plan, CSP, Project Plan or Subdivision Plat, which shall be approved by the County Council to the extent such a process differs from County ordinance. Any entitlement granted to the developer under the terms of a Development Agreement shall be subject to amendments, changes, or additions to this Chapter if the County Council finds that failure to so amend, change, or add to the Chapter would constitute a compelling countervailing public interest.

SECTION II. 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 31st day of October, 2017.

SALT LAKE COUNTY COUNCIL

ATTEST:

By /s/ STEVEN DEBRY
Chair

By: /s/ SHERRIE SWENSEN
County Clerk

The motion passed unanimously, authorizing the Chair to sign the ordinance, and directing the County Clerk to attest his signature and publish the ordinance summary in a newspaper of general circulation, showing that all Council Members present voted "Aye."

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Mr. Curtis Woodward, Planning and Development Services Division, reviewed the following ordinance amendment that was heard during the October 24, 2017, Council meeting and forward to today for formal consideration:

Application No. #30521 - **Salt Lake County** - Ordinance amendment to restrict "Public Use" to uses and facilities compatible with residential and agricultural areas and to allow utility production, storage, and treatment facilities in the M-1 and M-2 zones.

Council Member Bradshaw, seconded by Council Member Jensen, moved to approve Application #30521 and the following ordinance:

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ORDINANCE NO. 1824

DATE: October 31, 2017

AN ORDINANCE AMENDING SECTIONS 19.04.440, 19.12.030, 19.52.030, 19.66.030, AND 19.68.030 OF UNIFORM ZONING ORDINANCE OF SALT LAKE COUNTY, UTAH TO AMEND THE DEFINITION OF "PUBLIC USE"; TO ALLOW SEWER OR WATER TREATMENT FACILITIES IN THE A-5, A-10, AND A-20 ZONES; TO ALLOW WATER TREATMENT, WATER STORAGE, AND WATERSHED MANAGEMENT FACILITIES IN THE FR ZONES; AND TO ALLOW PUBLIC UTILITY PRODUCTION, STORAGE, AND TREATMENT FACILITIES IN THE M-1 AND M-2 ZONES.

The Salt Lake County Council of Salt Lake County hereby 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 19.04.440 of the Uniform Zoning Ordinance of Salt Lake County, Utah is hereby amended as follows:

19.04.440 - Public use.

"Public use" means a use operated exclusively by a public body, or quasi-public body, such use having the purpose of serving the public health, safety or general welfare, and including uses such as public schools, parks, playgrounds and other recreational facilities, government and public utility administrative offices, fire stations, police stations, and [service facilities, and public utilities] facilities that are part of the local service delivery system for public utilities. "Public use" does not include public utility production, storage, and treatment facilities that occupy property over 3 acres in size, such as: power plants, refineries, natural gas processing and storage plants, water treatment plants, or sewage treatment facilities.

SECTION III. Sections 19.66.030 and 19.68.030 of the Uniform Zoning Ordinance of Salt Lake County, Utah are hereby amended to add the following conditional use to those currently listed:

-- Public utility production, storage, and treatment facilities, including: power plants, refineries, natural gas processing and storage plants, water treatment plants, and sewage treatment facilities.

SECTION IV. Section 19.52.030 of the Uniform Zoning Ordinance of Salt Lake County, Utah is hereby amended to add the following conditional use to those currently listed:

--Sewer or water treatment facility

SECTION V. Section 19.12.030 of the Uniform Zoning Ordinance of Salt Lake County, Utah is hereby amended to add the following conditional use to those currently listed in the FR zones:

--Water treatment, water storage, and watershed management facilities

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SECTION VI. 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 31st day of October, 2017.

SALT LAKE COUNTY COUNCIL

ATTEST:

By /s/ STEVEN DEBRY
Chair

By: /s/ SHERRIE SWENSEN
County Clerk

The motion passed unanimously, authorizing the Chair to sign the ordinance, and directing the County Clerk to attest his signature and publish the ordinance summary in a newspaper of general circulation, showing that all Council Members present voted "Aye."

THERE BEING NO FURTHER BUSINESS to come before the Council at this time, the meeting was adjourned at 4:23:07 PM until Tuesday, November 7, 2017, at 4:00 p.m.

SHERRIE SWENSEN, COUNTY CLERK

By _____
Deputy Clerk

CHAIR, SALT LAKE COUNTY COUNCIL

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