APPENDIX 1.

UTAH STATE CODE
Chapter 27
Zoning and Planning

Section 17-27-5 General purposes in making master plan.

In the preparation of a county master plan, a county planning commission shall make careful and comprehensive surveys and studies of the existing conditions and probable future growth of the territory within its jurisdiction. The county master plan shall be made with the general purpose of guiding and accomplishing a co-ordinated, adjusted, and harmonious development of the county which will, in accordance with present and future needs and resources, best promote the health, safety, morals, order, convenience, prosperity, or the general welfare of the inhabitants, as well as efficiency and economy in the process of development, including, amongst other things, such distribution of population and of the uses of land for urbanization, trade, industry, habitation, recreation, agriculture, arboretum and other purposes, as will tend to create conditions favorable to health, safety, energy conservation, transportation, prosperity, civic activities, and recreational, educational and cultural opportunities; will tend to reduce the wastes of physical, financial, or human resources which result from either excessive congestion or excessive scattering of population; and will tend toward an efficient and economical utilization, conservation and production of the supply of food and water, and of drainage, sanitary, and other facilities and resources.

Section 17-27-6. Method of adopting proposed master plan.

(1) A county planning commission may adopt the proposed county master plan as a whole by a single resolution, or, as the work of making the whole master plan progresses, may adopt a part of it.

(2)The commission may amend, extend, or add to the plan, or carry any part of it into greater detail.

(3) (a) Before adopting the plan, or any part, amendment, extension, or addition to it, the commission shall hold a public hearing on the plan or part, amendment, extension, or addition to the plan.

(b) The commission shall publish notice of the hearing once each week for four successive weeks in a newspaper having general circulation in the county.

(4) (a) The commission shall prepare a resolution that:

(i) adopts the proposed plan, or the proposed part, amendment, extension, or addition to the plan; and

(ii) recommends to the county governing body that the plan, part, amendment, extension, or addition to the plan be adopted by them.

(b) The resolution shall refer expressly to the plans and descriptive matter intended by the commission to form the whole or part of the plan.

(5) (a) The proposed plan, or the proposed part, amendment, extension, or addition to the plan may be approved only by the affirmative votes of not less than a majority of the entire membership of the commission.

(b) The action taken shall be recorded on the plan and descriptive matter by the identifying signature of the chairman of the commission.

(6) The commission shall make the master plan available for public inspection in the office of the planning commission at all reasonable times, but its purposes and effect is to aid the planning commission in the performance of its duties.

Section 17-27-6.5. County governing body to adopt master plan -- Procedures.

(1) (a) The county governing body may adopt the proposed master plan recommended by the county planning commission, or any part, amendment, extension, or addition to the plan by a majority vote after a public hearing.

(b) A proposed master plan, or any part, amendment, extension, or addition to the plan is not effective until approved by the county governing body.

(2) (a) Before adopting the plan, or any part, amendment, extension, or addition to it, the county governing body shall hold a public hearing on the plan, or part, amendment, extension, or addition to the plan.

(b) The county governing body shall give notice of the time nd place of the hearing by:

(i) publishing notice of the hearing once each week for four successive weeks in a newspaper having general circulation in the county;

(ii) providing written notice to the county planning commission, the county departments, and the municipalities in the county.

(3) At the hearing, the county governing body shall hear testimony and comments from all of the following that wish to be heard:

(a) the county planning commission;

(b) any county department;

(c) any municipality in the county;

(d) representatives of the property owners in the county; and

(e) other interested parties.

1/20/89

CANYONS ACTIVITIES AND PROJECT APPROVAL STATUS

Project/Activity	Salt Lake County	U.S. Forest Service	Salt Lake City
LITTLE COTTONWOOD			
Snowbird Master Plan/developments	No approvals	No approvals	Water contract applies
Snowbird Parking Terrace addition	Approved	No approvals	No approvals
BIG COTTONWOOD			
Big Cottonwood Canyon Sewer	Approval	Decision Notice issued 10/11/88 to permit construction of 10 inch sewer line; under appeal	Supports sewer, seeks maximum Canyon connections and full Canyon service
Solitude 280 Condominium Units	Preliminary approval, 12/15/88, contingent upon sewer line construction	No action required (private land)	Existing water contract for 320 condo units
Solitude Master Plan, Phase I (lift reconfigurration)	Preliminary approval, 1988, subject to F.S. Environmental Assessment	Decision Notice issued, 8/22/88; under appeal	N/A
Brighton Touring Center (nordic track)	Zoning application on hold (exempt from County moratorium)	Encouraged in F.S. Plan	N/A
Brighton Master Plan	No pending approvals	Environmental Assessment completed for snowmaking system; other components pending	N/A

APPENDIX 2.

PROJECT APPROVAL STATUS

Project/Activity	Salt Lake County	U.S.Forest Service	Salt Lake City
Solitude Master Plan	No blanket approvals	No blanket approvals	Water contract applies
MILL CREEK			
Water Treatment Plant - Watershed protection measures by 1992, plant completion by 1998	No approvals	No approvals	Planning
PARLEYS			
Mt. Dell Golf Course/Nordic Track Expansion (18 hole expansion; additional 120-140 acres; 150 new parking spaces, nordic track on golf course	18 holes with nordic track, preliminary approval	No action (SLC land)	Is SLC proposal, under active consideration
Summit Ski Resort	No approvals	No approvals	Denied for water and use of land
Little Dell Dam and Reservoir - under construction, completion in 1991	Participating entity	No approvals (City land)	Approved
EMIGRATION			
Emigration Oak	40 lots - final approval, 105 lots preliminary approval, subdivision plat recorded	No action required (private land)	N/A
Criterion Solar Homes PUD	6 lots, preliminary approval	No action required (private land)	N/A

Project/Activity	Salt Lake County	U.S. Forest Service	Salt Lake City
Perkins Hollow Development	66 lots, preliminary approval	No action required (private land)	N/A
GENERAL			
Surplus Water Contracts - 587 approved connections not yet utilized	N/A	N/A	Approved
Additional Skiers at one time under existing Forest Service Area Permits - Alta: 600; Snowbird: 1,800; Brighton: 1,200; Solitude: 500	N/A	Approved	N/A
Picnicking/Camping facilities	N/A	1985 Plan directs development and improvement of facilities in tri-canyon area	Limited expansion planned in Parleys for camping at Affleck Park and for picnic in Lambs
Forest Service/Salt Lake City land exchanges (northern Canyons)	No approvals	Preliminary reviews	Is SLC proposal
Wasatch National Recreation Area (Federal Legislation introduced)	N/A	Would affect management directions	Under review for comments on legislation

Sources: Salt Lake County Planning Division
U.S. Forest Service, Salt Lake District
Salt Lake City Department of Public Utilities

HISTORICAL AND PROJECTED DEMAND FOR DISPERSED RECREATION

1970-2010
(Thousand RVDs)

YEAR	X-COUNTRY	PERCENT CHANGE	HIKING	PERCENT CHANGE	CAMPING	PERCENT CHANGE	PICNICKING	PERCENT CHANGE	HUNTING	PERCENT CHANGE	SNOWMOBILING	PERCENT CHANGE
1970	N/A	N/A	79.2		92.2		128.3		13.9		13.7	
1971	N/A	N/A	83.5	5.4%	92.3	0.1%	130.6	1.8%	12.4	-10.8%	35.6	159.9%
1972	N/A	N/A	89.9	7.7%	96.3	4.3%	140.7	7.7%	13.0	4.8%	41.2	15.7%
1973	N/A	N/A	99.9	11.1%	83.1	-13.7%	181.6	29.1%	21.1	62.3%	42.3	2.7%
1974	N/A	N/A	119.9	20.0%	70.6	-15.0%	183.5	1.0%	32.9	55.9%	45.8	8.3%
1975	N/A	N/A	90.3	-24.7%	102.6	45.3%	180.5	-1.6%	33.0	0.3%	49.7	8.5%
1976	N/A	N/A	92.8	2.8%	92.8	-9.6%	189.3	4.9%	33.2	0.6%	51.8	4.2%
1977	N/A	N/A	92.3	-0.5%	102.6	10.6%	190.4	0.6%	33.3	0.3%	51.7	-0.2%
1978	N/A	N/A	96.0	4.0%	113.8	10.9%	195.7	2.8%	33.3	0.0%	54.2	4.8%
1979	N/A	N/A	106.9	11.4%	115.6	1.6%	191.5	-2.1%	36.2	8.7%	44.6	-17.7%
1980	N/A	N/A	143.9	34.6%	101.0	-12.6%	202.0	5.5%	41.3	14.1%	46.6	4.5%
1981	77.7	N/A	105.8	-26.5%	136.0	34.7%	122.7	-39.3%	36.1	-12.6%	24.1	-48.3%
1982	78.5	1.0%	82.1	-22.4%	128.8	-5.3%	92.6	-24.5%	82.1	127.4%	11.7	-51.5%
1983	78.2	-0.4%	77.1	-6.1%	100.0	-22.4%	74.9	-19.1%	26.7	-67.5%	11.7	0.0%
1984	80.6	3.1%	66.9	-13.2%	99.0	-1.0%	65.3	-12.8%	24.2	-9.4%	7.6	-35.0%
1985	72.6	-9.9%	110.9	65.8%	115.0	16.2%	125.5	92.2%	10.9	-55.0%	16.4	115.8%
1986	73.7	1.5%	117.8	6.2%	115.4	0.3%	140.5	12.0%	11.4	4.6%	17.0	3.7%
1987	60.0	-18.6%	120.4	2.2%	118.9	3.0%	188.1	33.9%	35.1	208.3%	42.6	150.5%
1988	82.9	38.1%	122.4	1.6%	120.3	1.2%	191.1	1.6%	35.7	1.6%	43.3	1.6%
1989	83.6	0.9%	125.0	2.1%	122.3	1.6%	195.1	2.1%	36.5	2.1%	44.2	2.1%
1990	84.4	0.9%	127.9	2.4%	124.5	1.8%	199.8	2.4%	37.3	2.4%	45.2	2.4%
1991	85.1	0.9%	130.7	2.1%	126.5	1.6%	204.1	2.1%	38.1	2.1%	46.2	2.1%
1992	85.9	0.9%	133.3	2.0%	128.4	1.5%	208.1	2.0%	38.9	2.0%	47.1	2.0%
1993	86.6	0.9%	135.2	1.5%	129.9	1.1%	211.2	1.5%	39.5	1.5%	47.8	1.5%
1994	87.4	0.9%	138.0	2.1%	132.0	1.6%	215.6	2.1%	40.3	2.1%	48.8	2.1%
1995	88.1	0.9%	140.1	1.5%	133.5	1.2%	218.9	1.5%	40.9	1.5%	49.6	1.5%
1996	88.9	0.9%	141.4	0.9%	134.5	0.7%	220.9	0.9%	41.3	0.9%	50.0	0.9%
1997	89.6	0.8%	142.6	0.8%	135.4	0.7%	222.7	0.8%	41.6	0.8%	50.4	0.8%
1998	90.4	0.8%	143.8	0.8%	136.2	0.6%	224.5	0.8%	42.0	0.8%	50.8	0.8%
1999	91.1	0.8%	145.4	1.1%	137.4	0.9%	227.0	1.1%	42.4	1.1%	51.4	1.1%
2000	91.9	0.8%	146.7	0.9%	138.4	0.7%	229.1	0.9%	42.8	0.9%	51.9	0.9%
2001	92.6	0.8%	148.2	1.0%	139.5	0.8%	231.4	1.0%	43.2	1.0%	52.4	1.0%
2002	93.4	0.8%	149.6	1.0%	140.6	0.8%	233.7	1.0%	43.7	1.0%	52.9	1.0%
2003	94.1	0.8%	151.6	1.3%	142.1	1.0%	236.8	1.3%	44.2	1.3%	53.6	1.3%
2004	94.9	0.8%	153.9	1.5%	143.7	1.2%	240.3	1.5%	44.9	1.5%	54.4	1.5%
2005	95.6	0.8%	155.7	1.2%	145.1	1.0%	243.2	1.2%	45.4	1.2%	55.1	1.2%
2006	96.4	0.8%	157.5	1.2%	146.5	0.9%	246.0	1.2%	46.0	1.2%	55.7	1.2%
2007	97.1	0.8%	159.9	1.5%	148.2	1.2%	249.7	1.5%	46.6	1.5%	56.5	1.5%
2008	97.9	0.8%	163.0	2.0%	150.5	1.6%	254.6	2.0%	47.6	2.0%	57.6	2.0%
2009	98.6	0.8%	166.3	2.0%	153.0	1.6%	259.8	2.0%	48.5	2.0%	58.8	2.0%
2010	99.4	0.8%	169.8	2.1%	155.6	1.7%	265.2	2.1%	49.5	2.1%	60.0	2.1%
Ann. % Change												
1987-2000	3.33%		1.53%		1.18%		1.53%		1.53%		1.53%	
1987-2010	2.22%		1.50%		1.18%		1.50%		1.50%		1.50%	

APPENDIX 3.

HISTORICAL AND PROJECTED DEMAND FOR ALPINE SKIING

	Total Skier Visits	Total WF Canyons	% of Total	Total Other	% of Total	Total Big Cottonwood	% of Total	Total Little Cottonwood	% of Total
1968	540	210.9	39.1%	329.1	60.9%	54.9	10.2%	156.0	28.9%
1969	555	246.6	44.4%	308.4	55.6%	74.6	13.4%	172.0	31.0%
1970	649	293.2	45.2%	355.8	54.8%	101.2	15.6%	192.0	29.6%
1971	862	347.5	40.3%	514.5	59.7%	165.5	19.2%	182.0	21.1%
1972	1,088	451.0	41.5%	637.0	58.5%	142.0	13.1%	309.0	28.4%
1973	1,370	587.0	42.8%	783.0	57.2%	117.0	8.5%	470.0	34.3%
1974	1,301	593.0	45.6%	708.0	54.4%	104.0	8.0%	489.0	37.6%
1975	1,411	654.0	46.4%	757.0	53.6%	120.0	8.5%	534.0	37.8%
1976	1,674	875.0	52.3%	799.0	47.7%	134.0	8.0%	741.0	44.3%
1977	789	407.0	51.6%	382.0	48.4%	75.0	9.5%	332.0	42.1%
1978	1,672	920.4	55.0%	751.6	45.0%	206.6	12.4%	713.8	42.7%
1979	2,223	922.9	41.5%	1,300.1	58.5%	218.6	9.8%	704.3	31.7%
1980	2,093	1,092.6	52.2%	1,000.4	47.8%	294.6	14.1%	798.0	38.1%
1981	1,740	1,015.1	58.3%	724.9	41.7%	251.5	14.5%	763.6	43.9%
1982	2,054	1,022.5	49.8%	1,031.5	50.2%	286.7	14.0%	735.8	35.8%
1983	2,315	1,158.3	50.0%	1,156.7	50.0%	310.3	13.4%	848.0	36.6%
1984	2,369	1,091.6	46.1%	1,277.4	53.9%	308.1	13.0%	783.5	33.1%
1985	2,436	1,162.5	47.7%	1,273.5	52.3%	393.0	16.1%	769.5	31.6%
1986	2,491	1,250.6	50.2%	1,240.4	49.8%	467.7	18.8%	782.9	31.4%
1987	2,440	1,321.3	54.2%	1,118.7	45.8%	434.8	17.8%	886.5	36.3%
1988	2,468	1,345.1	54.5%	1,122.9	45.5%	422.3	17.1%	922.7	37.4%
1989	2,436	1,352.0	55.5%	1,084.0	44.5%	489.4	20.1%	862.6	35.4%
1990	2,483	1,375.6	55.4%	1,107.4	44.6%	495.2	19.9%	880.4	35.5%
1991	2,584	1,436.7	55.6%	1,147.3	44.4%	550.3	21.3%	886.4	34.3%
1992	2,620	1,459.3	55.7%	1,160.7	44.3%	554.5	21.2%	904.8	34.5%
1993	2,663	1,491.3	56.0%	1,171.7	44.0%	565.2	21.2%	926.1	34.8%
1994	2,686	1,504.2	56.0%	1,181.8	44.0%	567.1	21.1%	937.1	34.9%
1995	2,736	1,554.0	56.8%	1,182.0	43.2%	578.1	21.1%	975.9	35.7%
1996	2,799	1,589.8	56.8%	1,209.2	43.2%	586.6	21.0%	1,003.2	35.8%
1997	2,870	1,635.9	57.0%	1,234.1	43.0%	593.8	20.7%	1,042.1	36.3%
1998	2,931	1,664.8	56.8%	1,266.2	43.2%	599.3	20.4%	1,065.5	36.4%
1999	3,036	1,697.1	55.9%	1,338.9	44.1%	604.2	19.9%	1,092.9	36.0%
2000	3,095	1,720.8	55.6%	1,374.2	44.4%	607.4	19.6%	1,113.4	36.0%
2001	3,127	1,735.5	55.5%	1,391.5	44.5%	610.9	19.5%	1,124.6	36.0%
2002	3,158	1,752.7	55.5%	1,405.3	44.5%	615.2	19.5%	1,137.5	36.0%
2003	3,188	1,772.5	55.6%	1,415.5	44.4%	620.4	19.5%	1,152.1	36.1%
2004	3,291	1,793.6	54.5%	1,497.4	45.5%	620.6	18.9%	1,173.0	35.6%
2005	3,317	1,817.7	54.8%	1,499.3	45.2%	621.7	18.7%	1,196.1	36.1%
2006	3,329	1,821.0	54.7%	1,508.0	45.3%	625.9	18.8%	1,195.1	35.9%
2007	3,342	1,828.1	54.7%	1,513.9	45.3%	628.3	18.8%	1,199.8	35.9%
2008	3,354	1,834.6	54.7%	1,519.4	45.3%	630.6	18.8%	1,204.1	35.9%
2009	3,391	1,854.9	54.7%	1,536.1	45.3%	637.5	18.8%	1,217.4	35.9%
2010	3,430	1,876.2	54.7%	1,553.8	45.3%	644.8	18.8%	1,231.4	35.9%
Ann. % Change									
1987-2000	1.85%	2.05%		1.59%		2.61%		1.77%	
1987-2010	1.49%	1.54%		1.44%		1.73%		1.44%	

APPENDIX 4.

APPENDIX 5.

SUITABILITY ANALYSIS

Suitability analysis was conducted for major Canyon land uses. Residential/commercial development suitability analysis information is provided as an example of that effort. Factors were considered to identify desirable and/or unavailable terrain for future uses. The following tables delineate factors considered to determine what lands in the Canyons might be appropriate for residential/commercial development and factors used to rate available terrain as suitable or highly suitable.

Elements considered in the suitability analysis which are dependent on objective information based on physical features and on established planning methods, regulations, ordinance, established practices or policies, hazards and other components which are objective rather than subjective are absolute factors. Descriptive factors in the suitability analysis are subjective in nature including factors which may enhance or detract from the viability of a land use but do not absolutely inhibit it.

RESIDENTIAL/COMMERCIAL DEVELOPMENT SUITABILITY (Example)

Determining areas in the Wasatch Canyons that are suitable for residential and commercial development involves the analysis of environmental and institutional considerations. Policy, ordinances, and professional judgement provide the basis for specifying the requirements of areas that would qualify as suitable. In addition to these types of absolute requirements, other conditions that influence suitability to a lesser degree are analyzed. The factors affecting the assessment of suitability for residential and commercial development are discussed below.

Delineation of Factors Effecting Developed Residential/Commercial Development Suitability

ABSOLUTE FACTORS

ENVIRONMENTAL

Hydrology:	Areas within 100 feet of water features are generally excluded from consideration, subject to review by the County on a site-by-site basis.
Wetlands:	Areas within a potential wetland area derived from soils descriptions are excluded from consideration.

Slope: Areas of slope greater than 30% are excluded from consideration.

Natural Hazards: Areas of known avalanche danger are excluded from consideration for residential/commercial development. (Support facilities requiring low human occupancy may not be excluded.)

Wildlife Habitat: Critical wildlife habitat and habitat of threatened, endangered, or candidate species will not be considered suitable for Residential/Commercial Development.

Soils: Soil types with slippage constraints will not be considered suitable.

DEVELOPMENT

Developed Areas: Areas currently allocated to residential, commercial, or institutional uses will be excluded from consideration. These include subdivisions that have been approved for development regardless of whether the development has been completed.

JURISDICTION

Surface Ownership: Areas with surface ownership other than private will be generally excluded from the analysis of Residential and Commercial Development suitability.

Wilderness Areas: Designated wilderness areas will be excluded from consideration.

Natural Areas: The Red Butte Research Natural Area will be excluded from consideration.

Nature Preserves: City Creek Canyon Nature Preserve will be excluded from consideration.

City Boundaries: Areas within Salt Lake City or Alta Town jurisdictions will be excluded from consideration.

DESCRIPTIVE FACTORS

ENVIRONMENTAL

Minimum Area: Areas less than 2.0 acres will be excluded from mapping for Residential/Commercial Development suitability due to spatial resolution of the terrain data.

Earthquake Faults: Earthquake faults that have been mapped will be identified. Any special earthquake study zones occurring within the study areas will also be identified.

Visual Quality: Visual Quality Objectives identified by the Forest Service will be extended into privately-owned areas. Recommendations for development characteristics will be based, in part, on visual quality considerations and aesthetic standard recommendations that are being developed as part of the Plan.

Soils: Cumulative soils constraints affecting development will be described.

Soil Erosion: Soil loss potential will be calculated using the Universal Soil Loss Equation and will influence suitability variably in combination with inherent soil characteristics and constraints.

Utilities: Existing utility locations will be identified for purposes of proximity analysis.

Roads: Existing road locations will be identified for purposes of proximity analysis.

Commercial: Existing commercial areas will be identified for purposes of proximity analysis.

JURISDICTION

Water Serv. Areas: Water Service Areas with established water surplus will be identified. Water service areas that coincide with potentially suitable Residential and Commercial Development areas will be highlighted.

Zoning: The zoning classification for areas delineated as potentially suitable for Residential and Commercial Development will be described.

RECREATION

Trailheads: Areas delineated as potentially suitable for Residential and Commercial Development which coincide with areas currently used for trail head access will be identified.

Other Recreation: Areas delineated as potentially suitable for Residential and Commercial Development which coincide with areas currently used for other recreation activities (not including those described under PRESCRIPTIVE) will be identified.

Parking Lots: Areas delineated as potentially suitable for Residential and Commercial development which coincide with existing parking lots will be identified.

FACTORS USED TO DETERMINE RELATIVE SUITABILITY

The suitability models and resulting maps were also programmed to indicate the relative suitability of areas. Factors were determined to indicate areas which were "highly suitable" and those which were "suitable". As an example, the following table indicates those factors and their map display for residential/ commercial development..

Residential/Commercial Development Relative Suitability

Data Element (by priority)	Absolute/ Descriptive.	Highly Suitable Category	
1. Watertable	descriptive	>30"	0-30"
2. Bedrock	descriptive	>20"	0-20"
3. Shrinkswell	descriptive	low	high
4. Impermiabil.	descriptive	low	high
5. USLE	descriptive	A/T<1	A/T>1
6. Water service	descriptive	surplus, >5 connections	surplus, >5 connections

Overplot on maps:
1. Nordic track
2. Developed camping
3. Developed trailhead
4. Developed picnic area
5. Commercial development
6. Residential development
7. Alpine ski areas
8. Trails

APPENDIX 6.

GLOSSARY

Alpine Skiing: Resort development downhill skiing with lifts and designated boundaries.

Antidegradation Policy: Statutory regulations applying to the streams of the Wasatch Canyons prohibiting degradation of water quality beyond existing levels.

Backcountry Skiing: Downhill and crosscountry skiing outside of designated ski area boundaries and exclusive of skiing on developed nordic track or groomed crosscountry ski trails. Most use does not rely upon ski lifts for access to terrain, however, backcountry skiing can originate from developed ski areas.

Baseline: As used in Chapter 2, the baseline is a frame of reference based on historical use levels, projections for future uses, and carrying capacities of the canyons.

Canyons: The seven major drainages of the Wasatch Mountains into the Salt Lake Valley. They include: City Creek, Red Butte, Emigration, Parleys, Mill Creek, Big Cottonwood, and Little Cottonwood.

Carrying Capacity: The assimilative ability of physical, cultural, and environmental systems identified as to the amount of human activity that can be sustained without exceeding limitations of that system.

Commercial Development: Multi-family dwelling units, hotels, restaurants, bars, shops, etc.

Computerized Maps: Maps generated through use of computer software which allows base map data to be overlain by input of other factors and data and manipulating such data to provide a graphic depiction of various characteristics and/or potential surface or use modifications.

Critical Wildlife Habitat: Key land areas used by wildlife for forage and reproduction.

Crosscountry Skiing: Ski touring usually on level terrain or gentle slopes and usually not associated with lifts or other mechanized facilities. Activity may take place on trails groomed for such use.

Culinary Water: That portion of the water supply which is suitable for human consumption as opposed to water for irrigation or industrial use which may not be potable.

Developed Recreation: Recreation activities that require specific facilities and spatial requirements. In general, these uses occur in proximity to established traffic corridors. These uses include developed camping, developed picnicking, trailheads, cultural/historical sites, nordic track skiing, alpine skiing, and sight-seeing.

Dispersed Recreation: Recreation use that requires few, if any, improvements and may occur over a wide area. This type of recreation involves activities that normally occur away from roads, do not require mechanical equipment, and generally do not occur in large groups. Activities tend to be day-use oriented and include hunting, fishing, hiking, rock climbing, cross-country skiing, ice climbing, dispersed picnicking, dispersed camping, viewing scenery, horseback riding (Mill Creek and Emigration only), mountain biking, and others.

Established Use: Areas which are characterized by a substantial history in which a given use has occurred.

Existing Lots of Record: Parcels in an approved subdivision existing prior to current zoning designation; residential lots which have been platted and are on record with Salt Lake County for potential use for residential development.

Geographic Information System (GIS): A computerized data base of geographic information which affords analysis of data registered to specific geographic locations. A system for the efficient input, storage, representation, and retrieval of spatially- indexed data in both map-based and image-based data. GIS is used in preparation of this plan.

Goal: A concise statement that describes a desired condition to be achieved under the provisions of a planning scenario.

Helicopter Skiing: Backcountry skiing in remote areas where the skier access is provided by helicopter. Helicopter skiing operations and terrain for such use in the Plan Area are permitted by the U.S. Forest Service. Helicopter skiing permitted use is not exclusionary and other uses may also occur on the same terrain.

Interconnect: A proposal to connect the Canyon Ski Resorts and the Park City Ski Area (similar to that studied by the 1986 Governor's Interconnect Task Force) for ski season use with a chairlift system, new downhill ski terrain, and a specified corridor.

Minimum Stream Flows: The amount of flow determined to be necessary at a minimum to maintain the integrity of the streambed and/or fisheries or other characteristics associated with the stream. Prescribed minimum stream flows usually are expressed as a stipulation in a permit authorizing a dam or water diversion for

the purpose of meeting National Forest System management objectives.

Mountain Biking: Non-motorized bicycling off of paved roads usually using bicycles especially designed to withstand rugged use having larger, sturdier tires and from 15 to 21 gears with a lower ratio than a street bicycle.

Mountain Development: Aspects of mountain development associated with downhill ski area construction which require modification to vegetation and the land surface. This includes, but is not limited to, roads, chairlift construction, ski run clearing and lodge and restaurant development on the mountain. It does not include base area facilities.

Mountain Transportation System: A four-season transportation system connecting the Salt Lake Valley, the Plan Area Ski Resorts in Big and Little Cottonwood Canyons, Park City, and possibly the Heber Valley.

Multiple Use: The management of all the various renewable surface resources so that they are utilized in the combination that will best meet the needs of the people; making the most judicious use of the land for some or all of these resources or related services over areas large enough to provide sufficient latitude for periodic adjustments in the use to conform to changing needs and conditions; that some lands will be used for less than all of the resources; and harmonious and coordinated management of the various resources, each with the other, without impairment of the productivity of the land, with consideration being given to the relative values of the various resources, and not necessarily the combination of uses that will give the greatest dollar return or the greatest unit output.

Nature Preserve: Use in this document refers to City Creek Canyon which has been set aside to maintain its natural state to protect important flora and fauna and is managed as a natural park.

Nordic Track Skiing: Cross-country skiing on a course laid out with a system of groomed trails.

Objective: A concise, time-specific statement of measurable planned results that respond to preestablished goals. An objective forms the basis for further planning to define the precise steps to be taken and the resources to be used in achieving identified goals.

Off Highway Vehicle (OHV): Vehicles designed for use off of paved highways to include heavy duty trucks and pick-ups, four wheel drives, mountain bikes, some motorcycles and motorbikes, all-terrain vehicles, snowmobiles, and others.

PAOT: People-At-One-Time. The total number of people that can occupy a facility or area (a campground, picnic area, or any other developed recreation site) at a given time.

Permit Area: The area designated to an individual, organization, or company under a special use permit to use National Forest Service land for some special purpose (i.e. commercial development, alpine skiing, helicopter skiing).

Planned Unit Development: a method of integrated design that allows flexibility in site, building, design and location to provide for development of compatible land uses arranged in such a way as to provide desirable living environments that may include private and open spaces for recreation, circulation, and/or aesthetic uses. Can be used to promote clustered development to preserve open space and sensitive environments.

Recreation Visitor Day (RVD): One visitor day equals 12 hours (one person for 12 hours, or 12 people for one hour, or any combination thereof.)

Research Natural Area: An area in or as near a natural condition as possible which exemplifies typical or unique vegetation and associated biotic, geologic and aquatic features. The area is set aside to preserve a representative sample of an ecological community primarily for scientific and educational purposes; commercial and general public use is not allowed.

Residential Development: Single family homes or cabins.

Riparian: Land areas which are directly influenced by water. They usually have visible vegetative or physical characteristics showing this water influence. Stream sides, lake borders, or marshes are typical of riparian areas.

SAOT: Skiers-At-One-Time. An estimate of the number of people who can use a ski area comfortably. It is estimated to be 600 skiers per base facility.

Scenario: A hypothetical future of a projected course of action(s) related to alternative land-use management strategies.

Site: Refers to the camping or picnic facilities serving one group or family unit.

Ski Resort: A commercial downhill skiing enterprise with lifts and associated facilities within permitted boundaries, primarily to provide maintained ski terrain and base facilities for the paying public.

Ski Interconnect: The existing guided, on-ground, ski tours among the Canyon Ski Resorts and the Park City Ski Area.

Snowplay: Sledding, tobogganing, inner-tubing, and other non-organized recreation associated with snow.

Soil Tolerance (A/T): The tolerance of the soil type to slope, precipitation, wind, and other disturbance, without significant degradation of that soil type. The amount of erosion that a specific soil can withstand and still maintain long-term productivity.

Special Use Permit (permit area): A permit issued under established laws and regulations to an individual, organization, or company for occupancy or use of lands for some special purposes.

Stream Set-back: Requirements for structures and developed facilities to be located a minimum distance from a stream.

Subdivision: Tracts of land which have been divided into individual building lots and are officially approved and recognized as such. They are not subject to zoning when approved prior to zone designation.

Suitability: Analysis of factors which may accommodate reasonable land use and the absence of factors which may preclude that use. The capability of terrain to accommodate specific land uses based on the physical and environmental factors which constitute opportunities and constraints.

TriCanyons: Mill Creek, Big Cottonwood, and Little Cottonwood Canyons.

Universal Soil Loss Equation (USLE): An empirical erosion model, originally designed for agricultural situations that computes long-term average soil losses from sheet and rill erosion under specific conditions. Recent research has provided methods so that USLE can also be used to estimate sheet and rill erosion in mountainous environments.

Visual Quality Objective (VQO): A desired level of excellence based on physical characteristics of an area. Refers to the degree of acceptable alterations of the characteristic landscape.

Watershed: The entire area that contributes water to a drainage or stream.

Wetland: Areas adjacent to water features characterized by hydrologic soil groups.

Wilderness Area: An area of Federal lands which has retained its primeval character and has no permanent improvements or human habitation and which has been designated by the Congress under the provisions of the Wilderness Act of 1964 as "wilderness". The designated area is to be managed and protected in its natural state without intrusions which may leave any lasting alterations by mankind.

APPENDIX 7.

MAPS AND REPORTS AVAILABLE FOR REVIEW AT SALT LAKE COUNTY PLANNING OFFICE

Maps compiled and produced by Utah Automated Geographic Reference for the Salt Lake County Wasatch Canyons Master Plan. Maps produced at scale of 1:50,000 (information gathered at 1:24,000).

DATA MAPS:

- Winter Recreation
- Jurisdiction/ownership
- Natural Hazards (e.g., avalanches)
- Aspect
- Critical Value Wildlife Habitat
- Precipitation
- Soil Constraints
- Zoning
- Summer Recreation
- Slope
- Elevation
- Development Uses
- High Value Wildlife Habitat
- Soils
- Soil Tolerance
- Utilities

SUITABILITY MAPS:

- Camping/Picnicking Suitability
- Parking Suitability
- Developed Nordic Track Suitability
- Residential/Commercial Suitability
- Developed Alpine Skiing Suitability
- Backcountry Skiing Suitability (including helicopter skiing areas)

SCENARIOS MAPS

- Baseline
- Scenario A
- Scenario B
- Scenario C
- Scenario D

REPORTS AND DOCUMENTS

Documents prepared in the Plan process, and available for review at the Salt Lake County Planning Division include:

Wasatch Canyons Preliminary Plan -- prepared for public comment and consideration by the County Planning Commission prior to preparation of a final Master Plan. Bear West Consultant Team and Salt Lake County Planning Division, November 1988.

Scenarios and Policy Options for Salt Lake County Wasatch Canyons Master Plan -- scenarios and policy options for public comment, synopsis of data and information used in scenario development. No preferences were suggested or recommended. Bear West Consultant Team and Salt Lake County Planning, July 1988.

Wasatch Canyon Characteristics, Data, and Analysis -- additional background information on Canyon environmental and jurisdictional characteristics, suitability analysis,and carrying capacity analysis. Bear West Consulting Team,July 1988.

Analysis of Demand for Recreation Uses in the Wasatch Front Canyons -- a statistical review of current recreational use in the Canyons, and projections of future Canyons recreational use levels with an explanation of the methodology for arriving at those projections. Brad Barber, Natalie Gochnour and Scanlon Romer, Data Resources Section, Utah Office of Planning and Budget, July 1988.

Salt Lake County Canyons Master Plan Analysis of Transportation Facilities for the Cottonwood Canyons -- additional information and analysis of transportation issues in the Canyons. Horrocks/Carollo Engineers, February 1988.

Public Comments on Scenarios and Policy Options for Salt Lake County Wasatch Canyons Master Plan -- tabulations of public comments as indicated on "response forms" and a synopsis of oral and written comments received on the July 1988 document. Utah Office of Planning and Budget, Salt Lake County Planning Division, and Bear West, November 1988.

Chapter 19.72

HILLSIDE PROTECTION ZONE

Sections:

19.72.010	Purpose of provisions.
19.72.020	Overlay zone—Scope—Conflict resolution.
19.72.030	Applicability of provisions—Maps.
19.72.040	Slope and lot size specifications.
19.72.050	Building site requirements.
19.72.060	Plans and reports required.
19.72.070	Soils report.
19.72.080	Geology report.
19.72.090	Grading and drainage plan—Contents.
19.72.100	Vegetation plan.
19.72.110	Other reports and plans.
19.72.120	Vegetation preservation requirements.
19.72.130	Grading and drainage plan—Review and approval.
19.72.140	Access to other properties.
19.72.150	Development proposal processing.
19.72.160	Lots of record.
19.72.170	Bonds for improvements.

19.72.010 Purpose of provisions.

A. The purpose of the hillside protection zone is to promote health, safety and the general public welfare of the residents of the county, by establishing standards for development of certain hillsides located in the unincorporated areas of the county to minimize soil and slope instability, erosion, downstream siltation, and to preserve the character of the hillsides.

B. The provisions herein are designed to accomplish the following:

1. Encourage the location, design and development of building sites to provide maximum safety and human enjoyment while adapting the development to the natural terrain;

2. Provide for safe circulation of vehicular and pedestrian traffic to public and private areas and minimize the scarring and erosion effects of cutting, filling and grading related to hillside street construction;

3. Prohibit activities and uses which would result in degradation of fragile soils and steep slopes;

4. Encourage preservation of open space by encouraging clustering or other design techniques to preserve the natural terrain;

5. Minimize flooding by protecting streams, drainage channels, absorption areas and floodplains from substantial alteration of the natural functions. ((Part) of Ord. passed 9/25/80: prior code § 22-35-1)

19.72.020 Overlay zone—Scope—Conflict resolution.

The hillside protection zone shall be an overlay zone of the zoning classifications set out in Section 19.06.010 of this title. In case of conflict between the provisions of the existing zoning classification, building code, subdivision ordinance and or health ordinance and the overlay zone, the most restrictive provision shall apply. ((Part) of Ord. passed 9/25/80: prior code § 22-35-2)

19.72.030 Applicability of provisions—Maps.

The maps showing those foothill areas which are included in the hillside protection zone are attached to the ordinance codified in this chapter and are on file with the county planning commission. Such maps are a part of this title as if fully described and detailed herein. ((Part) of Ord. passed 9/25/80: prior code § 22-35-3)

19.72.040 Slope and lot size specifications.

In keeping with the purposes set forth in Section 19.72.010, and after excluding all property

having a slope greater than thirty percent, lots within the hillside protection zone shall comply with the following schedule:

Average Slope	Minimum Lot Size Residential Lots (Unless existing zone requires larger lots)	Maximum Residential Lots Per Acre in a Planned Unit Development (Unless existing zone requires a smaller maximum)
0 - 20%	See existing zone	See existing zone
20 - 25%	15,000 square feet	2.9
25 - 30%	½ Acre	2
Over 30%	Development not permitted	

Average slope is determined by the following:

$$S = \frac{.00229 \times I \times L}{A}$$

S = Average slope in percent, .00229 — a conversion factor, I = the contour interval (or vertical distance between adjacent contour lines of the map, in feet). The contour interval may not exceed 10 feet. L = the total length in feet of all the contour lines within the subject parcel, excluding areas of slope greater than 30%, and A = the area in acres of the subject parcel, excluding the areas of slope greater than 30%. Average slope shall be determined on an individual lot basis and/or by areas of generally uniform slope which have a maximum size of five acres.

Roads and other vehicular routes shall not cross property having a slope greater than thirty percent unless, after review by the planning commission, it is determined that:

A. Appropriate engineering measures can be taken to minimize the impact of the cuts and fills, consistent with the purpose of this chapter; and

B. The environment and aesthetics of the area will not be significantly affected. (Ord. 966 § 3, 1986: (part) of Ord. passed 9/25/80: prior code § 23-35-4)

19.72.050 Building site requirements.

A. Each lot or parcel of land shall contain a primary building site appropriate to accommodate the primary residential structure, which building site shall be outlined on the subdivision plat.

B. Grading of the lot or parcel which is related to creation of the primary building site or construction of the structure shall not extend more than thirty feet, horizontally, in front, to the rear or to the side of the proposed structure unless a greater distance is approved by the planning commission upon a showing by the developer that a greater distance will not be contrary to the purposes of this chapter.

C. The primary building site shall have a natural or manmade slope of twenty percent or less.

D. Building sites for accessory buildings or structures such as tennis courts, swimming pools, outbuildings, etc., shall be approved by the planning commission.

E. The driveway(s) to the building site shall have a maximum slope of fifteen percent and shall have direct access to a public street or private right-of-way approved by the planning commission. (Ord. 966 § 4, 1986: (part) of Ord. passed 9/25/80: prior code § 22-35-5)

19.72.060 Plans and reports required.

The planning commission shall require the following reports and plans to be provided by the applicant. Unless the applicant is notified of deficiencies in such reports and plans within thirty days of their submission to the planning commission, the reports and plans shall be deemed adequate for the planning commission to complete the processing of the application. The planning commission may waive any reports and plans it determines are not necessary to determine whether the development meets the requirements of this chapter. ((Part) of Ord. passed 9/25/80: prior code § 22-35-6(part))

19.72.070 Soils report.

The soil report shall be prepared by a qualified soils engineer, and must contain at least the following information:

A. A slope analysis;

B. An estimate of the normal highest elevation of the seasonal high-water table;

C. The location and size of swamps, springs and seeps, which shall be shown on the site plan, and the reasons for the occurrence of these underground water sources. An analysis of the vegetative cover or other surface information may be used to show the presence of underground water;

D. A unified soil classification for the major horizons or layers of soil profile, or of the zone of the footing foundation;

E. Appropriate accepted soils engineering tests to determine bearing capacity, settlement potential, and shrink/swell potential of the site soils;

F. Potential frost action, based on the depth to the water table and the Unified Soils Classification;

G. An analysis of the soil suitabilities, constraints and proposed methods of mitigating such constraints in implementing the proposed development plan;

H. A written statement by the person or firm preparing the soils report, identifying the means proposed to minimize hazard to life, property, adverse effects on the safety, use or stability of a public right-of-way or drainage channel, and adverse impact on the natural environment. ((Part) of Ord. passed 9/25/80: prior code § 22-35-6(1))

19.72.080 Geology report.

A. A geology report shall be prepared by a person or firm qualified by training and experience to have expert knowledge of the subject. A geologic map shall accompany the report. Mapping should reflect careful attention to the rock composition, structural elements, and surface and subsurface distribution of the earth materials exposed or inferred within both bedrock and surficial deposits. A clear distinction should be made between observed and inferred features and/or relationships.

B. The report shall contain at least the following information:

1. Location and size of subject area and its general setting with respect to major geographic and geologic features;

2. Identification (including author and date) of the geologic mapping upon which the report is based;

3. Topography and drainage in the subject area;

4. Abundance, distribution and general nature of exposures of earth materials within the area;

5. Nature and source of available subsurface information;

6. Estimated depth to bedrock;

7. Bedrock: igneous, sedimentary, metamorphic types;

8. Structural features, including but not limited to stratification, stability, folds, zones of contortion or crushing, joints, fractures, shear zones, faults, and any other geological limitations;

9. Conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and recommendations covering the adequacy of sites to be developed;

10. A written statement by the person or firm preparing the geology report identifying the means proposed to minimize hazard to life or property, adverse effects on the safety, use or stability of a public right-of-way or drainage channel, and adverse impact on the natural environment. ((Part) of Ord. passed 9/25/80: prior code § 22-35-6(2))

19.72.090 Grading and drainage plan—Contents.

A. A grading and drainage plan shall be prepared by a professional engineer registered in the state. The plan must be sufficient to determine the erosion-control measures necessary to prevent soil loss during construction and after project completion.

B. The plan shall include, at least, the following information:

1. A map of the entire site, showing existing details and contours of the property and proposed contour modifications, using a minimum of ten-foot contour intervals at a scale of one inch equals one hundred feet;

2. Map(s) of area(s) to be graded, showing existing details and contours at five-foot intervals where terrain will not be modified, and proposed

details and contours of two-foot intervals where terrain modification is proposed, using a scale of one inch equals twenty feet;

3. An investigation of the effects of high-intensity rainstorm (one-hundred-year occurrence according to U.S. Department of Commerce Weather Bureau Frequency Curves), evaluating how the proposed drainage system will handle the predicted flows, including effects of drainage areas outside the development which drain through the subject area and the anticipated flow of the drainage leaving the development;

4. The history, including frequency and duration, of prior flooding;

5. The location of any existing buildings or structures on the development, and any existing buildings or structures on land of adjacent owners which are within one hundred feet of the property, or which are on the land of adjacent owners and may be affected by the proposed development;

6. The direction of proposed drainage flow and the approximate grade of all streets (not to be construed as a requirement for the final street design);

7. Proposed plans and locations of all surface and subsurface drainage devices, walls, dams, sediment basins, storage reservoirs, and other protective devices to be constructed with or as part of the proposed work, together with a map showing drainage areas and the proposed drainage network, including outfall lines and natural drainageways which may be affected by the proposed project. Include the estimated runoff of the areas served by the drainage plan;

8. A description of the method to be used on obtaining fill for use on the site and the site of acquisition of such fill;

9. A description of methods to be employed in disposing of soil and other material which is removed from the site, including the location of the disposal site;

10. A plan showing temporary erosion-control measures to prevent erosion during the course of construction;

11. A schedule showing when each stage of the project will be completed, including the total area of soil surface which is to be disturbed during each stage and an estimate of starting and completion dates. The schedule shall be drawn to limit to the shortest possible period the time that soil is exposed and unprotected. In no event shall the existing natural vegetation or ground cover be destroyed, removed or disturbed more than fifteen days prior to commencing grading for development as scheduled;

12. A written statement by the person or firm preparing the grading and drainage plan, identifying any grading and drainage problems of the development and further stating an opinion as to the ability of the proposed plan to mitigate or eliminate such problems in a manner as to prevent hazard to life, hazard to property, adverse effects on the safety, use or stability of a public way or drainage channel, and adverse impact on the natural environment. ((Part) of Ord. passed 9/25/80; prior code § 22-35-6(3))

19.72.100 Vegetation plan.

The vegetation plan and report shall be prepared by a person or firm qualified by training and experience to have expert knowledge of the subject, and shall include at least the following:

A. A survey of existing trees, large shrubs and ground covers;

B. A plan of the proposed revegetation of the site, detailing existing vegetation to be preserved, new vegetation to be planted, and any modifications to existing vegetation;

C. A plan for the preservation of existing vegetation during construction activity;

D. A vegetation maintenance program, including initial and continuing maintenance necessary;

E. A written statement by the person or firm preparing the vegetation plan and report, identifying any vegetation problems, and further stating an opinion as to the ability of the proposed plan to mitigate or eliminate such problems in a manner as to prevent hazard to life or property, adverse effects on the safety, use or stability of a public way or drainage channel, and adverse impact on the natural environment. ((Part) of Ord. passed 9/25/80: prior code § 22-35-6(4))

19.72.110 Other reports and plans.

Other reports and plans shall be prepared as deemed necessary by the planning commission. ((Part) of Ord. passed 9/25/80: prior code § 22-35-6(5))

19.72.120 Vegetation preservation requirements.

Vegetation shall be removed only when absolutely necessary, i.e., for buildings, filled areas, roads, and firebreaks. Every effort shall be made to conserve topsoil which is removed during construction for later use on areas requiring vegetation or landscaping, i.e., cut-and-fill slopes. Vegetation sufficient to stabilize the soil shall be established on all disturbed areas, including lots which may be subject to future grading, as each stage of grading is completed. Areas not contained within lot boundaries shall be protected with adapted fire-resistant species of perennial vegetative cover after all construction is completed. The new vegetation shall be equivalent to or exceed the amount and erosion-control characteristics of the original vegetation cover.

B. The property owner and contractor shall be fully responsible for any destruction of native vegetation proposed for retention under the approved vegetation plan, and shall be responsible for the replacement of destroyed vegetation, including vegetation destroyed by employees and subcontractors. ((Part) of Ord. passed 9/25/80: prior code § 22-35-7)

19.72.130 Grading and drainage plan—Review and approval.

A. The drainage and grading plans shall be approved by the development services division prior to final approval by the planning commission. Approvals by said divisions shall be based upon official standards and ordinances administered by the individual divisions.

B. It is unlawful to excavate or grade any area within the hillside protection zone prior to final approval of the grading and excavation plan by the planning commission. ((Part) of Ord. passed 9/25/80: prior code § 22-35-8)

19.72.140 Access to other properties.

Safe, convenient and adequate access, approved by the planning commission, shall be provided to adjacent private and public lands for vehicles, pedestrians and essential service and maintenance equipment. ((Part) of Ord. passed 9/25/80: prior code § 22-35-9)

19.72.150 Development proposal processing.

A. Development proposals in the hillside protection zone shall be processed in a timely manner under established conditional use or subdivision procedures.

B. In order to fulfill the purpose of the hillside protection zone, described in Section 19.72.010, the planning commission shall determine whether the proposed development meets the requirements of this chapter, based on the required reports and other data available to it. The planning commission shall, when it deems necessary, request recommendations from other agencies such as the board of health, Utah State Forestry, U.S. Forest Service, and the U.S. Soil Conservation Service.

C. Any area which is determined to contain natural hazards to life, limb or property, including but not limited to soil hazards, geologic hazards or hydrologic hazards, shall not be approved for development unless the applicant demonstrates that such identified hazards or limitations

can be overcome in such a manner as to minimize hazard to life, limb or property; adverse effects on the saftey, use or stability of a public way or drainage channel; and other adverse impacts on the natural environment.

D. The planning commission may set requirements it determines are necessary to overcome any natural hazards and to ensure that the purposes of this chapter are met. These requirements may include, but not be limited to, a revegetation program, a time schedule for completion of the development, flood-control and erosion-control improvements, location of structures, and phasing of development. ((Part) of Ord. passed 9/25/80: prior code § 22-35-10)

19.72.160 Lots of record.

The planning commission may waive any requirements of this chapter for lots of record, lots and plans of subdivisions which were approved by the planning commission prior to the enactment of the ordinance from which this section derives, if such waiver would not be injurious to health, safety and the general public welfare of the inhabitants of the county and is consistent with the purpose of this chapter. (Ord. 966 § 5, 1986: (part) of Ord. passed 9/25/80: prior code § 22-35-11)

19.72.170 Bonds for improvements.

Bonds for improvements required under this chapter shall be subject to the provisions of the Salt Lake County subdivision ordinance set out at Title 18 of this code, and Section 19.02.110 of this title. ((Part) of Ord. passed 9/25/80: prior code § 22-35-12)

Chapter 19.12

FR-0.5, FR-1, FR-2.5, FR-5, FR-10, FR-20, FR-50 AND FR-100 FORESTRY AND RECREATION ZONES

Sections:

19.12.010	Purpose of provisions.
19.12.020	Permitted uses.
19.12.030	Conditional uses.
19.12.040	Lot area, width and slope.
19.12.050	Yard requirements.
19.12.060	Building height.
19.12.070	Maximum coverage.
19.12.080	Natural hazards.
19.12.090	Board of health approval.
19.12.100	Grading.
19.12.110	Natural vegetation.
19.12.120	Utilities.
19.12.130	Building materials.
19.12.140	Off-street parking.
19.12.150	Site plan approval.
19.12.160	Lots of record.

19.12.010 Purpose of provisions.

The purpose of the the forestry and recreation zones is to permit the development of the canyon areas of the county for forestry, recreation and other uses, as set forth in and limited by Sections 19.12.020 and 19.12.030 of this chapter, to the extent such development is compatible with the protection of the natural and scenic resources of these areas for the continued benefit of future generations. (Prior code § 22-9A-1)

19.12.020 Permitted uses.

All permitted uses in the the forestry and recreation zones are subject to Sections 19.12.070 and 19.12.090 through 19.12.150 of this chapter, and include:

A. Accessory uses and structures customarily incidental to a permitted use;

B. Agriculture, as defined in Section 19.04.020;

C. Household pets, as long as the area proposed for animals is not in a watershed area, as determined by the city-county board of health;

D. Single-family dwellings. (Ord. passed 1/13/82; prior code § 22-9A-2)

19.12.030 Conditional uses.

All conditional uses in the forestry and recreation zones are subject to Sections 19.12.070 and 19.12.090 through 19.12.150 of this chapter, except that the regulations of said sections may be modified by the planning commission as they relate to mineral extraction and processing, and public uses, and include:

A. Accessory uses and structures customarily incidental to a conditional use;

B. Commercial and private recreation;

C. Day care/preschool center, subject to Section 19.76.260;

D. Dwelling group;

E. Horses, and animals and fowl for family food production, as described in Section 19.04.235 of this title, provided that:

1. The area proposed for animals is not a watershed area, as determined by the city-county board of health,

2. The use will not create unreasonable onsite erosion, downstream siltation, bacteriological or biological pollution in subsurface or surface waters, destruction of vegetation, air pollution, including dust and odors or other detrimental environmental effects. In determining the environmental effects of the use, the planning commission shall seek and consider recommendations from the city-county board of health and other concerned agencies, and may require the applicant to submit scientific studies including analysis of slope, soils, vegetative cover, availability of water, and other elements necessary to establish environmental effects of the proposed use,

3. The planning commission may limit the number of animals and fowl, or limit the amount of ground to be devoted to such use, or make other conditions to ensure environmental protection,

4. After the use is established, if the planning commission determines, based on findings of facts, that unreasonable environmental degradation is occurring, the planning commission may, after notification to the applicant and hearing, establish additional conditions or order the use to be abated;

F. Living quarters for persons employed on the premises of any main use;

G. Logging and lumber processing;

H. Mineral extraction and processing;

I. Offices incidental to main use;

J. Planned unit development;

K. Public and quasi-public use;

L. Temporary structures. (Prior code § 22-9A-3)

19.12.040 Lot area, width and slope.

A. Lot area and lot width requirements in the forestry and recreation zones are as follows:

District	Minimum Lot Area	Minimum Lot Width
FR-0.5	1/2 acre	100 feet
FR-1	1 acre	200 feet
FR-2.5	2-1/2 acres	250 feet
FR-5	5 acres	300 feet
FR-10	10 acres	300 feet
FR-20	20 acres	300 feet
FR-50	50 acres	300 feet
FR-100	100 acres	300 feet

B. In all FR zones, construction is not permitted where the slope exceeds thirty percent. Roads and other vehicular routes shall not cross property having a slope greater than thirty percent unless, after review by the planning commission, it is determined that:

1. Appropriate engineering measures can be taken to minimize the impact of the cuts and fills, consistent with the purpose of this chapter, and

2. The environment and aesthetics of the area will not be significantly affected. (Ord. 1013 § 4, 1987; Ord. 966 § 1, 1986: prior code § 22-9A-4)

19.12.050 Yard requirements.

Because of the unique nature of the topography and climatic conditions of the canyon areas in the forestry and recreation zones, the side, rear and front yard requirements will be determined on an individual basis by the planning commission for conditional uses and by the development services division director for single-family dwellings. (Ord. 982 § 8, 1986: prior code § 22-9A-5)

19.12.060 Building height.

In the forestry and recreation zones, no single-family dwellings shall be erected to a height greater than two and one-half stories or thirty-five feet, nor less than one story. (Prior code § 22-9A-6)

19.12.070 Maximum coverage.

The maximum coverage for the aggregate of all buildings, paved surfaces and graded areas in the forestry and recreation zones shall be limited by the following schedule:

Zone	Maximum Coverage
FR-0.5	25%
FR-1	25%
FR-2.5	15%
FR-5	10%
FR-10	5%
FR-20	5%
FR-50	2%
FR-100	1%

(Ord. 1013 § 5, 1987: prior code § 22-9A-7)

19.12.080 Natural hazards.

Construction of permanent structures is not permitted in areas of the forestry and recreation zones subject to hazards such as floods, landslides and avalanches. (Prior code § 22-9A-8(1))

19.12.090 Board of health approval.

Prior to issuance of a conditional use permit or site plan approval for all uses in the forestry and recreation zones, regardless of size or number of

units, the applicant shall receive the written approval of the city-county board of health certifying that all health requirements have been satisfied and that the proposed construction will not damage the natural watershed. In addition, developments of more than nine lots or more than nine units shall receive the written approval of the State Division of Health, certifying the culinary water system and the sewerage system. All approvals shall be in accordance with the regulations of the State Division of Health relating to culinary water supply and wastewater disposal. (Prior code § 22-9A-8(2))

19.12.100 Grading.

To eliminate the possibility of erosion and unsightly scars on the mountain slopes, cut-and-fill in the forestry and recreation zones shall be controlled by standards adopted by the planning commission which are based on slope and grade analysis for construction of access roads, private rights-of-way, and building sites. All cut-and-fill surfaces shall be replanted and maintained to negate the possibility of erosion and scarring. (Prior code § 22-9A-8(4))

19.12.110 Natural vegetation.

In the forestry and recreation zones, vegetation shall not be removed unless the site plan and the plan for vegetation clearing is approved by the planning commission for conditional uses or the development services division director for permitted uses, subject to all the provisions of this chapter. (Ord. 982 § 9, 1986: prior code § 22-9A-8(5))

19.12.120 Utilities.

In the forestry and recreation zones, all utilities shall be placed underground. (Prior code § 22-9A-8(7))

19.12.130 Building materials.

Buildings in the forestry and recreation zones shall be designed to preserve the natural beauty of the canyon areas. Only those building materials which will blend harmoniously into the natural environment shall be permitted. The use of wood and stone and other harmonious materials is encouraged, and the use of bland, unpainted concrete blocks and unpainted metal is prohibited on exterior surfaces. (Prior code § 22-9A-8(3))

19.12.140 Off-street parking.

For conditional uses in the forestry and recreation zones, the planning commission shall determine the number of parking spaces required. For permitted uses, the planning division director shall determine the number of parking spaces required. However, the minimum requirements of Chapter 19.80 shall be provided, except that the planning commission may modify the requirements of Sections 19.80.060 through 19.80.120. Covered parking is encouraged. (Ord. 1022 § 2, 1988: Ord. 982 § 10, 1986: prior code § 22-9A-8(6))

19.12.150 Site plan approval.

In order to determine compliance with this title and to promote orderly and harmonious development of canyon areas, site plans for single-family dwellings in the forestry and recreation zones shall be approved by the development services division director prior to issuance of any building permits. Applications for site plan approval shall be accompanied by a site plan and elevations showing the relationship of the construction to the natural grade and finished grade. Drawings shall show proposed signs, landscaping, exterior material, color schedules, and all other information necessary to enable the development services division director to make the findings set forth in this chapter. Applications may be approved as submitted, approved subject to conditions, or disapproved. Actions of the development services division director shall be subject to appeal to the planning commission. (Ord. 982 § 11, 1986: prior code § 22-9A-9)

19.12.160 Lots of record.

The planning commission for conditional uses and the development services director for permitted uses may waive the slope requirements of this chapter for lots of record in forestry and recreation zones, lots and plans of subdivisions which were approved by the planning commission prior to the enactment of the ordinance from which this section derives if such waiver would not be injurious to health, safety and the general public welfare of the inhabitants of Salt Lake County and is consistent with the purpose of this chapter. (Ord. 966 § 6, 1986: prior code § 22-9A-10)

Chapter 19.10

FM-10 AND FM-20 FORESTRY MULTIFAMILY ZONES

Sections:

19.10.010	Purpose of provisions.
19.10.020	Permitted uses.
19.10.030	Conditional uses.
19.10.040	Lot area, width and slope.
19.10.050	Yard requirements.
19.10.060	Building height.
19.10.070	Density of development.
19.10.080	Maximum coverage.
19.10.090	Natural hazards.
19.10.100	Board of health approval.
19.10.110	Grading.
19.10.120	Natural vegetation.
19.10.130	Utilities.
19.10.140	Building materials.
19.10.150	Off-street parking.
19.10.160	Site plan approval.
19.10.170	Lots of record.

19.10.010 Purpose of provisions.

The purpose of the FM-10 and FM-20 zones is to permit development of certain areas in the canyons of the county for high-density residential, limited commercial and other uses, as set forth in and limited by Sections 19.10.020 and 19.10.030 of this chapter, to the extent that such development is compatible with the protection of the natural and scenic resources of these areas for the continued benefit of future generations. (Prior code § 22-9B-1)

19.10.020 Permitted uses.

All permitted uses in the FM-10 and FM-20 zones are subject to Sections 19.10.040 through 19.10.160 of this chapter and include:

A. Accessory uses and structures customarily incidental to permitted use;

B. Agriculture, as defined in Section 19.04.020;

C. Single-family dwellings. (§ 1(part) of Ord. passed 2/1/84; prior code § 22-9B-2)

19.10.030 Conditional uses.

All conditional uses in the FM-10 and FM-20 zones are subject to Sections 19.10.040 through 19.10.160 of this chapter, and include:

— Accessory uses and structures customarily incidental to a conditional use;

— Apartments, boardinghouse; lodginghouse, hotel; motel; resort hotel;

— Class B beer outlet; package agency; state store;

— Class C beer outlet;

— Commercial and private recreation;

— Day care/preschool center, subject to Section 19.76.260;

— Dwelling group;

— Living quarters for persons employed on the premises of any main use;

— Office incidental to main use;

— Planned unit development;

— Private and nonprofit locker club;

— Public and quasi-public uses;

— Restaurant, boutique, gift shop, and other limited commercial uses determined by the planning commission to be of the same characer as these listed and serving the needs of the visitor and residents of the canyons;

— Restaurant liquor license;

— Temporary structures;

— Two-family dwelling; three-family dwelling; four-family dwelling; multiple-family dwelling. (Ord. 1008 § 3(part), 1987; prior code § 22-9B-3)

19.10.040 Lot area, width and slope.

The minimum lot area in the FM-10 and FM-20 zones shall be one-half acre. The minimum width of any lot shall be one hundred feet. Construction is not permitted where the slope exceeds thirty percent. Roads and other vehicular routes shall not cross property having a slope greater than thirty percent unless, after review by the planning commission, it is determined that:

A. Appropriate engineering measures can be taken to minimize the impact of the cuts and fills, consistent with the purpose of this chapter; and

B. The environment and aesthetics of the area will not be significantly affected. (Ord. 966 § 2, 1986: prior code § 22-9B-4)

19.10.050 Yard requirements.

Because of the unique nature of the topography and climatic conditions of the canyon areas, the side, rear and front yard requirements in the FM-10 and FM-20 zones will be determined on an individual basis by the planning commission for conditional uses and by the development services division director for single-family dwellings. (Ord. 982 § 12, 1986: prior code § 22-9B-5)

19.10.060 Building height.

A. The unique nature of the topography, vegetation, soils, climatic and aesthetic characteristics of the canyons defy uniform regulations and require that the heights of structures in the FM-10 and FM-20 zones be determined on an individual basis. Maximum and minimum heights of all conditional uses shall be determined by the planning commission, based on a careful analysis of the following:

1. Natural setting;
2. Relationship to other structures and open spaces;
3. Contour intervals and topographic features;
4. Height, density and type of vegetation;
5. Scenic vistas;
6. Other elements deemed appropriate to ensure that the provisions of Section 19.10.010 are met.

B. The maximum height for single-family dwellings shall be two and one-half stories or thirty-five feet. Single-family dwellings shall not be less than one story. (Prior code § 22-9B-6)

19.10.070 Density of development.

A. In the FM-10 and FM-20 zones, the maximum density for residential dwelling units, except single-family dwellings, shall be as follows:

Zone	Maximum Density
FM-10	10 dwelling units or 20 guestrooms per net developable acre;
FM-20	20 dwelling units or 40 guestrooms per net developable acre.

B. Where net developable acreage is defined as ground with all of the following:

1. 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 State Division of Health to ensure against detriment to surface water and groundwater quality;
3. Minimum distance from any stream or creek of fifty feet;
4. Free from any natural hazards such as flood, avalanche, landslide, high water table, etc. (Prior code § 22-9B-7)

19.10.080 Maximum coverage.

The maximum coverage for the aggregate of all building, paved surfaces and graded areas in the FM-10 and FM-20 zones shall be twenty-five percent of the site area. (Prior code § 22-9B-8)

19.10.090 Natural hazards.

Construction of permanent structures in FM-10 and FM-20 zones is not permitted in areas subject to hazards such as floods, landslides and avalanches. (Prior code § 22-9B-9(1))

19.10.100 Board of health approval.

Prior to issuance of a conditional use permit or site plan approval for all uses in an FM-10 and FM-20 zone, regardless of size or number of units, the applicant shall receive the written approval of the city-county board of health certifying that all health requirements have been satisfied and that the proposed construction will not damage the natural watershed. In addition, developments of more than nine lots or more than nine units shall receive the written approval of the State Division of Health certifying the

culinary water system and the sewerage system. All approvals shall be in accordance with the regulations of the State Division of Health relating to culinary water supply and wastewater disposal. (Prior code § 22-9B-9(2))

19.10.110 Grading.

To eliminate the possiblity of erosion and unsightly scars on the mountain slopes, cut-and-fill in the FM-10 and FM-20 zones shall be controlled by standards adopted by the planning commission which are based on slope and grade analysis, for construction of access roads, private rights-of-way, and building sites. All cut-and-fill surfaces shall be replanted and maintained to negate the possibility of erosion and scarring. (Prior code § 22-9B-9(4))

19.10.120 Natural vegetation.

Natural vegetation shall not be removed in the FM-10 and FM-20 zones unless the site plan and the plan for vegetation clearing are approved by the planning commission for conditional uses, or the development services division director for permitted uses, subject to all the provisions of this chapter. (Ord. 982 § 13, 1986: prior code § 22-9B-9(5))

19.10.130 Utilities.

All utilities in FM-10 and FM-20 zones shall be placed underground. (Prior code § 22-9B-9(7))

19.10.140 Building materials.

Buildings in FM-10 and FM-20 zones shall be designed to preserve the natural beauty of the canyon areas. Only those building materials which will blend harmoniously into the natural environment shall be permitted. The use of wood, stone and other harmonious materials is encouraged and the use of bland, unpainted concrete blocks and unpainted metal is prohibited on exterior surfaces. (Prior code § 22-9B-9(3))

19.10.150 Off-street parking.

For conditional uses in FM-10 and FM-20 zones, the planning commission shall determine the number of parking spaces required. For permitted uses, the planning division director shall determine the number of parking spaces required. However, the minimum requirements of Chatper 19.80 of this title shall be provided, except that for hotels and resort hotels one-half parking space shall be provided for each guestroom. The planning commission may modify the requirements of Sections 19.80.060 through 19.80.120. (Ord. 982 § 14, 1986: prior code § 22-9B-9(6))

19.10.160 Site plan approval.

In order to determine compliance with this title and to promote orderly and harmonious development of canyon areas, site plans for single-family dwellings in FM-10 and FM-20 zones shall be approved by the development services division director prior to issuance of any building permits. Applications for site plan approval shall be accompanied by a site plan and elevations showing the relationship of the construction to the natural grade and finish grade. Drawings shall show proposed signs, landscaping, exterior material, color schedules and all other information necessary to enable the development services division director to make the findings set forth in this chapter. Applications may be approved as submitted, approved subject to conditions, or disapproved. Actions of the development services division director shall be subject to appeal to the planning commission. (Ord. 982 § 15, 1986: prior code § 22-9B-10)

19.10.170 Lots of record.

The planning commission for conditional uses and the development services director for permitted uses may waive the slope requirements of this chapter for lots of record, lots and plans of subdivisions which were approved by the planning commission prior to the enactment of the ordinance from which this section derives

if such waiver would not be injurious to health, safety and the general public welfare of the inhabitants of Salt Lake County and is consistent with the purpose of this chapter. (Ord. 966 § 7, 1986: prior code § 22-9B-11)

Chapter 19.84

CONDITIONAL USES

Sections:

19.84.010 Purpose.
19.84.020 Conditional use permit required when.
19.84.030 Application requirements—Fee.
19.84.040 Public hearing.
19.84.050 Determination of commission.
19.84.060 Delegation of approval authority.
19.84.070 Policies established.
19.84.080 Review by planning commission.
19.84.090 Conditions for approval.
19.84.100 Appeal of planning director decision.
19.84.110 Appeal of planning commission decision.
19.84.120 Inspection.
19.84.130 Time limit.
19.84.140 Sale of alcoholic beverages.

19.84.010 Purpose.

The purpose of this chapter is to allow the proper integration into the county of uses which may be suitable only in certain locations in the county or zoning district, or only if such uses are designed or laid out on the site in a particular manner. (Prior code § 22-31-1)

19.84.020 Conditional use permit required when.

A conditional use permit shall be required for all uses listed as conditional uses in the district regulations or elsewhere in this title. A conditional use permit may be revoked upon failure in compliance with conditions precedent to the original approval of the permit or for any violation of this title occurring on the site for which the permit was approved. (Ord. 947 § 2, 1986: prior code § 22-31-2(part))

19.84.030 Application requirements—Fee.

A. Application for a conditional use permit shall be made by the property owner or certified agent thereof to the planning commission.

B. Accompanying Documents. Detailed site plans drawn to scale and other drawings necessary to assist the planning commission in arriving at an appropriate decision.

C. Fee. The fee for any conditional use permit shall be as provided for in Section 3.52.040 of this code. (Prior code § 22-31-2(1)—(3))

19.84.040 Public hearing.

No public hearing need be held; however, a hearing may be held when the planning commission shall deem such a hearing to be necessary in the public interest.

A. The development services division director may delegate to the planning director the holding of the hearing.

B. The development services division director shall submit to the planning commission a record of the hearing, together with a report of findings and recommendations relative thereto, for the consideration of the planning commission.

C. Such hearing, if deemed necessary, shall be held not more than thirty days from the date of application. The particular time and place shall be established by the development services division director.

D. The development services division director shall publish a notice of hearing in a newspaper of general circulation in the county not less than ten days prior to the date of the hearing. Failure of property owners to receive notice of the hearing shall in no way affect the validity of action taken. (Ord. 982 § 20, 1986: prior code § 22-31-2(4))

19.84.050 Determination of commission.

The planning commission may permit a conditional use to be located within any district in which the particular conditional use is permitted by the use regulations of this title. In authorizing

any conditional use the planning commission shall impose such requirements and conditions as required by law and any additional conditions as may be necessary for the protection of adjacent properties and the public welfare. Such conditions of approval may include but shall not be limited to limitations or requirements as to the height, size, location and design of structures, landscaping, density, ingress-egress, fencing, parking or lighting. Height, density and size requirements for structures in each zone are maximums and may be reduced or modified as conditions to the approval of any conditional use application. (Ord. of 5/29/85; prior code § 22-31-2(5)(part))

19.84.060 Delegation of approval authority.

The planning commission may delegate to the development services division director the authority to approve, modify or deny all or part of the conditional uses set forth in this title. (Ord. 982 § 21, 1986: prior code § 22-31-2(5)(part))

19.84.070 Policies established.

The planning commission shall establish policies regarding landscaping, fencing, lighting, ingress-egress, height of buildings, etc., to guide the decision of the development services division director to ensure consistency in the issuance of conditional use permits. (Ord. 982 § 22, 1986: prior code § 22-31-2(5)(part))

19.84.080 Review by planning commission.

The development services division director is authorized to bring any conditional use permit application before the planning commission if, in his opinion, the general public interest will be better served by review of the planning commission. (Ord. 982 § 23, 1986: prior code § 22-31-2(5)(part))

19.84.090 Conditions for approval.

The planning commission shall not authorize a conditional use permit unless the evidence presented is such as to establish:

A. That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and the community; and

B. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and

C. That the proposed use will comply with the regulations and conditions specified in this title for such use; and

D. That the proposed use will conform to the intent of the county master plan. (Prior code § 22-31-2(5)(part))

19.84.100 Appeal of planning director decision.

Any person shall have the right to appeal the decision of the development services director to the planning commission by filing a letter with the planning commission within ten days of the development services director's decision, stating the reason for the appeal and requesting a hearing before the planning commission at the earliest regular meeting of the commission. (Ord. 979 § 3, 1986: prior code § 22-31-2(5)(part))

19.84.110 Appeal of planning commission decision.

A. Any person shall have the right to appeal to the board of county commissioners any decision rendered by the planning commission by filing in writing, and in triplicate, stating the reasons for the appeal with the board of county commissioners within ten days following the date upon which the decision is made by the planning commission. After receiving the appeal the county commission may reaffirm the planning commission decision, remand the matter to the planning commission for further consideration, or set a date for a public hearing.

B. Notification of Planning Commission. The board of county commissioners shall notify

planning commission of the date of the review, in writing, at least seven days preceding the date set for hearing so that the planning commission may prepare the record for the hearing.

C. Determination by Board of County Commissioners. The board of county commissioners after proper review of the decision of the planning commission may affirm, reverse, alter or remand for further review and consideration any action taken by the planning commission. (Ord. 1004 § 2, 1987: prior code § 22-31-2(6))

19.84.120 Inspection.

Following the issuance of a conditional use permit by the planning commission the director of building inspection shall approve an application for a building permit pursuant to Chapter 19.94 of this title and shall ensure that development is undertaken and completed in compliance with the permits. (Prior code § 22-31-2(7))

19.84.130 Time limit.

Approval of the conditional use application by the planning commission or the development services director shall expire twenty-four months after the date of the approval decision (see Section 19.02.070) unless the applicant has obtained the conditional use permit and a building permit, where required, for the use within the twenty-four-month period. The date of the approval decision shall be the date of the preliminary approval decision where the application approval process includes both a preliminary and final approval. A twelve-month extension can be obtained subject to paying an extension fee equal to 1.0 times the original filing fee. (Ord. 1037 § 2, 1988: Ord. 963 § 1, 1986: prior code § 22-31-2(8))

19.84.140 Sale of alcoholic beverages.

A. The planning commission shall authorize a conditional use permit to sell alcoholic beverages except Class A beer outlets and Class B beer outlets where it is determined by the planning commission:

1. That the use is not in the immediate proximity of any school, church, library, public playground, or park;

2. That the proposed use at a particular location is necessary and desirable to provide the service or facility which will contribute to the general well-being of the neighborhood and the community; and

3. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and

4. That the proposed use will comply with regulations and conditions specified in this title for such use; and

5. That the proposed use will conform to the intent of the county master plan.

B. All conditional use permits for uses dispensig alcoholic beverages to be consumed on the premises are subject to an annual review, and all applications for a conditional use permit for consumption of liquor or beer on the premises must be accompanied by a payment of fees as provided in Section 3.52.040. The fees are considered reasonable because of the costs of investigation and studies necessary for the administration hereof.

C. The granting of any permit by the planning commission to dispense alcoholic beverages is subject to review by the county commission. The denial of any permit by the planning commission to dispense alcoholic beverages is subject to review by the district courts. All appeals of planning commission decisions to the board of county commissioners or the district courts must be filed with the appropriate body within thirty days from the date of the planning commission decision. (Ord. 804, 1982: prior code § 22-31-4)