

MEETING MINUTE SUMMARY
EMIGRATION METRO TOWNSHIP PLANNING COMMISSION MEETING

Thursday, July 13, 2017 8:30 a.m.

****Meeting minutes approved on October 12, 2017 with amendment****

Approximate meeting length: 1 hour

Number of public in attendance: 1

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Tippetts

***NOTE:** Staff Reports referenced in this document can be found on the State and County websites, or from Salt Lake County Planning & Development Services.

ATTENDANCE

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent
Jacob Steed		x	
Robert Pinon (Vice-Chair)		x	
Andrew McNeil		x	
Brent Tippetts (Chair)		x	
Alex Pacanowsky			x
Jim Karcut			x
Andy Wallace			x

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Max Johnson		
Spencer Hymas	x	x
David White	x	x

BUSINESS MEETING

Meeting began at – 8:30 a.m.

- 1) Election of Chair for 2017

Motion: To nominate Commissioner Tippetts for Chair, Commissioner Tippetts accepted.

Motion by: Commissioner Pinon

2nd by: Commissioner McNeil

Vote: Commissioners voted unanimous in favor (of commissioners present)

Election of Vice Chair for 2017

Motion: To nominate Commissioner Pinon for Vice Chair, Commissioner Pinon accepted.

Motion by: Commissioner Steed

2nd by: Commissioner McNeil

Vote: Commissioners voted unanimous in favor (of commissioners present)

PUBLIC HEARINGS

Hearings began at – 8:35 a.m.

29843 – Philip Dimick is requesting a Slope Waiver to build a new home in FCOZ on slopes over 30%. **Location:** 5811 East Twin Creek Road. **Zone:** FR-5. **Community Council:** Emigration. **Planner:** Spencer Hymas

Salt Lake County Planning and Development Services Planner Spencer Hymas provided an analysis of the Staff Report.

Commissioner McNeil asked about an envelope. Mr. Hymas said it is a PUD when developed, but believes the plat was recorded prior to FCOZ coming into place. Septic design required to function has to go in specific areas and stay on slopes under 30% and within the original building envelope. Commissioner Tippets asked about height and off the road. Mr. Hymas said grading specialist taking a look, but maximum 30 foot height. Commissioner Pinon limit of disturbance is missing, could have that showing it will not disturb the vegetation within 40%. Mr. Hymas said before construction, they are required to put up a limit of disturbance fence.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Citizen

Name: Jack Christensen

Address: 6162 Last Camp Circle

Comments: Mr. Christensen said he doesn't have any specific questions, but there are some flatter places on the lot. Why the flatter area is to the east and north. Health Department dictated where the house should be. Down toward twin creek intersection is flatter. He doesn't have a problem with the particulars and layout on the lot.

Mr. Hymas said the community council met on July 11th, they recommended a positive recommendation and had a couple of thoughts and conditions. There is shared drainage and is carefully looked at and the snow melt with regards to the septic design doesn't create an issue or negative impacts to the shared drain field to the south. Mr. Hymas said wants to make sure the engineers look into it in the technical review if they will be connecting in or any negative impacts. Mr. Christensen said the common leach field is quite a ways away from this area, over on the east side of twin creek road. It was put in place because of well #2 and within the well protection zone of 500 feet.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #29843 within limit of disturbance, 40% slope, and vegetation not to be disturbed.

Motion by: Commissioner McNeil

2nd by: Commissioner Pinon

Vote: Commissioners voted unanimous in favor (of commissioners present)

REOPEN BUSINESS MEETING

Meeting began at – 9:03 a.m.

2) Other Business Items (as needed)

David White confirmed this is a good time to meet and location. Mr. White provided his background and Commissioners and staff had a brief discussion regarding the general plan and ordinance rewrites.

MEETING ADJOURNED

Time Adjourned – 9:30 a.m.