

MEETING MINUTE SUMMARY
SALT LAKE COUNTY PLANNING COMMISSION MEETING
Wednesday, August 16, 2017 8:30 a.m.

****Meeting minutes approved on September 13, 2017 with amendments****

Approximate meeting length: 1 hour 31 minutes
Number of public in attendance: 3
Summary Prepared by: Wendy Gurr
Meeting Conducted by: Commissioner Cohen

***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	Public Mtg	Business Mtg	Absent
Neil Cohen	x	x	
Ronald Vance	x	x	
Mark Elieson			x
Bryan O’Meara			x
Kim Barbushev	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Max Johnson	x	
Spencer Hymas		
Curtis Woodward	x	x
Zach Shaw (DA)	x	x

BUSINESS MEETING

Meeting began at – 8:31 a.m.

- 1) Approval of Minutes from the July 12, 2017 meeting.

Motion: To approve minutes from the July 12, 2017 meeting as presented.

Motion by: Commissioner Barbushev

2nd by: Commissioner Vance

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

- 2) Other Business Items (as needed)
No other business items to discuss.

PUBLIC HEARINGS

Hearings began at – 8:34 a.m.

30492 – Planned Community (P-C) Zone – A proposal to create a new zoning designation within the County Zoning Ordinance by which large-scale communities may be approved and developed through a master plan and development plan approval process. Development agreements will be the mechanism by

which the approved densities, land uses, and design standards are regulated. **Planner:** Curtis Woodward

Salt Lake County Planning and Development Services Zoning Administrator Curtis Woodward provided an analysis of the purpose of the creation of the proposed creation of a new zoning designation.

Commissioner Cohen asked if this is the only planning commission to review this. Mr. Woodward said yes, restricted to southwest part of the valley and some discussion to open it up to the west side. Wouldn't want it applicable to mountains. Plan to take to Magna and Copperton communities with the idea if Kennecott were to develop, they would annex into that township. Commissioner Cohen asked areas of southwest where this is available, is there going to be a map attached to the ordinance with the boundaries. Mr. Woodward said there is a southwest community council and general plan boundary, includes rose canyon high country, and mouth of Butterfield. Property to the north is owned by Kennecott. Mr. Woodward said high country and up Butterfield are in FCOZ south side. North side is not in FCOZ. Minimum acreage requirement is 400 acres and areas up a developer would have to assemble a lot of private acres. Only two areas to the north of Herriman city owned by this development group and Kennecott. Commissioner Cohen asked the area, what is the zoning now. Mr. Woodward said A-2 type zone and has been used that way and farmed for many years by previous owners. Commissioner Cohen said so if this didn't exist, the owners would have to develop under the current zone or rezone and to accommodate in the area for a better way otherwise it would be difficult for a developer under the existing typical zoning ordinances. Commissioner Barbushev said they would have to apply for a rezone. Mr. Woodward said if this is approved, they would have to apply for the new zone and would be a case by case basis. Commissioner Vance said this is for streamlining. Mr. Woodward said to master plan and create a development agreement and have developed. Mr. Woodward said would be piece zoned and uncertain if county will rezone and they would like assurance and start putting in and investing the roads, make sure county doesn't put any breaks and not go anywhere and agree what's going to be there. Commissioner Cohen asked where the underlying guidance is for zoning restrictions. Mr. Woodward said pinned down when they do individual planning and breaking up into districts. Elements would be worked out, come down to individual lots, they would come down to plans. Commissioner Cohen asked square miles of 1,000 acres. Mr. Woodward said 660 acres is a square mile. Mr. Woodward said he has early plans to distribute and the first step is the impact studies, so we know from the beginning what the final product will be. Make sure everything is in place and accounted for instead of piecemeal development. Commissioner Cohen asked if there won't be restrictions on density. Mr. Woodward said once they have a total number of units and how they are divided up throughout the community area plan. As far as application, they have had discussions and plans with USU and with student housing and apartments. Mr. Woodward said determine how many it can support and what needs to take place to get this to work. Number of factors studied for total number of units. Going through the process figuring where is all the housing going to fit. Commissioner Cohen said keep talking about resources and quality of air. This is going to add a growth problem they are facing. This is shocking that they need this kind of development in that section of the county. Mr. Woodward said been working with regional development how this development and ordinance fit into general plans. There is a general plan for the southwest area and the plan called for this area to be approved through a planned community process. They were looking to create a planned community. Working with economic development and planning, this is a kind of product they want as the state has invested a lot of money in this area. They know a lot of growth to the Wasatch front. This fits in well with the plans for growth. Commissioner Cohen said he hears there will be development, but what's the best way to control it and get it done right. Commissioner Cohen said worst case scenario, 20,000 more people. Commissioner Vance mentioned controlling factor is water, if water isn't available that is a controlling factor and there is a water restriction. This is just a streamline process and can go on anywhere. Mr. Woodward said this is where the developer will submit all impact studies up front and show us and a way to get all the answers early. Commissioner Cohen asked if this means in a neighborhood are you putting a limit on density. Mr. Woodward said limits would be spread out in a

community district plan. Would not be able to start establishing districts, once established that is what everyone is agreeing to and avoids potential pitfall. Commissioner Cohen said thought they may want to put limits on density, want to change it to “more than.” Mr. Woodward said not uncommon for apartment complex developments, typical density in three stories is between twenty-five to thirty-units units per acre. If you’re taking high rise, they are closer in range to fifty units per acre. In the context, it makes a lot of sense near the trax station. Commissioner Cohen said number of units will be determined on capacity of land. Commissioner Barbushev asked if they would have to approve that. Mr. Woodward said would have to go to planning commission and county council for total number and mayor would have to sign a development agreement.

Commissioners and Staff discussed additions to the purpose statement, ranges, permitted uses, rapid transit, Commissioner Cohen’s list of purposes, and lot sizes.

Mr. Shaw asked for Commissioner Cohen’s list of purposes. Commissioner Cohen said he will distribute them.

Commissioner Barbushev motioned to open the public hearing, Commissioner Vance seconded that motion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Developer

Name: Doug Young

Address: Not provided

Comments: Mr. Young said he represents the development. This is the last hold-out and the owner owned the property and had no heirs, with two sisters. He has been a friend of the family and they are donating 100 acres to USU and he is so excited to hear the vision and purpose of this property. He has embraced the vision, creating jobs and recreation as a model from Herriman to Magna. Inclusiveness and couldn’t be happier to start the framework and plan this community together. Money comes in on the land and goes into a charitable donation. He has purchased 500 acres from the family and this is an additional 1,300 acres in the county. This is the initial step, hired architects, engineers and USU.

Commissioner Cohen said one person gave more than 1,000 acres. Mr. Young said 2,000 and other farmers out there support this farm. They live in a home their mother purchased for \$3,500. They don’t want notoriety, quiet non assuming people. He is happy he has been entrusted to purchase. Commissioner Barbushev said if this ordinance goes through they will see him. Mr. Gust said they are in a hurry and can work close together and the family wants this to be an incredible development. They want to be an inclusive community and a model.

Speaker # 2: Citizen

Name: John Gust

Address: 8215 West 3645 South

Comments: Mr. Gust said he lives in magna and the area is changing. He thinks to have an opportunity to master plan this they could have come in and piecemeal it and working with the mayor and council, they need to develop this and help future development. This gives them a chance to do this as a community service. Can’t say enough of USU and the family to give 100 acres. Working with the commission and the vision is their vision. He supports what the county is trying to do.

Commissioner Cohen asked about the preliminary plan and could be annexed into a city. Mr. Gust said could be, it'll be something and the reason they wanted to keep it in the county, the mayor has a vision and believe this is that start of the master plan.

Commissioner Barbushev motioned to close the public hearing, Commissioner Vance seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and Counsel had a brief discussion regarding postponing to next month, the goals and purposes, water, density and cap on density, development agreement, and staff to evaluate pros and cons on density and minimum open space with regards to PUD.

Motion: To continue file #30492 to the September 13th meeting.

Motion by: Commissioner Vance

2nd by: Commissioner Barbushev

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

MEETING ADJOURNED

Time Adjourned – 10:02 a.m.