

MEETING MINUTE SUMMARY
SALT LAKE COUNTY PLANNING COMMISSION MEETING
Wednesday, June 14, 2017 8:30 a.m.

****Meeting minutes approved on July 12, 2017 with amendments****

Approximate meeting length: 1 hour 21 minutes
Number of public in attendance: 12
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	x	
Bryan O’Meara	x		
Kim Barbushev	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Todd Draper	x	x
Wendy Gurr	x	x
Max Johnson	x	x
Chris Preston (DA)	x	x
Tom Zumbado	x	x
Spencer Hymas		
Jeff Miller	x	x

BUSINESS MEETING

Meeting began at – 8:34 a.m.

- 1) Approval of Minutes from the May 10, 2017 meeting.
Motion: To approve minutes from the May 10, 2017 meeting, with amendments.
Motion by: Commissioner Barbushev
2nd by: Commissioner Elieson
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 – 8:38 a.m.

30267 – (Continued from 05/10/2017) - County Resource Management Plan - Salt Lake County General Plan be amended to add the County Resource Management Plan, as directed by Utah State Law,

specifically 2015 HB323 and 2016 HB219. **Planner:** Max Johnson

Mr. Johnson advised he made the updates to the plan per request and would take comments or questions.

Commissioner Cohen said when this was taken up in May, there was a lot of public input and staff advised they would take this information into consideration and update the report. Commissioner O'Meara asked about sales tax revenue in the canyons and noticed it spoke of the canyons quite deliberately and if the numbers have been audited. Mr. Johnson said similar question from Big Cottonwood Community Council and they have made updates and was updated per zip code. Commissioner O'Meara asked about mining in the comments for air quality, he thought water quality was important and if could be mentioned. Commissioner Cohen said regarding letter from Big Cottonwood Community Council, he could not follow on the page numbers being referred to, wondered about the orange dot regarding Wasatch mount lodge. Commissioner O'Meara said the legend was confusing. Commissioner O'Meara asked about DNR getting involved and will plans be submitted to the agencies. Mr. Johnson said research has been pulled from their research. It was submitted and incorporated. Commissioner Cohen asked about an acronym Barbara used, he doesn't understand. Mr. Johnson said may be referring to central Wasatch.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Utah Chapter of the Sierra Club

Name: Will McCarvill

Address: 3607 Golden Hills Avenue

Comments: Mr. McCarvill said he commends the changes to reference previous studies. Still needs a call back down to Salt Lake Ranger District. Public and private studies have been done, that link to the public lands. Copper Canyons scenic byway study, Millcreek transportation plan and all span to public and private lands. He doesn't know of other forest service plans, but ranger district can point out. Master plans for four ski areas need to be included. Recommend add additional forest service studies.

Commissioner Cohen said legislature laid out the 28 specific resources and section three is a long section, but interesting. It seems like staff has identified a lot of plans and you're saying they should add additional and one was mentioned by Big Cottonwood Community Council, regarding cottonwood canyons scenic byway plans of 2008 and applicability and see if they have an appropriate fit. Mr. McCarvill said historical building is a Wasatch canyon lodge above Brighton and now it is its own foundation and is rentable to the public.

Commissioner Vance motioned to close the public hearing, Commissioner Elieson seconded that motion. Commissioners voted unanimous in favor.

PUBLIC PORTION OF MEETING CLOSED

Commissioner Elieson suggested continuing to the next month to investigate the incorporations of suggestions. Mr. Johnson advised there wasn't anything heard today to put off and there is a deadline.

Motion: To recommend approval of file # 30267 to the County Council to amend the general plan to add the County Resource Management Plan.

Motion by: Commissioner Elieson

2nd by: Commissioner Vance

Vote: Commissioners voted unanimous in favor

30329 – (Continued from 05/10/2017) - Jeff Armstrong is requesting a rezone from A-2 (Agricultural) to M-1 (Manufacturing). **Location:** 2511 and 2551 North 2200 West. **Planner:** Jeff Miller

Salt Lake County Planning and Development Services Planner Jeff Miller provided an analysis of the staff report.

Commissioner Cohen said this map has been updated to show both parcels, but the red rectangle is missing a quarter. Mr. Miller said owned by a separate property owner and isn't involved in the request. Commissioner Cohen asked about A-2 zone surrounding. Mr. Miller said all vacant and underutilized, could be rezoned housing.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Ulrich Realtors

Name: Glen Morse

Address: 4375 Miera Lane

Comments: Mr. Morse said as he understands the overall masterplan does account for more of the area to be light industrial or manufacturing and across the street to the south is a rather large development, between 2100 north and 2500 north there is a large business park being developed. The area will become a business park and light industrial area. They'll be seeing quite a nice business park area and handy for business interest and the airport. The applicant runs SPRS, specialized rail service and the use is to drop off trailers from intermobile area.

Mr. Miller asked if the commission remembers Cross E Ranch, there is a number of commercial/industrial in North Salt Lake, and they are slowly turning into these uses.

Commissioner Elieson motioned to close the public hearing, Commissioner Barbushev seconded that motion. Commissioners voted unanimous in favor.

PUBLIC PORTION OF MEETING CLOSED

Motion: To recommend approval of application #30329 as presented with staff recommended zoning condition.

Motion by: Commissioner Barbushev

2nd by: Commissioner Elieson

Vote: Commissioners voted unanimous in favor

30169 – The Salt Lake County Division of Public Works Engineering is pursuing revisions to Title 17 and Title 18 of the SLCo Code of Ordinances for the purpose of clarification and updating of engineering ordinances and to require Geographic Information Systems (GIS) data to be submitted for all development approved through the County. ; **Planner:** Tom Zumbado

Salt Lake County Planning and Development Services Planner Tom Zumbado provided an analysis of the staff report.

Commissioner O’Meara asked with consideration of the draft RMP, he imagines that will be incorporated into the GIS. Mr. Zumbado said this is on a file completion basis with more intent and higher plans to start backlogging. Commissioner Cohen asked Ms. Hulbert if they are getting this information now, but not from all people. Ms. Hulbert advised getting it from other sources. Commissioner Cohen confirmed built in language for a small project.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Benchmark Engineering

Name: Dale Bennett

Address: 9138 South State Street

Comments: Mr. Bennett said his question was answered allowing the county to do it and charging fees. In other areas, they are a small engineering company, this would be a large hardship to pay to buy this software and would only be used for this service. If the client would know the county could do it for a fee, which satisfies him.

Commissioner O’Meara motioned to close the public hearing, Commissioner Barbushev seconded that motion. Commissioners voted unanimous in favor.

PUBLIC PORTION OF MEETING CLOSED

Motion: To recommend approval of file #30169 to the County Council as presented.

Motion by: Commissioner O’Meara

2nd by: Commissioner Vance

Vote: Commissioners voted unanimous in favor

30407– Dale Bennett is requesting preliminary plat approval for the 4 lot Ashley Circle Estates Flag Lot Subdivision, inclusive of a 608 request to amend lots 8 and 9 of the Willow Creek No. 3 Subdivision – **Address:** 8250-8254 South Ashley Circle – **Zone:** A-1 – **Community:** Willow Creek – **Planner:** Todd A. Draper, AICP

Salt Lake County Planning and Development Services Planner Todd Draper provided an analysis of the staff report.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Benchmark Engineering

Name: Dale Bennett

Address: 9138 South State Street

Comments: Mr. Bennett said he owns the property to the east and Denise Carter owns to the west. They want to work together and have the builder here too. Traffic made it clear with the drive. He said he lived there for a year, and have tenants in there now and friends with the neighbors to the west. Huge backyard, this will be nice and nice homes.

Commissioner Cohen asked about the house he owns and would that require a remodel. Mr. Bennett said spent \$80,000 on a remodel. Commissioner Cohen asked about the exterior. Mr. Bennett said 400+ trees

and lots of exterior remodeling to be done. Mr. Bennett said detached garage will have to tear down and put an attached garage.

Commissioner Cohen asked Mr. Draper if Mr. Bennett is the applicant and where do the Carters come in. Mr. Draper said they signed the affidavit and he is the applicant for both parties.

Speaker # 2: Neighbor

Name: Mrs. Carter

Address: 8254 Ashley Circle

Comments:

Commissioner Cohen said has .8 acres and asked Mrs. Carter if she was tired of taking care of the backyard. Mrs. Carter said she is tired of taking care of it. Commissioner Cohen asked if the pool was already there. Mrs. Carter said it is old and needs a lot of work. Commissioner Cohen said the driveway will be within a few feet of the pool. Mr. Draper said the access would be right up to the pool, but required four feet of landscaping and there would still be four feet of landscaping before you get to the pavement and a fence would be installed. The only reality would be to remove the diving board. Commissioner O'Meara asked if it is a requirement to have a fence around a pool. Mr. Draper said now requires having it secured and the backyard would be secured.

Speaker # 3: Benchmark Engineering

Name: Dale Bennett

Address: 9138 South State Street

Comments: Mr. Bennett said they curved the road that the 28 feet is right on the edge of concrete and doesn't affect the pool as much as they thought it would.

Commissioner Cohen asked if more hydrants have to be put in. Mr. Draper said he doesn't think that they do, there is a hydrant right out in front. Mr. Bennett said it was sufficient for the farthest property.

Commissioner Vance motioned to close the public hearing, Commissioner Barbushev seconded that motion. Commissioners voted unanimous in favor.

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30407 preliminary plat approval as presented with staff recommended zoning conditions one through three.

Motion by: Commissioner Vance

2nd by: Commissioner Elieson

Vote: Commissioners voted unanimous in favor

Motion: To recommend 608 request to amend lots eight and nine on application #30407 to the Mayor.

Motion by: Commissioner Vance

2nd by: Commissioner Barbushev

Vote: Commissioners voted unanimous in favor

MEETING ADJOURNED

Time Adjourned – 9:55 a.m.