

MEETING MINUTE SUMMARY
SALT LAKE COUNTY PLANNING COMMISSION MEETING
Wednesday, April 12, 2017 8:30 a.m.

****Meeting minutes approved on May 10, 2017 with amendment****

Approximate meeting length: 1 hour 18 minutes

Number of public in attendance: 6

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	x	
Kim Barbashev	x	x	

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

BUSINESS MEETING

Meeting began at – 8:31 a.m.

1) Election of Chair and Vice Chair for 2017

Election of Chair for 2017

Motion: To nominate Commissioner Cohen. Commissioner Cohen accepted.

Motion by: Commissioner Vance

2nd by: Commissioner O’Meara

Vote: Commissioners voted unanimous in favor

Election of Vice Chair for 2017

Motion: To nominate Commissioner Vance. Commissioner Vance accepted.

Motion by: Commissioner O’Meara

2nd by: Commissioner Elieson

Vote: Commissioners voted unanimous in favor

2) Approval of Minutes from the December 14, 2016 meeting.

Motion: To approve minutes from the December 14, 2016 meeting as presented.

Motion by: Commissioner Vance

2nd by: Commissioner Elieson

Vote: Commissioners voted unanimous in favor

- 3) County Resource Management Plan – Update from staff. **Planner:** Max Johnson
Max Johnson provided an update to the Resource Plan and encouraged all planners to read it. Commissioner Cohen asked if there was going to be an open house. Mr. Johnson advised one was held in February. Commissioner Elieson said he has attended most meetings and would need a copy. Mr. Johnson said it will be online and will be finalizing changes this afternoon and next month will come before this body for a recommendation.
- 4) Other Business Items (as needed)
No other business items to discuss.

PUBLIC HEARINGS

Hearings began at – 8:42 a.m.

29139 – Tom Romney requests approval for exceptions to typical County roadway standards related to the proposed Parley’s Pointe Phase 1 Subdivision, specifically the exceptions are regarding the 25 MPH design standards. **Location:** 3153 East I-80 Freeway. **Zone:** FR-20 (Forestry and Recreation), Foothills and Canyons Overlay Zone (FCOZ). **Planner:** Todd A. Draper

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

Commissioner O’Meara asked if this is a typical road with curb and gutter. Mr. Draper said yes there might be some design changes to accommodate the mph. Commissioner Cohen asked if the width of the road is still 25 feet. Mr. Draper said it still has to meet fire and is 32 foot pathway, 12 foot travel lanes, 24 feet in width with pullouts for fire purposes and exception would only apply to phase one. Commissioner O’Meara asked if this is a recommendation or requirement that the applicant post 20 mph signs. Mr. Draper said it would be a recommendation and they could make it part of that.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Citizen

Name: John Blankevoort

Address: 2377 South Summit Circle

Comments: Mr. Blankevoort said they moved in three years ago, building was difficult. Erosion and had to install soil and erosion control. Water line between 57 and 58 from south to north. Support the rest of house with rocks, requirement was to put in retaining walls. Development was done many years ago, he asked if he’s seen what happened to the soil, he said they’ve moved several inches and all the soil keeps moving. They put 100 of thousands of dollars for the retaining walls. They have dealt with the county and the city, water line goes up and need ten feet on both sides, met all the requirements. The soil keeps coming over and they continue to move the soil, but still it moves when the wind blows. They’ve been asking neighbors if they’ve been asking monitoring the erosion. Over time impaction and settling and how quality of life is affected by all the neighbors. Study didn’t say to control erosion and prevent. Plan is moving forward without the consensus of the neighbors. The plan said it drains on west side, will be channeled focused water and should be disbursed. Storm drains back up and doesn’t know of management. If channeled on the east side it will move away from the properties. He is concerned with the speed just have to go slow, it is windy and icy up there.

Commissioner Cohen asked when developed if there was soil movement. Mr. Blankevoort said it's the weather and he doesn't know who is going to build there. Mr. Blankevoort said he is the last house to be built and it is difficult. Commissioner Cohen said now lots abutting all the properties. Mr. Blankevoort said tractor trailers moving. Mr. Draper said there has been a geotechnical report and would have to comply with all reviews and there is a lot of water with review and natural drainage, they do have a drainage easement up higher to the east and would go to the storm drain, inlet and controlled. Commissioner Cohen asked about the drainage. Mr. Draper said proposed to the downhill side, with the same indication and be collected into a gutter system routed into the storm drain. Mr. Blankevoort said it took 650 truckloads to remove from their property, imagine fifteen homes going up and the quality of life and would hate to be repeated on other neighbors. Weather and wind is crazy, but thought about the impact of neighbors.

Speaker # 2: Citizen

Name: Swen Swensen

Address: 2954 Benchmark Circle

Comments: Mr. Swensen said they moved in 14 years ago at the very top. Through the years to south Benchmark Drive is key access to, if you go down is through to Benchmark Drive. Other access is up 2100 South almost 30 years. They were told by a realtor this was the national forest. Through the years realized it was purchased. There were private property signs, there is always cars parked at the entrance. Small road that leads to Benchmark and can't imagine what they'll do to build the road. The road is extremely steep and the road is not in good condition. The amount of materials and trucks going up to develop will be extensive, additional traffic. They heard the city didn't allow water and was cancelled. Concerned with the amount of mountain to remove away.

Commissioner Cohen said their concern today is if they want to approve the exception and would have to get passed the gate and then go 20 mph. Mr. Swensen said there is water up on the edge, right below the homes and there wouldn't be water and would use septic tanks and not too happy about that living below. Mr. Draper said this is about roadway standards and will be connected to water and sewer. Mr. Swenson not happy about this and why keep going up the mountain and is a bare area and wild. Very best thing to happen and county pay the Romney's to make a park area. Mr. Swenson said if they had more time, this would be filled with people. He loves the area and loves the neighborhood he thinks the property value will not be as good as right now.

Speaker # 3: Citizen

Name: Rick Newton

Address: 2293 South Benchmark Circle

Comments: Mr. Newton said he isn't opposed to the 20mph. They built 33 years ago in their instance, had to use dynamite to blast rocks. Gravel and solid rock in that area. They haven't slid at all and right up against the mountain.

Speaker # 4: Citizen

Name: Dale Rutledge

Address: 2301 South Benchmark Circle

Comments: Mr. Rutledge said they built in 1987 and the home above is FCOZ. Because of the zone, no one built behind them. They're proposing one lot and extremely steep. The map is deceiving, several gullies cut through including one very deep and steep. He agrees with the neighbor to do extensive road work. The lot to put a home behind him and neighbor will have to do extensive road work and about 25 feet from his home. To get to the home, serious steep and through Benchmark Drive, several crashes. He prefers kept as open land, and many people using the trail and used as a park. If there was more time,

there would be many people here concerned. Traffic result, decrease in property values and drastically change the nature of home. His back door will face the lot, steep gully, more suitable terrain to open land.

Speaker # 5: Citizen

Name: Stan Mickelson

Address: 2957 Benchmark Drive

Comments: Mr. Mickelson said his concerns are similar to the neighbors they have to bring in extra snow plows. The street is in bad shape and patched together and concerned with heavy equipment and access. He's seen forklifts flip over and concerned with erosion. Parcel A is very steep and if they are putting a retaining wall there. His recommendation would be better suited as open land and more people notified of what is happening.

Speaker # 6: Citizen

Name: Michael Green

Address: 2826 Thunderbird Drive

Comments: Mr. Green said main thoroughfare to enter the subdivision. He bought the first home 34 years ago. He bought his home to access the foothills. He considers himself the unofficial caretaker of this property. He accesses this area almost every day. He has lived below and seen debris and floods up there. The wash comes down the streets, nothing can stop the water from coming down the hill and gravel. During the huge floods, debris rolls down Lakeline Drive with force and accumulates on the corner. During the time there, he has moved so much trash and is an amazing area for the citizens. He asked if access is going to be denied, now that it's a gated community.

Commissioner Vance said on the map there is access. Mr. Green said one access. Mr. Draper said on the south end, the other access point is just the wash and an easement across the wash. Mr. Green said water erosion is a concern for him, 15,600 truckloads driving by his front door. Very little communication and more public input and his recommendation and keep as a buffer zone. What type of wildlife studies and 100 year floods and where will it go.

Mr. Draper said this is a design study and this has been a long term thing going over the years. This is over the private settlement with the city before annexed after all the requirements made.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and Staff had a brief discussion regarding being past the point of the subdivision, limits on tonnage.

Motion: To recommend approval to the County Mayor of file #29139 with Staff Recommendations and drainage to flow to one side of the roadway.

Motion by: Commissioner Vance

2nd by: Commissioner Barbashev

Vote: Commissioner O'Meara voted nay, all other commissioners voted in favor. Motion passed.

MEETING ADJOURNED

Time Adjourned – 9:49 a.m.