

MEETING MINUTE SUMMARY
SALT LAKE COUNTY PLANNING COMMISSION MEETING
Wednesday, March 14, 2018 8:30 a.m.

****Meeting minutes were approved on April 11, 2018 with an amendment****

Approximate meeting length: 1 hour 14 minutes

Number of public in attendance: 8

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
Wendy Gurr	x	x
Jim Nakamura	x	x
Max Johnson		
Curtis Woodward		x
Zach Shaw (DA)	x	x

BUSINESS MEETING

Meeting began at – 8:31 a.m.

- 1) Approval of Minutes from the February 14, 2018 meeting.
Motion: To approve minutes from the February 14, 2018 with changes.
Motion by: Commissioner Elieson
2nd by: Commissioner Vance
Vote: Commissioners voted unanimous in favor (of commissioners present)
- 2) 30650 – Olympia development rezone/PC zone plan application status update

Salt Lake County Planning and Development Services Zoning Administrator Curtis Woodward provided an update to the agencies and they are aware of this application and welcome the opportunity to review the plans. Scheduled an agency review meeting March 20th to gather the various agencies and issues to be addressed. Discussion with the applicant, each phase will have its own traffic study to go along with the phase. Other issues may not need to be addressed with each phase, example overall water availability. Confirm they have a firm understanding of how the development agreement needs to be put together. This is tentatively scheduled for the April public hearing and hope they have the information and preliminary development agreement.

Commissioner Cohen asked if the zone has been created and on the 20th someone will come in to rezone. Mr. Woodward said the zone has been created. We are agreeing to overall units and

structure of roads, sewer lines and water. If rezoning gets approved, the applicants will come in and start applying for projects for the individual phases. Initial development agreement will be heavy on the process moving forward. Commissioner Cohen said to him it's a major project and first of its kind to create a zone. Mr. Woodward said he knows there is a group of concerned citizens in Herriman that watch for applications in their city. Once we send out public notices, there will be heavy public input. Mr. Woodward did meet with applicants on Friday and they have expressed their willingness to meet one on one with the various reviewing agencies between now and April to touch on everything. Commissioner Cohen said in their packet there is some materials. Mr. Woodward said he put them in as an illustration to give an overall idea of the plans they submitted and the plans of the studies was almost a gigabyte. Soil, traffic, water and sewer studies was a lot of information. Commissioner Cohen pointed to a dashed line. Mr. Woodward said that is the outline of the 900+ acres. As each phase comes in with detail, the applicants will continue to work with the agencies and may shift as phases come in. Commissioner Cohen asked what the cross sections of the road is to illustrate demarcations in the preliminary. Mr. Woodward said the actual design will be approved later down the road. Commissioner Cohen confirmed they are having a meeting on the 20th. Mr. Woodward confirmed yes to meet with the various agencies and they have a few weeks to digest the plans and have a good understanding where the agencies stand and if things need to be addressed. At this point, since we're only looking at the rezone, only addressing items for the development agreement.

Cory Shupe with Blueline Designs here with Doug Young and provided a presentation. Confirmed the application has been submitted electronically. Every study they could fathom has been done. Feel it's important to address issues up front. Mr. Young provided a video of the Meadow Lark and provided history to the Lark area. Commissioner Cohen asked what they were mining. Mr. Young confirm Lead. Mr. Young said Olympia is for everyone and he looks forward to bringing in individual neighborhoods. Property is being donated to Utah State.

Commissioner Cohen asked if the ground was clean. Mr. Young said over 120 tests done and all the property is clean. They are the mouth of the canyon, main trailhead and already have yellow fork canyon and hope to merge that. In this area, they want to create an incredible community and Kennecott has a vision for the 1700 acres adjoining. Commissioner Vance asked where the drinking water is coming from. Mr. Young said Jordan Valley and they have large wells on the east side. Commissioner Vance asked if there is water from Equaphor to draw from. Mr. Young said they will bring it back next month. Knows population will double in the next 25 years and the only space left is on the west side. Commissioner Cohen asked about SR-111 realignment, they will keep both roads.

3) Other Business Items (as needed)

PUBLIC HEARINGS

Hearings began at – 9:28 a.m.

30452 – Jim Jessop is requesting approval to create a 4 lot subdivision. **Parcel Area:** 11.17 Acres. **Location:** 14536 Shaggy Mountain Rd. **Zone:** FA-2.5. **Planner:** Jim Nakamura.

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

Commissioner Cohen asked if there was a hydrant. Mr. Nakamura said he believes, but the applicant can

tell for sure. Commissioner Cohen said the zoning is 2.5 acres and not proposing anything smaller.

Speaker # 1: Applicant

Name: Jim Jessop

Address: 14158 South Stone Fly Drive, Bluffdale

Comments: Mr. Jessop said he will be living in the subdivision, but will be building his home. Daughter and son-in-law will build and brother building higher up. 16 percent grade to accommodate, and must get down to 15 percent grade and will be asphaltting. There is water and power up that road. There is a hydrant and meeting all the exceptions.

Commissioner Cohen confirmed the applicant owns the property. Mr. Jessop said this is on the southside of Butterfield Canyon. All profiles have been drawn. Utilities, septic and power are already in. Commissioner Cohen said there is a home to the north. Mr. Jessop said the existing has access to the road. Commissioner Cohen asked where High Country I is. Mr. Jessop said to the north. Mr. Jessop said he will be developing.

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

PUBLIC PORTION OF MEETING OPENED

No one from the public was present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30452 for preliminary plat approval to create a 4-lot subdivision as presented with staff recommendations.

Motion by: Commissioner Elieson

2nd by: Commissioner Barbushev

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

Motion: To recommend approval of application #30452 to the Mayor for an exception to roadway standards with staff recommendations.

Motion by: Commissioner Elieson

2nd by: Commissioner Barbushev

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

MEETING ADJOURNED

Time Adjourned – 9:45 a.m.