

**MEETING MINUTE SUMMARY**  
**SALT LAKE COUNTY PLANNING COMMISSION MEETING**  
**Wednesday, May 10, 2017 8:30 a.m.**

**\*\*Meeting minutes approved on June 14, 2017 with amendments\*\***

**Approximate meeting length:** 1 hour 52 minutes  
**Number of public in attendance:** 16  
**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
Mark Elieson			x
Bryan O’Meara	x	x	
Kim Barbushev	x	x	

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

**BUSINESS MEETING**

**Meeting began at – 8:31 a.m.**

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

**Motion:** To approve minutes from the April 12, 2017 meeting with amendments.

**Motion by:** Commissioner O’Meara

**2<sup>nd</sup> by:** Commissioner Barbushev

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

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

*Commissioner Barbushev motioned to open the public hearings, Commissioner O’Meara seconded that motion. Commissioners voted unanimous in favor (of commissioners present)*

**PUBLIC HEARINGS**

**Hearings began at – 8:35 a.m.**

**30267** – 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

*Salt Lake County Wilf Sommerkorn provided an analysis of the County Resource Management Plan, General Plan amendment. Mr. Sommerkorn advised of the deadlines and areas.*

### **PUBLIC PORTION OF MEETING OPENED**

**Speaker # 1:** Salt Lake City Public Works

**Name:** Laura Briefer

**Address:** 1530 South West Temple

**Comments:** Ms. Briefer reiterated comments from her letter submitted prior to this meeting. There are limitations and the plan should state the limitations. Not enough public outreach, current forest plan for the area, water resource, site principles and goals, laws are not referenced, and water rights. They want to work collaboratively with County Staff.

*Commissioner Cohen said a lot of issues and when Carly Castle was here and staff's goal is to read all of it and what applies. Commissioner Cohen said the introduction section of the plan states the purpose of the plan is in there and doesn't think the law has to go into the plan. Commissioner Cohen said he thinks the Salt Lake City Public Works pointed out a lot of good issues.*

**Speaker # 2:** Save Our Canyons

**Name:** Carl Fisher

**Address:** 824 South 400 West

**Comments:** Mr. Fisher reiterated comments from his letter and matrix submitted prior to this meeting. Would like this commission not just assume county will take recommendations into consideration, but this body to take these points to the county council. They agree with a lot of the city's points. He said an 11<sup>th</sup> agency signed onto this, Utah angler's coalition. All the organizations engaged in various planning efforts. County has done good work in planning and exercises. Time to stop all the planning and move towards implementation.

*Commissioner Cohen said in the critique, he feels that a lot of resources there are plans in place and many planning. New plan should include references to resources and does this mean none of that is in the plan. Mr. Fisher said some have had an attempt to summarize. Planning commissions understand the wordsmithing of the plans and work that goes into. Work to summarize takes the wind out of the plans, just state the intent when you already have strong plans. Looking for consistency. Commissioner Cohen said he researched all 30 and made recommendations for all 30 resources with regards to the plans in place. Mr. Fisher confirmed yes. Commissioner Cohen said when there is open houses and agendas, sometimes when there is a meeting this place fills up. Mr. Fisher said they are continually asking for peoples plans and they are asking the same questions with no follow through. They aren't trying to create, they are copying and pasting, would like comments incorporated into the plan, instead of reinventing the wheel.*

**Speaker # 3:** Utah Rivers Council

**Name:** Nick Schou

**Address:** 1055 East 2100 South, #201

**Comments:** Mr. Schou said it has been a pleasure working with county staff on conservation. It seems rushed and upon analysis, the draft is inadequate. They've signed on the letter. Fisheries elements were of

little value, no economic discussion. Native species, a plan was left to conclude that acquiring. Wild and scenic section, doesn't include the creeks. Riparian section more emphasis on water rights. Requests encouragement to the county council.

*Commissioner O'Meara asked about their comments. Mr. Schou said they signed onto save our canyons letter and interest in making it better and has more concerns. Commissioner Cohen said seems rushed, but state code has a deadline and time constraints. Commissioner O'Meara said this was referenced in the general plan and to get input at this hour and reference the work done in the last two years is a lot to get done by August. Mr. Schou is rushing to make comments and understands.*

**Speaker # 4:** Utah Chapter of the Sierra Club

**Name:** Will Carvill

**Address:** 3607 Golden Hills

**Comments:** Mr. Carvill said they're concerned the documents are not even cited and findings are not included. Air quality, protecting land hazards and FCOZ, ditches and canals and water documents, forest management not cited, land access in the Wasatch RS2477 obscure reserve statue to establish rights of way to access public land, wilderness map is incorrect, and visual is not cited for plans. Plans need to be cited in the sections. Improvement should be incorporated into the sections.

*Commissioner O'Meara said referenced councils and how many have received this, assuming councils have not received this. Mr. Carvill would like his document submitted.*

**Speaker # 5:** Utah Citizens - UCare

**Name:** Stan Holmes

**Address:** 846 North East Capitol Blvd.

**Comments:** Mr. Holmes said the focus on section 6, energy resources. There is no reference to solar power. References to wind, geothermal and they are pleased potential exists, but concerned solar is absent. Has county surveyed the area on federal land for solar. SLC has been at the forefront for cleaner air and have made a commitment to reduce emissions by 8%. Would this plan consider the impacts for SLC to achieve their goals. Desired future state of section 6 should be referenced for solar deployments should be made before plan is adopted. There are potential assets available and commissions position on the BLM. May 15<sup>th</sup> deadline for comments and where can they be directed.

*Commissioner Cohen said section 6 of the plan and he said he mentioned they don't mention anything ties into solar. Mr. Holmes said solar was omitted, reference to UREZ and who's on this task force. Commissioner Cohen thought it was taken in under the umbrella of renewable energy. Mr. Holmes said he wants solar to be mentioned specifically.*

**Speaker # 6:** Trails Utah

**Name:** Sarah Bennett

**Address:** 64 North Silver Oak Road

**Comments:** Ms. Bennett said she has participated in various planning efforts. Trying to bring a trails and recreation through need and awareness. This plan #20 recreation tourism, identifies recreation, but doesn't cite any plans spent hours crafting to address the demands on the public lands. To consider all the planning efforts. Trails bring tourism dollars, but contribute to quality of life. Brings communities access to trails and open space to live, well healthy lifestyles. The plan is rushed, unfortunate not provided for meaningful degree of input, dumbed down, could become a club to undo the work and care put into try to make this community and county a better place to live. Please include any plans, specifically forest recreation and trails plans and identify if this plan addressed public or federal lands.

**Speaker # 7:** Policy Director HEAL Utah

**Name:** Ashley Soltysiak

**Address:** 824 South 400 West, #111

**Comments:** Ms. Soltysiak read from a letter.

**Speaker # 8:** Wasatch Backcountry

**Name:** George Vargas

**Address:** 1652 East Roosevelt

**Comments:** Mr. Vargas said should protect backcountry terrain. Winter use has exploded in terms of growth. Echo many partners here today. Strongly suggest incorporate important planning processes. 2003 forest service revised plan, agreement in mountain accord, work with local leaders.

*Commissioner Cohen said issues are front and center in a lot of plans. Mr. Vargas said would like acknowledgement.*

**Speaker # 9:** Salt Lake County

**Name:** Wilf Sommerkorn

**Address:** 2001 South State Street

**Comments:** Mr. Sommerkorn said he is happy to take any comments based on what they heard here. Bio-West will make draft changes by what they've heard. MPDPC will take into consideration on June 1<sup>st</sup> and suggests this body do the same. Proposed changes will be available for review a week prior to MPDPC meeting.

*Commissioner Cohen said comments of not having enough time. He said they have had two meetings and the people with concern have come. Mr. Sommerkorn said draft prepared is a summation from all the various plans and Mr. Fisher suggests direct reference to the suggestive plans. Commissioner Cohen said when it comes time; they have shown up and indicated areas of concern. Staff will come back with an improved version and can make some recommendations. Commissioner O'Meara clarified his comment, what is the process of this plan, will this go to the community council. Mr. Sommerkorn contacted Mr. Johnson and there wasn't a formal communication, there was discussion or feedback process. Mr. Preston said some like ordinances are submitted to the community councils. Commissioner Barbushev asked if the community council could provide input.*

**PUBLIC PORTION OF MEETING CLOSED**

**Motion:** To continue file #30267 to the June 14<sup>th</sup> meeting and allow community council's to provide input on existing and amended draft County Resource Management Plan.

**Motion by:** Commissioner O'Meara

**2<sup>nd</sup> by:** Commissioner Barbushev

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

*Commissioner Barbushev motioned to open the Public Hearing, Commissioner O'Meara seconded that motion. Commissioners voted unanimous in favor (of commissioners present)*

**30329** – Jeff Armstrong is requesting a rezone from A-1 (Agricultural) to M-1 (Manufacturing).

**Location:** 2511 North 2200 West. **Planner:** Jeff Miller

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

## PUBLIC PORTION OF MEETING OPENED

**Speaker # 1:** Specialized Rail Service

**Name:** Jeff Armstrong

**Address:** 120 East 700 South, Clearfield

**Comments:** Mr. Armstrong said he is looking to buy the properties. They do intermodal work off 5600 west. Containers in and out of salt lake valley and provided trucking resources for deliveries and pickups. Primarily park containers that come off train and store. Transfer equipment from current location off 5600 West and California Avenue. 10-60 containers for storage and 10-15 tractors.

*Commissioner Cohen asked if this is enough space. Mr. Armstrong said approximately 8 acres with the two parcels. Fencing, lighting, cameras, gravel and asphalt. Commissioner O'Meara said under agriculture as it exists, what about utilizing as it is. Staff confirmed trucking is not a use under agricultural. Mr. Armstrong said proximity to I-215 is a reason and a lot of growth in the area, south of the area. Commissioner Cohen asked if he has talked to property owners in the area. Mr. Armstrong said they haven't.*

*Commissioners and Staff had a brief discussion regarding surrounding zone.*

**Speaker # 2:** Realtors

**Name:** Glen Morse

**Address:** Not provided

**Comments:** Mr. Morse said most of the area is master planned SLC and county is for light industrial use. The airport expansion and industrial/commercial use. Just north of 2100 north on east side of street, there is a warehouse facility beginning next month. This is compatible for the area and other people looking at larger parcels, but most everything is industrial use.

*Commissioner O'Meara said with regards to compatibility, plans and pushes to preserve agricultural lands, and consideration of the end goal and would like to see agricultural to trade something for another. According to the info given cities and counties are struggling to maintain what's left. Mr. Morse said a majority of agricultural has been dedicated industrial and manufacturing use. It would be nice to have more farm land, but proximity is not to see that. Outside storage permitted in A-2, but he thinks there are other circumstances that the use would be different than the intent for that.*

*Commissioner Barbushev motioned to close the public hearing, Commission O'Meara seconded that motion. Commissioners voted unanimous in favor (of commissioners present)*

## PUBLIC PORTION OF MEETING CLOSED

*Commissioners, Counsel and Staff had a discussion regarding zone change with zoning conditions,*

**Motion:** To continue application #30329 to the June 14<sup>th</sup> meeting to allow for appropriate noticing and add second address.

**Motion by:** Commissioner Barbushev

**2<sup>nd</sup> by:** Commissioner O'Meara

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

## MEETING ADJOURNED

**Time Adjourned – 10:23 a.m.**