



Planning and Development Services

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MEETING MINUTE SUMMARY
WHITE CITY METRO TOWNSHIP PLANNING COMMISSION MEETING
Tuesday, April 25, 2017 6:30 p.m.

****Meeting minutes approved on May 23, 2017****

Approximate meeting length: 1 hour 39 minutes

Number of public in attendance: 14

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Spagnuolo

**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
Christy Seiger-Webster	x	x	
Christopher Spagnuolo (Chair)	x	x	
Robert Frailey	x	x	
Darrin Webster			x
Jim Mitchell	x	x	

Commissioners and Staff:

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

BUSINESS MEETING

Meeting began at – 6:32 p.m.

- 1) Election of Chair and Vice Chair for 2017

Election of Chair for 2017

Motion: To nominate Commissioner Spagnuolo for Chair, Commissioner Spagnuolo accepted.

Motion by: Commissioner Seiger-Webster

2nd by: Commissioner Frailey

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

Commissioner Spagnuolo motioned to move election of the vice chair to the end of the meeting.

- 2) Recommendation of Planning Commission Rules of Procedure or “Bylaws.” **Planner:** Max Johnson

Motion: To recommend approval of the Planning Commission Rules of Procedure or “Bylaws” to the White City Metro Township Council.

Motion by: Commissioner Spagnuolo

2nd by: Commissioner Mitchell

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

- 3) Recommendation of Planning Commission Electronic Meeting Policy. **Planner:** Max Johnson
*Commissioner Seiger-Webster said to specify the number of people allowed to call in.
Commissioner Mitchell said no more than one.*

Commissioners had a discussion regarding not having more than two commissioners participate electronically.

Motion: To recommend approval of the Planning Commission Electronic Meeting Policy to the White City Metro Township Council to approve with the provision to include no more than two commissioners participate electronically.

Motion by: Commissioner Seiger-Webster

2nd by: Commissioner Frailey

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

- 4) Other Business Items (as needed)

Commissioner Seiger-Webster request a whole map of White City included in the packet.

PUBLIC HEARINGS

Hearings began at – 6:51 p.m.

30326 – Jake Hone is requesting approval of a zone change for 3 parcels that amount to 3.21 acres from the R-1-21 (Residential Single Family) & A-2 (Agricultural) zone to the R-1-8 (Residential Single Family) zone. **Location:** 1186 East; 1170 East; 1160 East 10600 South. **Community Council:** White City. **Planner:** Spencer Hymas

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

Commissioner Mitchell asked how this affects the animal rights in that area. Mr. Hymas said does not allow the same agricultural issues and will not take away or impact them or maintain the use of the land. Commissioner Mitchell said it looks like mixed rezone and introducing single family residence. Mr. Hymas said they currently have two different zoning designations, changing just to R-1-8 designation. Commissioner Seiger-Webster said these are the standard requirements for R-1-8. Spencer confirmed yes, these are the minimum requirements and maximum height requirement. Commissioner Spagnuolo asked if this would be a public or private street and will it be gated. Mr. Hymas said this would be best addressed with the applicant. Commissioner Seiger-Webster said if they do a street it would be a separate application. Mr. Hymas confirmed yes, they would need to apply for a subdivision. Commissioner Spagnuolo asked if building height measured at grade at construction time. Mr. Hymas confirmed pre construction, and will be measured off the plans shown.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Jake Hone

Address: Not provided

Comments: Mr. Hone presented a power point presentation. Represent property owners exercising right to subdivide and request rezone to build new residential homes. In consideration of the zone change, there was speculation and continue growing in the larger lots in sandy, that isn't fair justification to give. There isn't a white city township general plan. Main purpose of design is a long skinny parcel, chose to put road

on far east side of property and will allow having deeper lots and best lay of the land. Homes will follow the gradual slope and concept. Sixty-five foot lot minimum, lot frontage and they've gone to Sixty-seven foot lot. Setbacks of eight and eight or five and eleven on the side. Because of the depth, average square feet .26 acres above .25 required. Community opportunities, justify expensive homes and minimum 3,000 square feet. They have designed a private street and could be a gated community if they chose that route.

Commissioner Mitchell asked which type of fencing. Mr. Hone said they can look at requirement and request a positive approval.

Commissioner Seiger-Webster made a statement that they authorized the change.

Speaker # 2: Citizen

Name: Stephen Higgs

Address: 10713 South Amberly Lane

Comments: Mr. Higgs said he is opposed and doesn't fit in the nature of zoning or the private lane he lives on. Doesn't believe 10600 south has any representation. His area is zoned R-1-21 and if this is developed, he would recommend considering the zoning R-1-21 and be consistent. Three lots down on south that don't have a sixty-seven foot frontage and will push properties and structures to the west. When he spoke with Mr. Hone, they told him they're simply going through the process of zoning and subdividing and selling off and then done. Any discussion beyond their involvement they don't know and is questionable. Hope they consider opinion of the citizens.

Speaker # 3: Citizen

Name: Deanna Bierman

Address: 10678 South 1225 East

Comments: Ms. Bierman said her property is the largest square in the middle is her property, and it says R-1-21 and her home is not zoned R-1-21. Developer said if they choose to do this, once rezoned there is nothing to say they change and do something else. She read a letter she handed out.

Speaker # 4: Citizen - Cherished Animals

Name: Chariti Carman

Address: 10678 East 10600 South

Comments: Ms. Carman said she is in the process of becoming path certified. They are an active horse community and want to make it a therapy center and proactive towards autistic children and work for the community. She is against rezoning, as this is not a buffer and they use that land next to them and helps the space around and they want to sale. They were horse properties. She is opposed to the zoning. A rezone in Riverton denied because of the drastic difference in zones.

Speaker # 5: Citizen

Name: Dion Rasmussen

Address: 10657 S Amberly Lane

Comments: Mr. Rasmussen said the justification of using 10600 south as R-1-8 is not even part of the community. Complaints on the flies he enjoys because he likes the horses. He is opposed to the R-1-8 request and open to other zones.

Speaker # 6: Citizen

Name: Elisa Sprouse

Address: 1224 East 10600 South

Comments: Ms. Sprouse said she is definitely against the R-1-8 zoning and doesn't fit in when they moved out there 50 years ago.

Speaker # 7: Citizen

Name: Sandra Higgs

Address: 10737 South Amberly Lane

Comments: Ms. Higgs said they appreciate the open space and feel like part of the country and love open space. They're grateful for their lot and neighborhood. They propose this doesn't happen with R-1-8. They will have a lot more backyard usage in R-1-21. Value will be diminished and willing to pay for open space. Rock wall with pillars separates from the A-2 zone and asked what will be put as fencing. Request rejection.

Speaker # 8: Citizen

Name: Cindy Lou Williams-Mitchell

Address: 10692 South 1225 East

Comments: Ms. Williams-Mitchell said they moved because it was a dream when they started their lives together and children guided how they've gone through their lives in 4H and other horse opportunities. Concern is they're being squeezed out and even with fence is not conducive along the road to the safety of their animals and kids. They fought this battle and talked about master plans and moved into full acre and they have given enough.

Speaker # 9: Citizen

Name: Laurie Rasmussen

Address: 10657 South Amberly Lane

Comments: Ms. Rasmussen said they moved from California and had people in their yards. It was a big decision with a view and no one in their backyard. When they moved they spent it with family and they knew about the flies and smell but this is a nice area and by rezoning will affect them and their view and this is one reason they bought here and ask for denial.

Speaker # 10: Applicant

Name: Jake Hone

Address: Not provided

Comments: Mr. Hone said this is for the rezone. As far as construction, that will be vetted out and restrictions and building types will be clarified during the subdivision approval process. This was proposed as a private street and will require an HOA. Reminded planning commission this is related to zoning not construction types. He appreciates the comments and request approval.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and Staff had a brief discussion regarding community plans, surrounding zoning and roads, and existing zoning.

Commissioner Spagnuolo said there isn't a general plan and with zoning change between 3 lots and rezoning with significant and important zoning differences. Commissioner Seiger-Webster would like to apply existing draft plan and master plan to equestrian.

Motion: To recommend denial of application #30326 to the White City Metro Township Council.

Motion by: Commissioner Mitchell

2nd by: Commissioner Frailey

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

29833 – Dakota Hawks is requesting conditional use approval for new cell tower on behalf of his client, Verizon Wireless. **Parcel Area:** 2.2 acres. **Location:** 1226 East 10600 South. **Zone:** A-2. **Community Council:** White City. **Planner:** Tom Zumbado

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

Commissioners and Staff had a brief discussion, as Commissioner Seiger-Webster recused herself from this item as she was a voting member at the community council and therefore losing the quorum. Need to verify Commissioner Darrin Webster was not a voting member and this item can be heard by this body with four members.

MEETING ADJOURNED

Time Adjourned – 8:11 p.m.