

MEETING MINUTE SUMMARY
SALT LAKE COUNTY PLANNING COMMISSION MEETING
Wednesday, September 13, 2017 8:30 a.m.

****Meeting minutes approved on November 15, 2017****

Approximate meeting length: 2 hours 6 minutes
Number of public in attendance: 4
Summary Prepared by: Wendy Gurr/Todd Draper
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 Barbushev	X	X	

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

BUSINESS MEETING

Meeting began at 8:40 a.m.

- 1) Approval of Minutes from the August 16, 2017 meeting.
Motion: To approve minutes from the August 16, 2017 meeting with an amendment.
Motion by: Commissioner Barbushev
2nd by: Commissioner Vance
Vote: Commissioners voted unanimous in favor

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

PUBLIC HEARINGS

Hearings began at approximately 8:55 a.m.

30492 – Planned Community (P-C) Zone – A proposal to create a new zoning designation within the County Zoning Ordinance by which large-scale communities may be approved and developed through a

master plan and development plan approval process. Development agreements will be the mechanism by which the approved densities, land uses, and design standards are regulated. **Planner:** Curtis Woodward

Salt Lake County Planning and Development Services Zoning Administrator Curtis Woodward provided an analysis of the Staff Report.

Mr. Woodward explained how the density calculations were designed and how they differ from other ways of approaching density calculations. Mr. Woodward mentioned that there were different ways of defining open space and discussed some of the differences. Mr. Woodward indicated that the draft presented today represented the first draft and handed out information on different options the Planning Commission may want to consider.

Commissioner Cohen asked if the zoning ordinance already had a definition of open space. Mr. Woodward explained that there was not a universal ordinance definition for open space and that is why one is included in the PC zone draft. Zach Shaw reiterated that there were two different options being presented.

Mr. Woodward discussed the options for the proposed zone. Commissioner Cohen had questions regarding specific uses and what uses may need to be conditional use versus permitted uses. Mr. Woodward explained how uses worked within the proposed ordinance.

Commissioner Cohen had additional questions regarding uses such as cell towers. Mr. Woodward explained that there was already a section of the zoning ordinance that dealt with wireless telecommunications facilities. Mr. Woodward further explained that development agreements would most likely be utilized with this type of zone and that the planning commission would have input similar to a Conditional Use process.

Commissioner O'Meara reiterated the need to conserve water and would like the use of native and low water vegetation addressed in open space requirements and definitions. Mr. Woodward indicated that it could be accomplished by moving parks and athletic fields etc., into the definition of common areas, and leaving trails, natural areas and farmland under the definition of open space. Commissioner O'Meara liked the suggestion.

Commissioner Cohen asked for clarification regarding gross acreage options and net acreage options and how the change in open space definition might affect these. Mr. Woodward indicated that the pro of using gross acreage is that we know how many gross acres are in the project starting out and it is easier to calculate upfront, instead of after the areas for other elements are taken out.

Commissioner Elieson indicated that he would like to see higher percentages of open space than that which is proposed.

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

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Attorney

Name: Robert McConnell

Address: 101 East 200 South, #700

Comments: Mr. McConnell said they need the PC zone and the PC zone process for master planned communities. This is enabling the discussions in the future for each individual project. With respect to open space they would like to keep it as simple as possible and let the process that would be enabled under this zone go forward. This process will take a high level of trust in the developers, the staff, the commissioners, and the County Council. The conditional use questions are dealt with through the development agreement process. Affordable housing is a large issue. He likes how Draper city bought Corner Canyon as open space for the community.

Speaker # 2: Citizen

Name: John Gust

Address: 8215 West 3645 South

Comments: Mr. Gust said he was the former parks director for the County. He thinks that everything should be counted as open space especially with low tolerant grasses.

Speaker # 3: Developer

Name: Doug Young

Address: Not provided

Comments: Mr. Young said he is really excited about this project. This is the last holdout, the previous owner died last year and had this carved into his headstone. He sold him the land. The land is almost 2,000 acres. Family is also donating land to Utah State University.

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 recommend approval of file #30492 to the County Council as drafted with the amendment to open space to utilize the gross acreage option and include parks, trails, natural areas and farmland as open space and not include formal landscape areas, athletic fields and areas around universities and other civic buildings be moved into the definition of common areas.

Motion by: Commissioner O'Meara

2nd by: Commissioner Barbushev

Vote: Commissioners voted unanimous in favor

30521 – Ordinance Amendment – A proposal to amend Section 19.04.440, 19.66.030, and 19.68.030 of the Uniform Zoning Ordinance of Salt Lake County, Utah, to restrict “public use” to uses and facilities compatible with residential and agricultural areas and to allow utility production, storage, and treatment facilities in the M-1 and M-2 zones. **Planner:** Curtis Woodward

Salt Lake County Planning and Development Services Zoning Administrator Curtis Woodward provided an analysis of the Staff Report.

He explained the need for a more clear definition of what constitutes a public use to make sure that large scale production and storage facilities operated by utility companies were appropriately addressed with respects to their proximity to existing residential areas. Large scale facilities would be moved to Industrial Zones. Sewer or water treatment plans may also be appropriate for large lot agriculturally zoned land.

Commissioners and staff had a discussion on how the language and numbering of the ordinance might be accomplished to include the agriculturally zoned land.

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

PUBLIC PORTION OF MEETING OPENED

No one from the public was present to speak.

PUBLIC PORTION OF MEETING CLOSED

Motion: To recommend approval of file #30521 to the County Council as presented.

Motion by: Commissioner Vance

2nd by: Commissioner Elieson

Vote: Commissioners voted unanimous in favor

30360 – JT Cracroft is requesting permission for a two-lot subdivision. **Parcel Area:** 815 Acres

Location: 7600 West U-111. **Zone:** M-2. **Planner:** Todd Draper

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

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

PUBLIC PORTION OF MEETING OPENED

No one from the public was present to speak.

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 approve application #30360 as presented with Staff recommendations.

Motion by: Commissioner O’Meara

2nd by: Commissioner Vance

Vote: Commissioners voted unanimous in favor

Training rescheduled for the 11th.

MEETING ADJOURNED

Time Adjourned 10:46 a.m.