



Planning and Development Services

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MEETING MINUTE SUMMARY
WHITE CITY METRO TOWNSHIP PLANNING COMMISSION MEETING
Tuesday, November 28, 2017 6:30 p.m.

****Meeting minutes approved on December 19, 2017****

Approximate meeting length: 1 hour 11 minutes

Number of public in attendance: 11

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 and Staff:

Commissioners	Public Mtg	Business Mtg	Absent
Christy Seiger-Webster	x	x	
Christopher Spagnuolo	x	x	
Robert Frailey			x
Darrin Webster			x
Jim Mitchell	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Debora Riddle	x	x
Jena Carver		x

BUSINESS MEETING

Meeting began at – 6:43 p.m.

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

Motion: To approve minutes from the August 1, 2017 meeting as presented.

Motion by: Commissioner Mitchell

2nd by: Commissioner Seiger-Webster

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

Approval of Minutes from the September 26, 2017 meeting.

Motion: To continue to the December 19th meeting.

Motion by:

2nd by:

Vote:

- 2) Jena Carver, Traffic Engineer –

- UDOT project - 700 East between Carnation Drive to 9400 South will have an overlay project in 2018, construction to be completed Spring/Summer 2018, ADA ramps in White City portion will be replaced. Additional information to be provided as design progresses.
- There is an opportunity to apply for funding from WFRC to complete a planning study for Sejo Lily Drive. Will explain the TLC program.
- There are currently no long term plans for changes in roadway widths in White City.
- Suggest Helen Peters from the Office of Regional Development to come in to discuss Regional ATIP plan at a future meeting.

3) General Plan Work Session

Will continue working on the General Plan at the December 19th meeting.

4) Other Business Items (as needed)

No other business items to discuss.

PUBLIC HEARINGS

Hearings began at – 6:59 p.m.

30588 – Jake Hone is requesting approval of a zone change for 2 parcels that amount to 2.68 acres from the A-2 (Agricultural) zone to the R-1-21 (Residential Single Family) zone. **Location:** 1160 East and 1186 East 10600 South. **Community Council:** White City. **Planner:** Debora Riddle

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

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Jake Hone

Address: 4158 West Madingly Circle

Comments: Mr. Hone said the zone seeking ½ acre minimum lot zone. Unique opportunity and follow precedence set forth to the west and two parcels to the east, zoned R-1-21. They have spoken to neighboring property owners and they flipped the orientation and moved the road to the west side of the property and 60-foot buffer to the west and 30 feet right of way and 30-foot front setback and face west. This will make lots more desirable and a better buffer to the east. Traffic from road being a nuisance and will help solidify. They ask the planning commission consider rezone regardless of general plan in place. Property owners waiting to sale, they feel this maintains the uses in the area of being zoned R-1-21 on both sides of the property. This is a good opportunity to the community, new construction and opportunity for new home buyers.

Commissioner Mitchell asked for price point and square feet of homes. Mr. Hone said doesn't have a builder lined up, will be semi-custom homes. Individual can purchase the lot and decide the home builder. Commissioner Seiger-Webster asked about a 30-foot setback is a requirement. Ms. Riddle said the layout has not been reviewed and would be preliminary, this is just the rezone and when you rezone, any use within that zone can be developed. Ms. Riddle said concern with the layout because of the offset on the two roads. Mr. Hone said the planning commission and council can approve with conditions. Ms. Riddle said if it doesn't meet the requirements, they would have to go back and meet them. Commissioner Seiger-Webster said as part of their recommendation, they could make a recommendation for setbacks. Ms. Riddle said regulated by the zone, and isn't part of the rezone. Ms. Riddle said specific limitations you can put on a rezone.

Speaker # 2: Citizen

Name: Dion Rasmussen

Address: 10657 South Amberley Lane

Comments: Mr. Rasmussen said he was originally opposed until they revamped. An equestrian center would be great and based on the plan he is in support of doing a nicer job with the property.

Speaker # 3: Citizen

Name: Lori White

Address: 10701 South Amberley Lane

Comments: Ms. White said she was against all the houses, but with bigger lots is in favor of this one.

Speaker # 4: Citizen

Name: Jon Knight

Address: 10852 South 2000 East

Comments: Mr. Knight said he put the contract together and intimately involved with home owners. This is the best use of the property and how to make an argument of a general plan. This is a good confirmed use of the property. Following the same zoning and homeowner's rights and shouldn't need to be recognized for the best use of their property. The Ray's are in a situation to sale and this needs to be considered and support to the west of them. They are not changing horse rights, and buyers will know horses are there. Never a solid argument made, in support of this for the three land owners.

Speaker # 5: Citizen

Name: Deanna Bierman

Address: 10678 S 1225 E

Comments: Ms. Bierman said her property is directly to the east. Within unincorporated Salt Lake County, she feels this is a unique area and allows for the horse property. To rezone doesn't fit with the layout currently there. When the Amberley subdivision was proposed, the rezone was recommended to become a buffer zone between R-1-78 and A-1 zone. Over the process of summer, she said comments were made and she read from her handout. In Mr. Hone's map, homes along Amberley are roughly proposed along Amberley, and now the boundaries will be right up against horse barns. She feels Salt Lake County has made a lot of emphasis with equestrian and example to maintain at 1 acre lot. Even though zoned R-1-21, no room to have a horse on the properties. Urges to deny and be developed as currently zoned. Until there is a master plan adopted, don't make any zoning changes.

Speaker # 6: Citizen

Name: Chariti Carman

Address: 5857 South Emmeline Drive

Comments: Ms. Carman said she has worked at Deanna's for 15 years. The new info was received after they had just gone through this and would be great to have equestrian use there. They had two people try to make offers to Jody Ray and even an attempt if the zone was R-1-21, the claim their right to develop and to get over market value. There is no reason can't make it equestrian. Animal use will encourage animal people to come in and her information there were offers to come in.

Speaker # 7: Citizen

Name: Thurma Sprouse

Address: 1224 East 10600 South

Comments: Ms. Sprouse said the property backs to her property. She is against and she wouldn't mind seeing it developed as zoned. Requests tabled until master plan is established. People have offered to buy horse properties and have been turned down. She can't see any reason why they can't keep their properties for the last 50 years.

Speaker # 8: Citizen

Name: Monica Zoltanski

Address: 10963 South Bay Meadow Circle

Comments: Ms. Zoltanski said she is the Chair of Dimple Dell Preservation Community. Her organization spearheaded the preservation of dimple dell park and started by equestrians. Salt Lake County will not pave the north rim trail and citizen action campaign resulted in Salt Lake County to equestrian uses and campaign to save the equestrian center. In the last 16 months had engaged campaigns and Salt Lake County investing in equestrian access and preserving use. 10600 South is the corridor and traditional centers and every square inch is being developed in Sandy was gobbled up. All candidates pledged open space, keep dimple dell wild and neighborhoods intact. She'd like to address concerns and read from the preservation. Nobody knows what will be built at this point. Encourages planning commission to survey inventory in this city. Sandy city surveyed 33008 homes and only 173 remain acre lots with animal rights, less than 1/2 of 1% homes with horses and every inch of the property maxed out. Once they are gone it's the neighbors that suffer and don't have good examples of a rezone request in the past 6 years. Developers trying to cluster neighbors and sellers are cashing out and leaving the neighbors to deal with the consequences. On behalf of Dimple Dell Preservation Community, opposes the rezone request, and keep it horse property.

Speaker # 9: Citizen

Name: Terry Rowley

Address: 3175 West 13200 South

Comments: Ms. Rowley said she grew up here and her mom's property with abut. The safety hazards not only homes, but horses. These properties and horses means hay and shavings. People move in and light air fireworks, no fencing discussion and could take out hay barrels. All neighbors work together to keep this controlled. Would cause huge increase to safety measures.

Speaker # 10: Citizen

Name: Kristy Shelton

Address: 8587 South 1555 East

Comments: Ms. Shelton said the area being talked about, horses are kept enjoying dimple dell and use primarily to access to dimple dell. To rezone for the continued use, would be something they are interested in.

Speaker # 11: Citizen

Name: Greg Shelton

Address: 8587 South 1555 East

Comments: Mr. Shelton said he is opposed to this. The horses use dimple dell from their facilities and zoning proposed will have artificially inflated value to the surrounding area and opposed to.

Speaker # 12: Applicant

Name: Jake Hone

Address: 4158 West Madingly Circle

Comments: Mr. Hone said he wants to add that county ordinance for zone R-1-21 allows horse rights, regardless of someone's perspective and have the ability and right to do that. This doesn't change neighbor's rights to freely enjoy and only effects these three properties. As far as change in circumstance, one property is landlocked and doesn't have a home and would request that be a buildable parcel. As shared by opposing parties, new homes are being built in the area safely and not hurting neighboring properties. Request consideration and neglect and disregard surrounding properties.

Commissioner Mitchell motioned to close the public hearing, Commissioner Seiger-Webster seconded that motion. Commissioners voted unanimous in favor (of commissioners present)

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion regarding continuation.

Motion: To continue application #30588 for six months, to the May 22, 2018 meeting to allow time to finish the White City General Plan.

Motion by: Commissioner Mitchell

2nd by: Commissioner Spagnuolo

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

MEETING ADJOURNED

Time Adjourned – 7:54 p.m.