



**Planning and Development Services**

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**MEETING MINUTE SUMMARY**  
**WHITE CITY METRO TOWNSHIP PLANNING COMMISSION MEETING**  
**Tuesday, August 1, 2017 6:00 p.m.**

**\*\*Meeting minutes approved on November 28, 2017\*\***

**Approximate meeting length:** 1 hour 40 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 and Staff:**

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

| Planning Staff / DA | Public Mtg | Business Mtg |
|---------------------|------------|--------------|
| Wendy Gurr          | x          | x            |
| David White         | x          | x            |
| Spencer Hymas       |            |              |
| Todd Draper         |            |              |
| Tom Zumbado         |            |              |

**6:00 PM BEGIN STAFF MEETING: 6:05 pm**

*The Public is invited and welcome to attend the Staff Meeting*

1. Discussion / Clarification of Agenda Items
2. Close Staff Meeting and recess until Public Meeting

**6:10 PM OPEN PUBLIC MEETING: 6:08 pm**

1. Welcome and Determine Quorum:

Christopher Spagnuolo, Chair  
 Darrin Webster, Vice-Chair  
 Christy Seiger-Webster  
 Robert Frailey  
 Jim Mitchell

Staff: Wendy Gurr, Spencer Hymas, David D. White

## **6:15 PM PUBLIC HEARINGS**

**Hearings began at – 6:10 p.m.**

### ***The Planning Commission Chair Will Read the Public Hearing Rules***

#### **1. Rezoning Application 30326:**

The White City Metro Township Council has remanded Rezoning Application 30326 back to the Planning Commission for their recommendation on the R-1-12 zoning district as an alternative and replacement for the R-1-8 zone request.

**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 E; 1170 E; 1160 E; 10600 S. **Community Council:** White City. **Planner:** Spencer Hymas

The Planning Commission's recommendation will be sent to the White City Metro Township Council for consideration on August 3<sup>rd</sup>, 2017 at the White City Water District Office, 999 East Galena Drive Sandy, Utah, Please see the Utah Public Notice Website.

*Salt Lake County Planning and Development Services Principle Planner David D. White provided an analysis of the staff report.*

*Commissioner Seiger-Webster confirmed this item is under consideration from zone A-2 to R-1-21. Mr. White said all parcels will be zoned R-1-21. Commissioner Webster confirmed four horses per parcel in R-1-21. Mr. White said you would have 21,000 square feet per parcel. Commissioner Webster said under R-1-21 is their potential for someone purchasing two parcels and using one for home and one for horses. Mr. White said use of property, you cannot have a parcel and just have horses on it, and you need accessory uses. Commissioner Spagnuolo asked if rezoned into R-1-8, that would put into conflict some structures on neighboring properties and the neighbors could be non-conforming, and rights would be restricted on new requirements. Mr. White advised no, whatever the requirements are now, stay. Commissioner Frailey said we are going after R-1-21, six parcels, single family, and can't be multi-family. Commissioner Webster asked for remaining A-2, if the property changed hands, would the new owner still be able to maintain it the way it is. Mr. White said he has not inspected and cannot confirm non-conforming.*

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

**Speaker # 1:** Applicant

**Name:** Jake Hone

**Address:** 10814 South Harvest Pointe Drive

**Comments:** Mr. Hone said stick with original application of R-1-8, but due to history request, alternative of R-1-21 zone. They are looking at a concept and they do meet the application requirements or rezoning standards. Six parcels meet R-1-21 standards and requirements. One parcel proposed is already zoned R-1-21 and would like to see all parcels zoned R-1-21, because two are in A-2. Thirty foot right-of-way of the street to the west. Street would be within the parcels and not as a public street. Cul-de-sac size for fire and turnaround. Met all requirements and ask commission to reconsider the negative and positively recommend.

**Speaker # 2:** Citizen

**Name:** Dionne Rasmussen

**Address:** 10657 South Amberley Lane

**Comments:** Ms. Rasmussen asked how far apart the houses are and how far are their backyards.

*Mr. White said side yard setback is ten feet and twenty between the houses. Rear yard setback is thirty feet, but could build a detached garage fifteen feet from the property. Commissioner Mitchell confirmed detached garage from fifteen feet from the property line.*

**Speaker # 3:** Citizen

**Name:** Chariti Carmon

**Address:** 5857 Emmeline Drive

**Comments:** Ms. Carmon said when you have the developer and builder separate and trying to replicate and no one will have horses. Trying to make it look like the other one. They won't have horses and if trying to protect. He keeps putting R-1-21 sandwiched, but on the concept plan they aren't all R-1-21. The building plan is not to protect the horse property.

**Speaker # 4:** Citizen

**Name:** Deanna Bierman

**Address:** 10678 South 1225 East

**Comments:** Ms. Bierman provided a handout with highlights. East is A-2 zoning bordered. Per Mr. Hymas, because of the type of property in this development this land would go commercial. New homes going in to these properties what they were zoned. Look at the use of surrounding properties. These properties are high equestrian use and the houses will not be conducive to horses. R-1-21 can only have four horses per parcel. They feel can be developed as existing zone. They can be developed as three, one acre horse sights and developed A-2. Provided exhibit with five complaints made, new residents came in and thought they were moving into equestrian and by complaints, old residents are forced to make changes. Safety not familiar with horses, neighbors are not conducive, concerned with fireworks and fire danger. Not a lot of ground allowing for equestrian use and allowed to have direct access. If you rezone and take away, that is a huge change to that area. They feel like own personal central park.

*Mr. White said they aren't in disagreement per parcels.*

**Speaker # 5:** Citizen

**Name:** Lee Sprouse

**Address:** 1224 East 10600 South

**Comments:** Ms. Sprouse said this rezone backs on her property. Give as much consideration to remain A-2. Just because you can change doesn't mean you should.

**Speaker # 6:** Citizen

**Name:** Kristy Shelton

**Address:** Not provided

**Comments:** Ms. Shelton said she understands the conceptual plan, but he has not brought to see what size product he is putting on the parcels. Couple people that live on Amberley lane and will be affected due to the type of product on the parcel. Two stories really means three stories if you have privacy, you won't have it. Ten foot feet easement is not scaled on the plan. The lots are likely to be eighty feet wide. You could only put thirty-five foot wide two stories or rambler with forty-eight feet. Forty feet from the back of dwelling to where the horse is housed.

**Speaker # 7:** Citizen

**Name:** Melissa Higgs

**Address:** 10713 South Amberley Lane

**Comments:** Ms. Higgs asked not to zone this for something other than the zone property. To remember who's living there and effect their lives.

**Speaker # 8:** Applicant

**Name:** Jake Hone

**Address:** 10814 South Harvest Pointe Drive

**Comments:** Mr. Hone said the drawing is to scale. Frontage is to one hundred feet minimum. Ten foot side setback on each side, between homes twenty feet required, with eighty foot wide building envelope. He wants to use Ms. Bierman's exhibit. No R-1-21 bordering on the east side of the property. R-1-21 frontage than A-2. He respects the comments on the way of life, agricultural uses. You can have up to four horses, they aren't limiting that. Everyone has the right to do what they want with the property they own. Haven't restricted. When you have an HOA, bylaws and CC&R's and considered in the approval with a development agreement.

*Commissioner Frailey said no matter how zoned the road will still be impacted, by fireworks and throwing things. Private drive on the other side of property. Commissioner Webster said in terms of homes built, are you looking for custom homes. Mr. Hone said they would be custom homes. Commissioner Webster said the owners would be able to build how they choose. Mr. Hone said they are 275 feet in depth. Commissioner Webster said the horse users would be the rear away from the public. Commissioner Mitchell asked HOA community, as a planning board would they have access to input or decisions. Mr. White said no involvement with HOA, if PUD and street built to city standards and they decide to make a private road, they can decide, until they decide to make a PUD some flexibility. Commissioner Mitchell confirmed what he said. Commissioner Webster asked with a private road what type of barrier or fence line proposed between existing property and road. Mr. Hone said this stage is not addressed, but they would propose what is done on western border and a six foot privacy concrete or masonry. Commissioner Spagnuolo said chopped it up, with two lots on south side by cul-de-sac, how do you figure that out. Mr. White said there is a map in the ordinance, you have to meet one hundred feet at the setback requirements. Meeting setback requirements side yards will be greater than ten feet because of the angles. Ms. Bierman asked if including the road it would be a PUD. Mr. White said when it's a private road it can be part of the lot, if public then no.*

2. Close Public Hearing: (Motion/Discussion)

*Commissioner Seiger-Webster motioned to close the public hearing, Commissioner Frailey seconded that motion.*

**PUBLIC PORTION OF MEETING CLOSED**

**BUSINESS MEETING**

**Meeting began at – 6:56 p.m.**

1. Approval of Minutes from the May 23, 2017 meeting.

**Motion:** To approve minutes from the May 23, 2017 meeting as presented.

**Motion by:** Commissioner Webster

**2<sup>nd</sup> by:** Commissioner Seiger-Webster

**Vote:** Commissioners voted unanimous in favor

2. Approval of Minutes from the June 27, 2017 meeting.

**Motion:** To approve minutes from the June 27, 2017 meeting as presented.

**Motion by:** Commissioner Webster

**2<sup>nd</sup> by:** Commissioner Seiger-Webster

**Vote:** Commissioners voted unanimous in favor

3. Rezoning Application 30326 Recommendation. (Motion/Discussion)

*Commissioner Mitchell read something regarding larger homes and not with equestrian. Commissioner Seiger-Webster advised of the general plan. Making changes without guidance from the township council is not in the best interest of community. Commissioner Webster said primary concern is being a premature decision, without setting long term goals and impressed another suggestion has come forward. Commissioner Spagnuolo said not much agricultural in White City. Commissioner Mitchell said across 1300 east, there are animal rights, so many per acreage.*

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

**Motion by:** Commissioner Mitchell

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

**Vote:** Commissioner Webster voted nay, all other commissioners voted in favor. Motion passed.

4. General Plan Timeline and Questions. (Discussion)

*Commissioners discussed where to begin and what's important and the public input, zoning, commercial, historical development. Ms. Bierman asked if removing houses is that something the city or the state. Commissioner Mitchell said responsibility to make sure community is preserved, can get out and transportation. Regional traffic plan and Sandy general plan bordering their area.*

5. Other Business and Future Agenda Items (As Needed, Discussion)

6. Adjourn. (Motion)

*Commissioner Mitchell motioned to adjourn, Commissioner Frailey seconded that motion.*

**MEETING ADJOURNED**

**Time Adjourned – 7:45 p.m.**