



Planning and Development Services
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MEETING MINUTE SUMMARY
MAYOR'S MEETING
 Thursday, June 22, 2017 11:00 a.m.

****Meeting minutes approved on March 23, 2018****

Approximate meeting length: 1 hour 6 minutes

Number of public in attendance: 17

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Salt Lake County Associate Deputy Mayor Kimberly Barnett

***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

Mayor's Office	Public Mtg	Business Mtg
Salt Lake County Associate Deputy Mayor Kimberly Barnett	x	

Planning Staff / DA	Public Mtg	Business Mtg
Spencer Hymas		
Wendy Gurr	x	
Todd Draper	x	
Chris Preston (DA)		

PUBLIC HEARINGS

Hearings began at – 11:04 a.m.

30407 – Dale Bennett is requesting 608 approval to amend lots 8 and 9 of the Willow Creek No. 3 Subdivision in order to create the 4 lot Ashley Circle Estates Flag Lot Subdivision – **Address:** 8250-8254 South Ashley Circle – **Zone:** A-1 – **Community:** Willow Creek – **Planner:** Todd A. Draper, AICP

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

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Dale Bennett

Address: 9138 South State Street

Comments: Mr. Bennett said each lot is .4 acres, back homes high end homes. Last year received approval on their lot for a flag lot. The Carter's approached them and they have a bunch of property. Started the process and will make it nice. These lots are the largest in the area. To the east was subdivided into two parcels. So much maintenance, this will be a nice project.

Speaker # 2: Citizen

Name: Donna Switzer

Address: 2931 Robidoux Road

Comments: Ms. Switzer said her concern is safety. The bend on Ashley circle across from the proposed drive. She stood out there and can't figure out how emergency vehicles could come in. In the winter, the plow comes down the middle of the road, very difficult for emergency vehicles. Garbage has to back in, because it can't turn around. Real safety concern, large growth trees and if there was a fire, the whole neighborhood would go up.

Speaker # 3: Citizen

Name: Mark Rollins

Address: 2897 Robidoux Road

Comments: Mr. Rollins said he echoes Donna. He asked how many houses will be in the subdivision. Has everyone been notified in the subdivision. If there was a fire, it would take out more than just trees.

Mr. Draper said they would make comments on the subdivision, but not an amendment. Gone to the Planning Commission and has approved preliminary. This is a narrow piece of this today, not about all the other impacts of subdividing, just the boundary.

Speaker # 4: Sandy Hills Community Council

Name: Ron Faerber

Address: 1450 East 8174 South

Comments: Mr. Faerber said he attended the meeting of the Community Council, they thought there might be multiple units, but didn't want townhomes. His concern is if it didn't change the boundaries, he doesn't see any changes.

Mr. Draper confirmed this does back to Cottonwood Heights.

Speaker # 5: Citizen

Name: Frank McNeil

Address: 8420 Willow Creek Drive

Comments: Mr. McNeil asked if this is an approval of an expansion, with no definition of what is built, if they don't know what they are building. Are there any utilities in the existing utility right of way.

Mr. Draper said subdivision never includes what will be built there. He doesn't know if any utilities in the easements, may be power overhead in part of one, but is not changing or impacted. Utility easements would not change. Ms. Barnett asked what the next step would be resolved. Mr. Draper said UFA has commented and approved the drawings as drawn. Technical review is the next step and UFA gave full approval then would do final approval for subdivision.

Speaker # 6: Applicant

Name: Dale Bennett

Address: 9138 South State Street

Comments: Mr. Bennett said he is the owner and engineer. This layout improves what you're talking about. There is a cul-de-sac and minimum requirement for fire turnaround. If you look, one approach is better than multiple approaches. Twenty-five feet of pavement, only need twenty feet.

Speaker # 7: Citizen

Name: Donna Switzer

Address: 2931 Robidoux Road

Comments: Ms. Switzer said in the winter time the fire hydrant is covered by snow.

Speaker # 8: Citizen

Name: Frank McNeil

Address: 8420 Willow Creek Drive

Comments: Mr. McNeil asked if there would be a driveway, confirmed driveway and fire hydrant is close enough to the parcels.

Speaker # 9: Citizen

Name: Luis Carter

Address: 8254 South Ashley Circle

Comments: Mr. Carter said their home was built in 1963, last year they decided to sale the home, because of the big lot, but expense. They removed 17 trees and counted now 39 trees. Last year they had 97 families come through the home. Couldn't sale it and were going to put a fence and just maintain the top, work to maintain the lot. If they can't do that, they will let the back go.

Speaker # 10: Citizen

Name: Ron Faerber

Address: 1450 East 8174 South

Comments: Mr. Faerber asked in the winter, push the snow back.

Mr. Bennett said there is room towards the back.

PUBLIC PORTION OF MEETING CLOSED

Motion by: Associate Deputy Mayor Kimberly Barnett. To allow 608 approval on application #30407 to amend lots 8 and 9 of the Willow Creek No. 3 Subdivision in order to create the 4 lot Ashley Circle Estates Flag Lot Subdivision.

29139 – Tom Romney requests approval for exceptions to typical County roadway standards related to the proposed Parley's Pointe Phase 1 Subdivision, specifically the exceptions are regarding the 25 MPH design standards. **Location:** 3153 East I-80 Freeway. **Zone:** FR-20 (Forestry and Recreation), Foothills and Canyons Overlay Zone (FCOZ). **Planner:** Todd A. Draper

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

Mutual agreement for annexation into Salt Lake City. Ms. Barnett asked if this requires coordination with UPD or UDOT. Mr. Draper said with the traffic engineer and this is acceptable, main thing is if requiring to go to 25 mph, would be larger, wider and cuts to hillside bigger. Ms. Barnett asked if proposal. Mr. Draper said private road, gated and will maintain pedestrian access. Ms. Barnett asked if some neighbors attended the planning commission in opposition for the subdivision. If the speed limit was approved, what is the next step. Mr. Draper said this is in technical review, waiting on applicant to finish, this would be one of the steps in technical review. This did not run with the land.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Romney Lumber

Name: Tony Romney and Trace Romney

Address: 515 South 400 East, Suite 100

Comments: Mr. Romney said Dr. Carson's interest back to 1968 and reached an agreement with Salt Lake City and donation of 275 acres of open space. They are pleased. They were at this point 10 years ago, they're conservative and they live in the neighborhood and Trace used to live on scenic. They were raised here. Trace said this will minimize the impact on the slopes and improves the neighborhood and Benchmark.

Speaker # 2: Citizen

Name: Walt Booker

Address: 2290 Benchmark Circle

Comments: Mr. Booker said 100 feet long and drops every three feet. Streets have never been paved, one thing would not handle trucks.

Ms. Barnett asked if this is something they look at. Mr. Draper said that is all Salt Lake City, and that's all maintenance issues. Benchmark Drive is under Salt Lake City purview.

Speaker # 3: Citizen

Name: Rick Newton

Address: 2293 Benchmark Circle

Comments: Mr. Newton asked if we know the grade on lane or circle. The grade is less than Benchmark.

Speaker # 4: Citizen

Name: Adam Bahna

Address: 2477 Promontory Drive

Comments: Mr. Bahna said the property is in Salt Lake County jurisdiction and roads in Salt Lake City.

Mr. Draper said even if this was all county, wouldn't be a threshold. They have done some looks, as far as traffic engineer is concerned. It is a public road, and they are reciprocal. Don't put a gate up, although we don't have any control of development, when a property owner has the access we are required specifically to owners.

Speaker # 5: Citizen

Name: Swen Swenson

Address: 2954 Benchmark Drive

Comments: Mr. Swenson said they lived there for 28 years, and knew this meeting was coming. Trace and Karen Romney are friends. He has had two accidents coming down Benchmark, the road is terrible and snow removal. Gutter is torn apart by trucks. The road is dangerous and traffic going up and soil going in. This is going to be the only access. Their concern and wonders at the end of the cul-de-sac. Mr. Draper said drainage and trail easement and will put it in the city storm drain. His training is to go to the ridge from his house. Roads on Benchmark are steep and terrible and at the end of Benchmark are very steep. Concerned with evacuation.

Speaker # 6: Applicant

Name: Tony Romney and Trace Romney

Address: 515 South 400 East, Suite 100

Comments: Mr. Romney pointed out the trailhead access points.

Mr. Draper said right now there are connections down lower and at one point have a connection come up and would take place with county parks and recreation.

PUBLIC PORTION OF MEETING CLOSED

Motion by: Associate Deputy Mayor Kimberly Barnett. To approve application #29139 as presented with Staff recommendation and condition.

BUSINESS MEETING

Meeting began at – a.m.

- 1) Approval of Minutes from the December 16, 2016 meeting.
Motion by: Associate Deputy Mayor Kimberly Barnett.
- 2) Other Business Items (as needed)

MEETING ADJOURNED

Time Adjourned – 12:10 p.m.