

**MEETING MINUTE SUMMARY**  
**SALT LAKE COUNTY PLANNING COMMISSION MEETING**  
**Wednesday, February 14, 2018 8:30 a.m.**

**\*\*Meeting minutes were approved on March 14, 2018 with amendments\*\***

**Approximate meeting length:** 1 hour 38 minutes  
**Number of public in attendance:** 7  
**Summary Prepared by:** Wendy Gurr  
**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

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jim Nakamura	x	x
Max Johnson		
Curtis Woodward	x	x
Rolen Yoshinaga	x	x
Zach Shaw (DA)	x	x

**PUBLIC HEARINGS**

**Hearings began at – 8:34 a.m.**

**30333** – Andrew Beagley is requesting a rezone from A-2 to A-1 to allow for half acre lots and limited livestock use. **Parcel Area:** 1.46 Acres. **Location:** 14072 South 7530 West. **Zone:** A-2. **Planner:** Jim Nakamura

*Salt Lake County Planning and Development Services Planner Jim Nakamura provided an analysis of the staff report.*

*Commissioner Cohen asked if the rezone is being requested by the property owner. Mr. Nakamura advised a family member owns another property being represented. Commissioner Cohen confirmed the plan is to subdivide.*

*Commissioner Cohen said southwest community master plan was provided and asked the last time it was updated. Mr. Nakamura confirmed 2008. Commissioner O’Meara asked if the home located on the land was included in the rezone or just the land around it. Mr. Nakamura said the house shown will be part of the subdivision and the land split.*

*Commissioner Vance asked if A-1 zone is a smaller lot size of an A-2. Mr. Nakamura confirmed A-1 is 10,000 square feet. Commissioner O’Meara asked where the nearest public road is. Mr. Nakamura said probably in Herriman.*

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

**Speaker # 1:** Brother of Applicant

**Name:** Johnathan Beagley

**Address:** Beagley subdivision, lot 3, adjacent to the property

**Comments:** Mr. Beagley said he doesn’t own any property, representing the home owners.

*Commissioner Elieson motioned to open the public hearing, Commissioner Vance seconded that motion.*

No one from the public was present to speak.

*Commissioner Vance motioned to close the public hearing, Commissioner Elieson seconded that motion*

### **PUBLIC PORTION OF MEETING CLOSED**

*Commissioners had a brief discussion regarding maintaining half acre lot sizes. Mr. Shaw said specific areas allow for a density zoning condition.*

**Motion:** To recommend approval of application #30333 to the county council with one condition to allow two units per acre.

**Motion by:** Commissioner O’Meara

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

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

### **BUSINESS MEETING**

**Meeting began at – 8:59 a.m.**

- 1) Approval of Minutes from the January 10, 2018 meeting.

**Motion:** To approve minutes from the January 10, 2018 meeting as presented.

**Motion by:** Commissioner Elieson

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

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

- 2) Ordinance discussion of the Historic Preservation Committee – Rolan Yoshinaga

*Salt Lake County Planning and Development Services Director Rolan Yoshinaga provided a background and need for ongoing presence, intent, or conflicts.*

*Commissioner Cohen confirmed there would be two historic preservation commissions, Unincorporated Salt Lake County and the MPDPC Canyons. Mr. Yoshinaga confirmed that is correct. Duties are not listed in ordinance, but would need to create policies. Mr. Shaw said chapter 2.88.030, list of duties of the commission. Title 19 gives duties recommend to the county council historic sites and the county council will determine if they should be treated as historic sites. Title 2 shall survey historic resources. Ordinance lists historic preservation and will provide the ordinance. Commissioner Cohen confirmed this ordinance would make this commission the historic preservation commission.*

*Commissioner Vance was suggesting one specific site in the granite community. Mr. Shaw said that is the process Mr. Yoshinaga is getting to. Commissioner Cohen said to put an address on the list, must be brought to the commission for recommendation to have the council put it on the list of historic preservation. Commissioner Vance asked if the property owner is Salt Lake County. Mr. Yoshinaga said typically it would be parks who have ownership, they would make application and take it through the process. Commissioner Cohen asked where the money comes from. Mr. Yoshinaga said there are various grants and the property owner can apply for that money. Commissioner Elieson said it sounds like a feasible plan. Commissioner Cohen said it doesn't solve the problem having someone on the commission being a professional, for practical purposes it instantly puts a commission in place. Commissioner Cohen said in the future, if the commission will be doubling, have duplicate professional subset appointees.*

*Mr. Yoshinaga said this is just a discussion item and move forward to the county council and back to the Planning Commission for recommendation. Mr. Shaw said to qualify for grants Historic Preservation grants for wheeler farm, there needs to be a commission in place and a program. Obviously if there are historic sites, can be identified and considered as well. List was put together about 10 years ago.*

- 3) **30650** – Overview discussion of application by Doug Young for a Rezone/general plan amendment to change from A-2 to P-C zone in the Southwest Community. This is for discussion only, with a public hearing to be held (including public notice of that hearing) at a later date. **Property Area:** Approximately 921.32 Acres. **Location:** approximately 6801 W. 12600 South. **Planners:** Curtis Woodward and Jim Nakamura.

*Salt Lake County Planning and Development Services Zoning Administrator Curtis Woodward provided the process and establishment. Have applicant outline the overall plan for the months ahead.*

*Commissioner Cohen confirmed they can only listen, can't make any decisions. Mr. Woodward said can always have discussion, just can't pass a motion or make any decisions. Mr. Shaw said this is important to remember this is not a public hearing and to listen and digest when it comes time for public hearing all deliberation.*

*Cory Shupe provided a PowerPoint presentation and video of what they've come up with over the past two years. They have engineering and economic studies. They've been compiling all the studies to make this complete. So much development done is on 10-12 acres with small communities. This piece, gives an opportunity for a great benefit, they have an opportunity to provide something unique and become a model for use and growth.*

*Commissioner Vance asked how the water will be handled. Mr. Shupe said there are a few resources. Doug Young said they own water rights out of Butterfield creek and own water conservancy. Secondary comes out of Utah lake, but have arrangements to facilitate the water in this area. Commissioner Cohen asked how many people will live there. Mr. Young said working on that now and working it backwards and what they need to support the area. Commissioner Cohen asked if they will have schools, homes, and churches, there is an approximate restriction for alcohol. Mr. Young has been in constant communication with surrounding cities and this is the mouth of Butterfield and Yellow Fork and incredible recreation. Mr. Young said they have a resort element to tie into the mouth of the canyon. There is a route planned up in to Tooele and they welcome that. Commissioner O'Meara said his concern is looking at the renderings, not trying to make it look like the mountains and should be compatible with the western lifestyle, a lot of water is wasted. Look to plants and architectural structure, if you are to stay within the parameters, a long-term*

*benefit to try to get away from water use. Mr. Young said they are trying to be in water conservancy and have done studies. Commissioner O'Meara said he doesn't know about the roundabout, big difference of ingress/egress for restaurants and shops. Most of the water is underground water and farms were well water and Utah lake water.*

*Commissioner Cohen asked for the evolution of this project. Mr. Woodward said various members have had meetings, discussed storm drainage and drainage plans, understanding the science and thinking behind and informed staff of their goals. Waiting on reports on various issues. Mr. Shaw advised how municipal services will be provided for this project and weigh in on this and comfortable with their abilities. The development agreement that shows the whole vision and a lot to be worked out. The public will have an opportunity to look at that and the master plan before ready for public input. A month would be optimistic, as soon as reports received, work through the development agreement and negotiate, and municipal services will need to feel comfortable or another alternative. Under the PC zoning ordinance, the development agreement and master plan is hand in hand with the rezone, plus a general plan amendment all coming at the same time, to consider all issues in advance and well planned.*

4) Other Business Items (as needed)

**MEETING ADJOURNED**

**Time Adjourned – 10:12 a.m.**