



**Planning and Development Services**

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**MEETING MINUTE SUMMARY**  
**WHITE CITY METRO TOWNSHIP PLANNING COMMISSION MEETING**  
**Tuesday, March 27, 2018 6:30 p.m.**

**\*\*Meeting minutes approved on April 24, 2018\*\***

**Approximate meeting length:** 1 hour 55 minutes

**Number of public in attendance:** 400

**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          | x            |        |
| Jim Mitchell           | x          | x            |        |

| Planning Staff / DA | Public Mtg | Business Mtg |
|---------------------|------------|--------------|
| Wendy Gurr          | x          | x            |
| Debora Riddle       | x          | x            |
| Curtis Woodward     |            |              |

**PUBLIC HEARINGS**

**Hearings began at – 6:30 p.m.**

**File # 30682** – The White City Metro Township Planning Commission will conduct a public hearing and accept public comment regarding the proposed White City Metro Township General Plan. **Planner:** Debora Riddle

*Salt Lake County Planning and Development Services Planner Debora Riddle provided an analysis and summary of feedback received.*

**PUBLIC PORTION OF MEETING OPENED**

**Speaker # 1:** Citizen

**Name:** James Dixon

**Address:** 10343 South Zinnia Way

**Comments:** Mr. Dixon said he wants communicated what the law requires.

*Commissioner Spagnuolo said met the legal requirement and noticed on the public meeting notice website.*

**Speaker # 2:** Citizen

**Name:** Bob Charlton

**Address:** 838 East Hollyhock Avenue

**Comments:** Mr. Charlton said he fear he would lose his home and not be paid. If it was communicated properly, more people would be settled and raise tax revenue for sidewalks and lighting. He thinks open mindedness and wanting things. That all costs money and if we communicated better, this whole process could have been smoother.

*Commissioner Spagnuolo said he is embarrassed people thought they would lose their homes.*

**Speaker # 3:** Citizen

**Name:** Kevin Powell

**Address:** 1218 East Seago Lily Drive

**Comments:** Mr. Powell said the change is the red zone if it was changed, could go back to renting the basement separately. Whenever a zone is changed, whatever would be grandfathered in and increase potential buyers.

*Commissioner Spagnuolo said still in the process of making the map with some change.*

**Speaker # 4:** Citizen

**Name:** Lina Barkey

**Address:** 10237 South Zinnia Way

**Comments:** Ms. Barkey said she agrees communication is poor and propose in future for improvements, community is communicated better, how they agree to pay for changes.

**Speaker # 5:** Citizen

**Name:** Don Patocka

**Address:** 747 East Delphinium Way

**Comments:** Mr. Patocka said he spent two decades on White City community council. This community has been around for five to six decades and people come to purchase R-1-8 zoning. Low crime rate and stay that way and don't introduce high density housing. He isn't anti renter, if you do the plan, that's great for a large city, White City never intended and he could show that point to be left alone. What would you do to prevent redlining, he'll get a commercial license, when you do that.

**Speaker # 6:** Citizen

**Name:** Dusty Bailey

**Address:** 956 East Seago Lily Drive

**Comments:** Ms. Bailey said she felt like her house was being taken away. The notification was not received, one thing this is a great open forum, never allow someone to rip houses away from their kids.

*Ms. Flint advised everyone in this room is confused, there are separate governing bodies. She explained the community council currently no longer participates in planning and zoning, because the five-elected metro township council members will deliberate and they are the legislative body making the final decision.*

**Speaker # 7:** Citizen

**Name:** Scott Little

**Address:** 854 East Hollyhock Avenue

**Comments:** Mr. Little said he has been here many decades, thinking back is they have always had community council pushing to annex, they would have a lot of commercial development and a lot of taxes. He speaks for a good percentage that a lot of these people voted to become a township to keep White City the way it is, if they're going to change they take back their votes of making this a township. A lot of assurance, wouldn't be any imminent domain, trax was done by UTA and bigger mantle.

*Commissioner Seiger-Webster said only the State has imminent domain. Township and planning commission don't have rights to imminent domain but UDOT and UTA and there is no imminent domain occurring in White City.*

**Speaker # 8:** Citizen

**Name:** Chase Raymond

**Address:** 9444 South Poppy Lane

**Comments:** Mr. Raymond said if proposed changes, he's heard that the houses and homeowner asks for the change. What if his neighbor wants to change to commercial is there anything to stop that from happening and reducing the value of their home.

*Commissioner Spagnuolo said the issue of a rezone is a separate process and would occur after the general plan process.*

**Speaker # 9:** Citizen

**Name:** Joseph Miller

**Address:** 10518 South Columbine Way

**Comments:** Mr. Miller said he would rather have pay for sidewalks than change to commercial.

**Speaker # 10:** Citizen

**Name:** Michael Thornock

**Address:** 9865 South 730 East

**Comments:** Mr. Thornock said he prefers the other general plan and he knows what the general plan is. High density, it stinks because there are two houses empty on his street. One's for sale, he isn't for sale. This proposed high density stinks.

**Speaker # 11:** Citizen

**Name:** Jeanne Rowell

**Address:** 9851 South Sego Lily Drive

**Comments:** Ms. Rowell said her father has owned his home since 1967 and she has lived there for 34 years. They need to find a better way of communicating and she found a proposed plan. This plan she encourages to read White City moderate income housing plan. In the plan there is a piece if you need resistance, rezoning is a way to get around this. She looked at the White City draft, and she doesn't accept that White City supports the plan. She read from the housing plan. She will write a letter and her concerns stating that supports rezoning properties and it says in there and before anything is put in, establish a plan the homeowners could vote.

*Commissioner Spagnuolo said he is wanting to see specific feedback.*

**Speaker # 12:** Citizen

**Name:** David Blue

**Address:** 10531 South Columbine Way

**Comments:** Mr. Blue said he likes the area and he received no response on how to come here and react and find out to put commercial zones, his retirement, it's not okay, unacceptable. He didn't come here to move after 5 years. Good neighborhood. Planning on two dangerous streets. They built a bridge so the kids could be safe, add apartments and commercial buildings. Criminal rate goes up, don't need that. This is a community, we elected you to protect us from these things and want to be here. And don't bring in foreign things.

**Speaker # 13:** Citizen

**Name:** Josiah Halverson

**Address:** 740 East Cana Circle

**Comments:** Mr. Halverson read his email he submitted for comment.

**Speaker # 14:** Citizen

**Name:** Christopher Huntzinger

**Address:** 759 East Delphinium Way

**Comments:** Mr. Huntzinger said his parents' house was on hibiscus and he is against the plan, governing bodies have difficulty engaging communities and the community behind is one of the easiest.

**Speaker # 15:** Citizen

**Name:** Dawn Black

**Address:** 9732 South Quindaro Road

**Comments:** Ms. Black said low income housing and government agencies and homeless shelters. She read from the plan. Low income housing brings in a lot of problems. If they follow the plan, they open themselves for that. This is a great community. She has grown up in this area and familiar and this is forgotten from the county and doesn't feel they are being serviced, but are being taxed.

**Speaker # 16:** Citizen

**Name:** James Porter

**Address:** 9981 South Flint Drive

**Comments:** Mr. Porter said he has lived in the house since 1988 and been a youth coach and very difficult to come up with a place. What's going to stop until this is finally taken away.

**Speaker # 17:** Citizen

**Name:** Monica Zoltanski

**Address:** 10963 South Bay Meadow Circle, Sandy

**Comments:** Ms. Zoltanski said she is the President of Dimple Dell Preservation Community and lives in Sandy, she presented to protecting equestrian, and is on the ballot for District 9. She commends the board for tackling the general plan. She lived in Sandy for 15 years and the plans could be a Trojan horse. The plan and approved thousands of apartment buildings on Highland drive. Upcoming development on 10600 South 2000 East Sandy City approved and that meant 6,000 apartments.

**Speaker # 18:** Citizen

**Name:** Todd Hakala

**Address:** 1195 East 10600 South

**Comments:** Mr. Hakala said he's been here 37 years, this was just a sand hill when he moved in. Sandy City is expanding. If you're going to fall for this don't, this council won't be anymore and White City won't be anymore.

**Speaker # 19:** Citizen

**Name:** Sherilyn Sorensen

**Address:** 890 East Emerald Drive

**Comments:** Ms. Sorensen said she has lived there 59 years. Her and two ladies would like to hear this man out and hear what he has to say.

**Speaker # 20:** Citizen

**Name:** Don Patocka

**Address:** 747 East Delphinium Way

**Comments:** Mr. Patocka said hasn't sat on the council for 5 years. Crime rate would be out the roof, he would be made a citizen of second class. He's not concerned about that. He wants to know whether this is a public meeting or hearing.

**Speaker # 21:** Citizen

**Name:** Bonnie Thornock

**Address:** 9865 South 730 East

**Comments:** Ms. Thornock asked because a lot of people didn't make it to the first meeting, is this a follow up.

**Speaker # 22:** Citizen

**Name:** Jesse Gomez

**Address:** 757 East Galena Drive

**Comments:** Mr. Gomez said he feels badly represented by the government. He never thought we would come up with a plan that would displace the senior citizens. They want to leave as a residential zone.

**Speaker # 23:** Citizen

**Name:** Andrew Neilson

**Address:** 1019 East Serpentine Way

**Comments:** Mr. Neilson said he stated multiple times last week the general plan and zoning is separate. Please help understand and rectify the maps and proposal, what can they do on the next iteration and this could be put to rest and focus on things they'd like to see.

**Speaker # 24:** Citizen

**Name:** Nephi Limb

**Address:** 10328 South Peony Way

**Comments:** Mr. Limb said his parents brought nine children here in 1972, this community and the people in red zone are the people he knows best, put money in to improve. In order to understand, he served in USMC for 10 years, this has always been home to him. He moved in with his wife and this is home and sight is fixing up the house and making all his posterity come to. If the general plan is working, if it isn't broke don't fix it.

**Speaker # 25:** Citizen

**Name:** Rae Peterson

**Address:** 924 East Carnation Drive

**Comments:** Mr. Peterson said they have never lived there but owned it since 1990. Works in commercial development and developed Saratoga springs. They were caught in the Trojan horse on Highland drive in 1998. Who did the feasibility study to change zones and why.

**Speaker # 26:** Citizen

**Name:** Melissa Richardson

**Address:**

**Comments:** Ms. Richardson said recently there is a number of developments in Sandy taken on high density and apartments and not been able to fill the occupancy and turn over apartments for section 8. There is housing on 9000 South that is 100 section 8. There isn't a need or demand for housing in his area. Being a mother of young children and seeing a community built on young families and safety for generations. When they were doing construction on 10600 South they pushed traffic to 700 East. She doesn't want to live in a place where it takes her 20 minutes to drive kids to school. Start adding huge problem on 700 East will back them up and unsafe for kids to cross 700 East. Wants to live to love where she lives.

**Speaker # 27:** Citizen

**Name:** Verl Chidester

**Address:** 1167 East Violet Drive

**Comments:** Mr. Chidester asked on the 10600 south red zone is it being zoned residential and anything to do with widening 10600 south. How can you get commercial on one zone. They turned around a petition and a man on 10600 south for widening. UDOT makes the call.

*Commissioner Spagnuolo said this isn't all or nothing. The idea is to see what different areas are happening in other areas.*

**Speaker # 28:** Citizen

**Name:** Maurice Wells

**Address:** 884 East Daisy Avenue

**Comments:** Mr. Wells asked what document was the planning commission given to guide their efforts. In management planning you start with vision, and goals and plans, he sees coming up with a plan, but doesn't know what they had before.

*Commissioner Seiger-Webster stated the previous draft general plan was from 1980.*

**Speaker # 29:** Citizen

**Name:** Val Evans

**Address:** 10254 South Phlox Street

**Comments:** Mr. Evans asked if they understand what they want them to do. How can they be sure they are on the same page they are. What happens next is up to us.

*Commissioner Mitchell motioned to close the public hearing, Commissioner Webster seconded that motion.*

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

**Motion:** To continue file #30682 to the April 24<sup>th</sup> meeting.

**Motion by:** Commissioner Mitchell

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

**Vote:** Commissioners voted unanimous in favor

### **BUSINESS MEETING**

**Meeting began at – 8:22 p.m.**

- 1) Approval of Minutes from the February 27, 2018 meeting.

**Motion:** To approve minutes from the February 27, 2018 meeting as presented.

**Motion by:** Commissioner Seiger-Webster

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

**Vote:** Commissioners voted unanimous in favor

- 2) Other Business Items (as needed)

*No other business items to discuss.*

### **MEETING ADJOURNED**

**Time Adjourned – 8:25 p.m.**