

MEETING MINUTE SUMMARY
SALT LAKE COUNTY PLANNING COMMISSION MEETING
Wednesday, May 16, 2018 8:30 a.m.

****Meeting minutes approved on August 15, 2018 with one amendment****

Approximate meeting length: 1 hour 55 minutes
Number of public in attendance: 16
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
Kim Barbushev	x	x	

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

8:00 to 8:20 A.M. Pre-Meeting, Room N3-600 (South Conference Room) –

PC Zone discussion regarding how a PC zone works, where we are in the process, and what the purpose is for the hearing.

BUSINESS MEETING

Meeting began at – 8:34 a.m.

- 1) Approval of Minutes from the April 11, 2018 meeting.

Motion: To approve minutes from the April 11, 2018 meeting as presented.

Motion by: Commissioner Barbushev

2nd by: Commissioner Elieson

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

- 2) Other Business Items (as needed)
No other business items to discuss.

PUBLIC HEARINGS

Hearings began at – 8:41 a.m.

30650 – Olympia Land LLC, on behalf of The Last Holdout LLC, is requesting approval for a rezone of 931 acres from A-2 to P-C, with an amendment to the Southwest Community general plan indicating the creation of a planned community as set forth in a proposed development agreement. **Location:** from approximately 6300-8500 West, 12400-13100 South. **Zone:** A-2 **Community:** Southwest **Planner:** Curtis Woodward

Salt Lake County Planning and Development Services Zoning Administrator Curtis Woodward provided an analysis to the Southwest Community General Plan for the creation of a planned community.

Commissioner Cohen asked about the general plan amendment, has staff made recommendations and there is a proposed amendment in the packet. Mr. Woodward said to recommend approval of the amendment. Commissioner Cohen said the application itself could be referenced online. Mr. Woodward said the drawings and packet were posted online.

Commissioner Cohen asked if the Southwest community plan always envisioned a planned community in this area. Mr. Woodward said since 2008. Commissioner Cohen said regarding the general plan he thought there would be a planned community in this area and had a density estimate and this new plan is a little bit higher, the matter today, making a recommendation to the County Council for the rezone, not approval of the entire plan and there's a development agreement the County Council must approve. Mr. Woodward said would be approving rezone.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Cory Shupe

Address: 8719 South Sandy Parkway

Comments: Mr. Shupe said as Mr. Woodward has laid this out. High level look at the maximum capacity will come in the final steps. Appreciate working with staff and high level look at what could be accommodated southwest. Taken best guess based on maximum capacity. Familiar with the project addressing the general plan amendment and rezone.

Commissioner Vance said he wants to know where the drinking water is coming from, is Jordan Valley is supplying the water. Doug Young said they have addressed and being annexed in to the water conservancy district, they do have the water rights to service this area, water will come from the east side. Other water sources exploring and do have the water capacity, maximize the density to upsize the roads and pipes. High level recommendation to move forward with numerous plans. Commissioner Vance said what if the district is wrong. Mr. Young said it has been confirmed from the water conservancy district and they will have a service letter. Commissioner Cohen said staff noted the Jordan valley water has not committed to water in writing, because it is committed in stages, whether each specific community structure plan can get water would have an impact on the plan. You can say overall this is what we'd like to see, however as you drill down, could be contingent on a lot of things. Mr. Young said making as a condition moving forward is excellent and Mr. Woodward has already put that in the recommendation. Mr. Woodward asked how long to finish. Mr. Young said estimated 15 years, need to do charitable contribution to the university and \$4 million committed. Commissioner Cohen said up to this point several years of getting to this point. Mr.

Young said total is 11 years, already developed 700 acres of the property, this will have a large commercial center. Commissioner Cohen said when looking at initial plans, was it considered annexing into Herriman. Mr. Young said will have a discussion with Herriman moving forward. All major roads about Herriman, sizing is the recommendations of Herriman, alignment to South Jordan. This is a skeleton to all the cities and their master plans adjoining. Water is crucial and receive confirmation availability. Just going forward on the P-C zone and general plan with staff recommendations and water.

Speaker # 2: Applicant team

Name: John Gust

Address: 8215 West 3645 South

Comments: Mr. Gust said when developing the P-C zone, the Magna Metro Township jumped on this and the new Cyprus High School and everything around plus 200 acres, Kennecott owned and annexed into Magna. The guidance with the P-C zone has lit a fire, another area and moving forward on these types of development and what has happened is can be a town and go to a city or its own township. It must go into a development in the future.

Speaker # 3: Applicant team

Name: Doug Young

Address:

Comments: Mr. Young said how excited he is to work with the county and create this community that will be incredible for the people. The vision will be a well-planned community to accommodate the entire state and thriving community. They know this is the beginning to be master planned and Kennecott has additional 80 acres and slopes to adjoin. Move forward and appreciate recommendation and moving forward. Will bring it back and drill down and individual communities on an individual basis. USU is excited to come here.

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

Speaker # 4: Citizen

Name: Josh Burt

Address: 12994 South Sparrow Hawk Lane

Comments: Mr. Burt said he doesn't know enough to be for or against. This looks like it would be a great addition. High density scares him, and the apartment complex has used up a lot of police time. That scares him, but the development doesn't. He really hopes if this is annexed it's a help and not a hinder with water and roads. Could use more commercial to sustain.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners and staff had a brief discussion regarding a traffic report analysis and traffic studies. Jena Carver, Salt Lake County Traffic engineer said the study is solid and uses correct methods. It's difficult because it's so large. Will require studies with each individual phase. There are certain improvements and for roadway segments are master planned except for one, which is in Herriman. Looking at right of way on 6400 west, right of way is planned for 5 lanes. Proposed roads and plans implemented, will handle the traffic. Commissioner Cohen asked if everything goes in, in phases, you don't have to have all the roads built now. Ms. Carver said what they foresee for the project, they'll do a study and look at traffic at that time, there are multiple options for handling traffic. Commissioner Cohen said on all the roads in 931 acres there will be a lot of roads and owned by the county. Ms. Carver said will be maintained by the MSD, the

developer will build the roads to county standards. Ms. Carver said the standards for maintenance will be a lot different. Commissioner Elieson said looking at the traffic study and changes to the surrounding roads and not seeing much done to U-111 and by the time it gets to Magna it is at capacity. Are there any plans to upgrade U-111 from Olympia to the west side of the valley. Ms. Carver said there is a traffic study for U-111, this traffic study did look at and most traffic will go over to mountain view corridor. At the very least it does have the frontage roads and where most the traffic goes.

Ryan Hales said when they looked at it, it does account for and looking on a 2050 draft model, they are planning 10 years what is currently adopted. If U-111 did not tie in, they could still build 80% of the project and will need 20% of the traffic down U-111. They have master planned right along with concurrent steps, but master plan for Herriman is still ongoing. Commissioner Cohen said Herriman Blvd. will be east/west connecting. North/south blue is U-111 extension.

Commissioners and staff had a brief discussion regarding water for a recommendation in the rezone or the development agreement, goals and policies.

Motion: To recommend approval of file #30650, general plan to the county council with amendments.

Motion by: Commissioner Elieson

2nd by: Commissioner Barbushev

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

Motion: To recommend approval of file #30650, rezone to the county council with staff recommendations and one additional condition:

6. Receive confirmation from Jordan Valley Water there is adequate water availability prior to the County Council makes a decision.

Motion by: Commissioner Barbushev

2nd by: Commissioner Vance

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

Mr. Young said he appreciates the support and the family will be excited.

30702 – Ordinance amendment to 2.88.020 and 19.86.020 to establish the planning commissions as the historic preservation commissions for their respective planning areas, to eliminate properties that are no longer in the unincorporated County jurisdiction from the list of historic properties, and to clarify the process for establishing future historic sites. **Planner:** Curtis Woodward

Salt Lake County Planning and Development Services Zoning Administrator Curtis Woodward provided an analysis of the establishment of the planning commissions as the historic preservation commission.

Commissioners and staff discussed potential unincorporated county areas, lists and designations. Discussion on separate meetings and separate agendas.

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

PUBLIC PORTION OF MEETING OPENED

No one from the public is present to speak.

Commissioner Barbushev motioned to close the public hearing, Commissioner Elieson seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Motion: To recommend approval of file #30702 to the County Council for adoption.

Motion by: Commissioner Barbushev

2nd by: Commissioner Vance

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

MEETING ADJOURNED

Time Adjourned – 10:05 a.m.