



Planning and Development Services

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**MEETING MINUTE SUMMARY
WHITE CITY METRO TOWNSHIP PLANNING COMMISSION MEETING
Tuesday, May 22, 2018 6:30 p.m.**

****Meeting minutes were approved on July 17, 2018****

Approximate meeting length: 50 minutes
Number of public in attendance: 6
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
Curtis Woodward		

BUSINESS MEETING

Meeting began at – 6:30 p.m.

- 1) Approval of Minutes from the April 24, 2018 meeting.
Motion: To approve minutes from the April 24, 2018 meeting as presented.
Motion by: Commissioner Mitchell
2nd by: Commissioner Seiger-Webster
Vote: Commissioners voted unanimous in favor

- 2) Other Business Items (as needed)

Commissioner Spagnuolo asked if all the commissioners had confirmed their training date. Commissioner Mitchell asked to attend the training on the 23rd.

PUBLIC HEARINGS

Hearings began at – 6:34 p.m.

30588 – (Continued from 11/28/2017) - Jake Hone is requesting approval of a zone change for 2 parcels that amount to 2.68 acres from the A-2 (Agricultural) zone to the R-1-21 (Residential Single Family) zone.
Location: 1160 East and 1186 East 10600 South. **Planner:** Debora Riddle

Salt Lake County Planning and Development Services Planner David White provided an analysis of the Staff Report.

Mr. Hone said they applied originally under R-1-8, states cannot apply within one year of that application. Did request at council, instead of denial on R-1-8, if R-1-21 could be an alternative approval. The new application and concept under R-1-21, paid new fees, so they would not fall on the one-year rule as a new application for new zoning.

Mr. Hone said one clarification is the original application was submitted on February 23, 2017 and secondly appreciate the commissions efforts to move forward and there is a need for the general plan and future planning and direction. The citizens out pour and wanting to see White City stay as is, the different proposals for general plan, if you were to approve that would be additional residence and single-family homes the city wants to see. They received comments in support for this community and benefit for land owners to sale, this is a rezone based on a concept, all of which can be addressed and fixed.

Mr. William Stoddard resides at 10660 South 1225 East said he has only been at his address 60 days. Mr. Stoddard asked what the R-1-21 is. Commissioner Spagnuolo said most possible in White City is R-1-8 is 8,000 square feet. Commissioner Mitchell said the property is zoned A-2, currently in the area has unlimited large animal uses.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Property Owner

Name: Jodi Ray

Address: 1160 East 10600 South

Comments: Ms. Ray said the circumstances are they are divorcing and owned the property for 18 years. She said she knew this would be their retirement, and two other people agree and want to get maximum money for her land. When Amberley came, they fought and it hasn't been a problem or with the builder. These are six houses coming in and the 1-acre land locked, she's sure they don't want it taken away and the use. All homeowners want to sale and get maximum. Everyone is so scared, horse people may move in. She isn't sure what the major problem is.

Speaker # 2: Citizen

Name: William Stoddard

Address: 10660 South 1225 East

Comments: Mr. Stoddard asked if there were any house owners on Amberley Way. He asked if the zone on Amberley is R-1-21 zoning.

Commissioner Mitchell said at the time the lot came in, they were part of R-1-21 and allow houses on the properties because the homes are so big and Salt Lake County allowed R-1-21 as a buffer zone to separate the properties.

Speaker # 3: Citizen

Name: Jon Knight

Address: 10852 South 2000 East

Comments: Mr. Knight said the condition of properties are not great. An email came in and there was no access to a fire on the property with two small homes and greater is in disrepair and is not highest and best use of the land. The argument of a buffer zone, large properties and shouldn't have horses on landlocked land, that isn't their land. He has 40 horses on three acres and he understands concerns. Ms. Ray's representation is she hasn't had any complaints.

Speaker # 4: Citizen

Name: Greg Shelton

Address: 1224 East 10600 South

Comments: Mr. Shelton said one thing to bring up is no master plan and what does the city want to do. The city is not that they keep residential and not about push residential traffic area within agricultural causing safety issues. Riding arena right there, huge issues with no firework restriction closer issues and want to maintain agricultural. Someone will buy the house who doesn't like them there and will complain.

Speaker # 5: Citizen

Name: Terry Rowley

Address: 1224 East 10600 South

Comments: Ms. Rowley said one thing brought up with revised plan, direct conflict with the road across. The people have to deal with down the road, doesn't guaranty anything. Conflicts with clearance between bars, exception to landlock been squatted on, her father had a handshake agreement when that meant something. They take the safety issues seriously, these people will not have horses, they will have big houses and complain with major issues. Limited amount of agriculture.

Speaker # 6: Citizen

Name: Kristy Shelton

Address: 1224 East 10600 South

Comments: Ms. Shelton said in regards to the map, when the new plot map was provided it mentioned many residents were spoken to. No one was spoken to and Amberley lane were spoke to. No one approached the horse people, the reality is, people are dying off in Salt Lake County. What they were developing will sale to builder. These will be a mirror image to Amberley lane. They will be large and ideology this will not be horse property, no one had a voice.

Speaker # 7: Applicant

Name: Jake Hone

Address: 4158 West Madingley Circle

Comments: Mr. Hone said he appreciates concerns. Speaking to the use of piece, there is no documentation for that and Mr. Harmon wants to use his property. He's left flyers, Deanna threw him off her porch and he knocked on Jim Mitchell's door. He requests moving forward.

Speaker # 8: Property Owner

Name: Jodi Ray

Address: 1160 East 10600 South

Comments: Ms. Ray said to not change something because of "what if's." There is no real sound, six houses, they have a sound presence, when people buy the houses, they will see what's next to them and too much weight on. She's not taking rights from anybody, her rights are being taken away as a property owner for six months.

Speaker # 9: Citizen

Name: William Stoddard

Address: 1225 East 10600 South

Comments: Mr. Stoddard said he had a horse property and rezoned and was never-ending contention.

Commissioner Spagnuolo motioned to close the public hearing, Commissioner Frailey seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion. Commissioner Mitchell read some of his comments, based on public comments.

Motion: To recommend denial of application #30588 to White City Metro Township Council.

Motion by: Commissioner Mitchell

2nd by: Commissioner Seiger-Webster

Vote: Commissioners Webster and Frailey abstained, all other commissioners voted in favor. Motion passed.

MEETING ADJOURNED

Time Adjourned – 7:20 p.m.