

MEETING MINUTE SUMMARY
SALT LAKE COUNTY PLANNING COMMISSION MEETING
Wednesday, October 10, 2018 8:30 a.m.

****Meeting minutes approved on November 14, 2018****

Approximate meeting length: 1 hour 57 minutes

Number of public in attendance: 6

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	x	x
Max Johnson		
Curtis Woodward	x	x
Todd Draper	x	x
Zach Shaw (DA)	x	x

BUSINESS MEETING

Meeting began at – 8:40 a.m.

- 1) Approval of Minutes from the August 15, 2018 meeting.

Motion: To approve minutes from the August 15, 2018 meeting as amended and presented.

Motion by: Commissioner Barbushev

2nd by: Commissioner Vance

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

- 2) Approval of Minutes from the September 12, 2018 meeting.

Motion: To approve minutes from the September 12, 2018 meeting with one amendment.

Motion by: Commissioner Vance

2nd by: Commissioner Elieson

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

- 3) Other Business Items (as needed)

No other business items to discuss.

PUBLIC HEARINGS

Hearings began at – 8:50 a.m.

30417 – (Continued from 08/15 and 09/12/2018) - Adam Breen is requesting approval of amendments to the site plan and conditions of approval for the Janke Estates Planned Unit Development (PUD). **Location:** 3023 East Janke Flats Lane. **Zone:** R-1-21 (Single Family Residential). **Community Council:** Granite. **Planner:** Todd A. Draper, AICP

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

Commissioner Cohen asked which items in staff recommendations one through eight would have to be completed regardless of the application. Mr. Draper said the drainage component. He wasn't aware the irrigation easements were moved; he recommends a condition to address this because it would have been required at original approval.

Commissioner Cohen said last month the staff recommendation was to deny, reviewed reasons for denial, and asked why staff was recommending a change. Mr. Draper said recommendation was not an outright denial, it was for a portion and problems could be remedied. Mr. Draper said he could get the stormwater and irrigation easements addressed at the technical review. Mr. Draper said applicant is working on the irrigation easements and waiting for responses from irrigation users, thereby showing an effort to comply with requirements. Commissioner Elieson said they could request to see application for final approval. Mr. Draper agreed.

Commissioner Cohen said recommendation last month had an alternative recommendation to deny entirely or just approve the deck and not the garage. Commissioner Cohen said the commission received a lot of public comment and heard it, and community council recommended denial. A lot of comments raised points about four lots on 1.8 acres and there should only be three; however when originally approved there were two acres. Mr. Draper said listed as such on the tax deed, it was on gross density not net, and errors made in recorder's office. That ship sailed, we based all decisions at that time with information provided. Commissioner Cohen said a copy of a letter sent to the original applicant for PUD in 2014, which stated that the PUD was granted preliminary approval subject to conditions. Mr. Draper said Mr. Christensen was the applicant on behalf of Mr. Breen at the time. Commissioner Cohen said that this proposal asks to remove a specific condition relating to the rotating counterclockwise. Mr. Draper said new garage has a smaller portion that is parallel to the lot line. Commissioner Cohen said this application involves the rear yard setback. Mr. Draper advised that application complies with perimeter setback. Commissioner Cohen asked what the new garage setback is. Mr. Draper said the garage would meet the minimum requirements. Commissioner Cohen asked if the home was placed correctly. Mr. Draper confirmed it is placed exactly where it said it would be. Commissioner Cohen asked about front yard setback. Mr. Draper said property line is running down the center of the road and the deck is closer the further they go out to the west. Reality as far as the home is concerned, will not look any different from the roadway. Mr. Shaw said the planning commission would need evidence of harm for it to say no, the new PUD ordinance is applicable, there would need to be evidence that all other properties in the area have different setbacks and that this home disrupts harmony. Staff noted underlying zone provides for similar setbacks and other properties in the area have similar setbacks. Commissioner Cohen asked if this is the only home in the four lot PUD that has a second story. Mr. Draper said the one directly to the south has a second story. The two to the east have a single level, per his recollection. Commissioner Cohen asked about compatibility, this home seems to be

the largest and they want to make it larger. Mr. Draper said homes in the vicinity are compatible in size.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Adam Breen

Address: 6340 South 3000 East

Comments: Mr. Breen said the irrigation was spot located and civil engineers put it on the plat. Back and forth with the owners and parties involved. As of last night, lot three approved the easement. Lot four owner is out of the country and will sign and turn into the county for recording by the end of the week. Design of garage originally submitted was taken negatively. Redesigned and only seventeen feet now parallel with the property line, and removed all windows. Deck in the front could be cut back to increase setback. Lot one is two stories, lots two and three are one story.

Commissioner Cohen said there is a letter written by Gregory Baptist to Michael Braun last May, that said his inspector went to the site and said the neighbor was trying to enlarge the driveway and has reduced the required swale. Mr. Breen said he let them know to not provide further work on the property until they got through the process here. Six feet off the property line before the gravel hits.

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

Speaker # 2: Granite Community Council

Name: Michael Braun

Address: 300 Apple Hollow Cove

Comments: Mr. Braun said no changes to what has been provided-- unanimous disapproval, denial.

Speaker # 3: Represents lot 4 owner

Name: John Barlow

Address: 2887 East Danish Oaks Court

Comments: Mr. Barlow said the owner plans to live in the community a long time. Owner is traveling, and easement will be signed tomorrow when he returns.

Commissioner Cohen asked if they are living in the home. Mr. Barlow confirmed they are.

Speaker # 4: Citizen

Name: Michael Braun

Address: 3020 Apple Hollow Cove

Comments: Mr. Braun said to listen to comments.

Commissioner Cohen asked how long he has lived there. Mr. Braun said sixteen to seventeen years. Fell in love with the house when they saw it. They knew Brent Layton would be selling the land. He and Jim Fairbourne had a conversation, and Mr. Fairbourne said the county will squirm, worm, and snake to not comply, they've been doing it since 1960. Commissioner Cohen confirmed with Mr. Shaw any changes shall comply with the new PUD ordinance.

Speaker # 5: Applicant

Name: Adam Breen

Address: 6340 South 3000 East

Comments: Mr. Breen said perimeter setback cannot be decreased from the fifteen feet. Lot one and two have fifteen-foot setbacks. Not asking for a setback, asking for change of envelope. Gravel may sway six inches one way or another, but plans show the removal of gravel and nothing obstructing the storm water easement. Irrigation Easements sent to property owners; civil easement doesn't require them to sign, but language of the easement did go out.

Mr. Draper advised Mr. Breen corrected most of the things Mr. Braun said that were not quite accurate, and everything went out and was run past recipients and everyone is in agreement.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners, Staff and Counsel had a brief discussion regarding the harm that must be present to deny the proposed garage and deck. Impacts on neighbors, setbacks, property owner rights, compliance with ordinance, precedence for future changes, and time frame to build were all discussed.

Motion: To preliminarily approve application #30417 with staff recommendations, adding an amendment to Condition 1 and one additional condition.

1. Final approval for the Revised Conditional Use Permit requested by the Application to be given by the Planning Commission (and not the Planning Director) in accordance with County Ordinance Section 19.84.095(C).
9. Chair will issue findings and conclusions consistent with the motion and consistent with evidence provided by staff.

Motion by: Commissioner Barbushev

2nd by: Commissioner Elieson

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

30745 – Gary Langston is requesting permission for a single-lot subdivision. **Parcel Area:** 470 Acres. **Location:** 12102 South Bacchus Hwy. **Zone:** M-2. **Planner:** Jim Nakamura

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

Commissioner Vance asked where the water would come from. Mr. Draper said the reason a subdivided parcel, single lot subdivision to subdivide parcel and break off.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Gary Langston

Address: 11248 South Kestrel Rise Road

Comments: Mr. Langston said two years ago, Kennecott elected to sell Daybreak, now owned by who they were hired to manage moving forward. Prior to the purchase of Daybreak, Kennecott land company had a water master plan through South Jordan with Jordan Valley Water Conservation. Agreement between Kennecott and Varde Partners to provide a future water tank, west of mountain view corridor, water zones seven and eight. Commitment to provide second tank site, first was not on Kennecott and deeded and serves

Daybreak. Second parcel, Kennecott owns the larger piece, committed to provide South Jordan City the tank site. How will South Jordan feed the water. Jordan Valley will provide a water tank, adjacent to the property. They have outstanding purchase and sale agreement and effectuate prior to employees going separate ways. Not asking for approval of tank, they will have a subsequent approval in seven to eight years for construction of 5-million-gallon water tank.

Commissioner Cohen said land is in unincorporated county and Daybreak is in South Jordan City, part of South Jordan. Mr. Langston said a town would be 5,000 acres, daybreak is 4,200 acres. Entitlement for 21,000 units, 14 more years to go on residential and 50 years for commercial. Tanks outside of city limits must be set to provide the correct pressure. Commissioner Vance wants to know where the water will come from. Mr. Langston said bear river valley. Commissioner Vance asked if transmission lines come from Bell Canyon, and there is no water. Mr. Langston said Jordan Valley is wholesaler and South Jordan is retailer. If there is no water, they would put a moratorium on the project and they wouldn't be able to proceed.

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

No one from the public present to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30745 as presented.

Motion by: Commissioner Vance

2nd by: Commissioner Barbushev

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

30761 – Matt Wollam on behalf of Wollam Construction Inc, is requesting Conditional Use approval for a contractor equipment storage lot. **Acreage:** 7.85 acres. **Location:** 2511 and 2551 North 2200 West. **Zone:** M1 (Light Industrial). **Planner:** Todd A. Draper, AICP

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

Commissioner Cohen asked the frontage. Draper said look for landscaping on the front. Exempts interior of storage lots landscaping, ask for some portion of frontage be landscaped. Equipment storage, large lot to park.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Matt Wollam

Address: 656 West 9400 South

Comments: Mr. Wollam said he is the industrial contractor, have yard in Draper of one acre. Most equipment is kept where they work, work for refineries. Set up for much more acreage than they need, but to set up for the future. They purchased the properties in the last six months.

Commissioner Cohen asked if the fence was there before and why they need the fence. Mr. Wollam said he didn't know, maybe livestock.

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

No one from the public to speak.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30761 as presented with staff recommendations.

Motion by: Commissioner Elieson

2nd by: Commissioner Barbushev

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

MEETING ADJOURNED

Time Adjourned – 10:37 a.m.