

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

****Meeting minutes approved December 12, 2018 meeting****

Approximate meeting length: 48 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	x	

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

BUSINESS MEETING

Meeting began at – 8:37 a.m.

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

Motion: to approve minutes from the October 10, 2018 meeting as presented.

Motion by: Commissioner Elieson

2nd by: Commissioner Vance

Vote: Commissioners voted unanimous in favor

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

PUBLIC HEARINGS

Hearings began at – 8:41 a.m.

30736 – Justin Taylor is requesting Preliminary Plat approval for the Zupan Subdivision. The zoning will not change. **Parcel Area:** Approximately 0.90 Acres. **Location:** 8327 South 1000 East. **Zone:** A-1. **Planner:** David D. White/Curtis Woodward

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

staff report.

Commissioner Cohen said the zone is A-1 and minimum size lot is 10,000 square feet and this is .9-acre lot owned by one person. Mr. White said this will be 3 lots, certain square footage is counted twice. First lot would only be 10,000 square feet minimum, meet the square footage of the flag lot ordinance. Takes both the lots up to 15,000 square feet. Commissioner Cohen said little four lot area surrounded by sandy city, looks out of character, but look at it within the surrounding areas, it'll be less dense. Purpose of A-1 zone is for low density residential, four lots in that area, hit the purpose of the larger lots with gardens and agricultural uses and make sure the lots going in will have limited agricultural uses. Mr. White said agrees if you look at agricultural, written as low dense residential. Context of the larger area, it fits, may be appropriate to apply a condition to subdivision that certain animals cannot be kept there. Commissioner Vance asked if he wanted to have a horse in A-1, he can. Mr. White said only if you're eating it and it does when it comes to that size of lot and comes to family food production. The applicant has met the zoning and difference of and meets them. The technical issues will be implemented by staff. All agencies have reviewed this and addressed the issues and they will meet all the technical reviews, hydrology is left to review and have granted preliminary approval. Commissioner Cohen said this analysis is in a different form and for him, this is the first time they haven't received the details in the staff report. Mr. White said they can work out whatever is needed to make a good decision and staff is recommending approval.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Justin Taylor

Address: 8335 South 1000 East

Comments: Mr. Taylor said Julia Jones and Scott Taylor own the lot, he represents them. He will be building a home and his parents; the house has been torn down. They bought it from the Zupan's, they added their last name to the subdivision. He is from the area and there are similar lots in the area. There has been significant change over the years. Their objective is the feel of the community, they don't know the definition of low density, not trying to max out the density or setbacks and fit the style of the community. Don't plan on owning any cattle.

Commissioner Cohen asked if he'll live in one, and his parents in another. Mr. Taylor said and people they know in lot 2. They've designed to fit driveway, torn down bad trees and kept one. The house was inhabitable with a green house. Commissioner Cohen asked if he is the builder. Mr. Taylor confirmed he is. Mr. Taylor said A-1 zoning, people interrupting people can have chicken and roosters, they can have a chicken coop having 12 chickens.

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

No one from the public was 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 #30736 with staff recommendations as presented

Motion by: Commissioner Vance

2nd by: Commissioner Barbushev

Vote: Commissioners voted unanimous in favor

30801 – Cliff Linford on behalf of White City Water Improvement is requesting a conditional use approval to construct new radio tower/cell tower. **Parcel Area:** 0.76 Acres. **Location:** 9766 South Winter Wood Drive. **Zone:** R-1-8. **Planner:** Curtis Woodward/David D. White

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

Commissioner Cohen asked if this would be for one particular tower. Mr. White said this is a communication tower for White City Water District and will not carry cellular, will be a communication between water companies. Commissioner Vance asked if it would be a mechanical pole or look like a tree. Mr. White said it would be a mechanical pole. Mr. Shaw said the ordinance says stealth facilities are not required to be located with public or public quasi use. One provision indicates the planning commission can determine the color of the pole.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Cliff Linford

Address: 9052 South Wagner Circle

Comments: Mr. Linford said working with water cities and is a key component in an emergency and been diligent in supplying water to the public and don't have any way of communicating with strategic planning with emergency response in the area. Have not determined color, looking at monopole tower. Would like to know will be located adjacent to the tanks and they are tan in color. Tower will be 48 feet.

Commissioner Vance said he recommends same color as the tanks. Mr. Shaw said should blend in with the surrounding area. Commissioner Cohen said since this is a conditional use, the neighbors have been notified. Mr. Linford said just radios to communicate. Commissioner O'Meara asked if there is ancillary. Mr. Linford said will be housed in the booster station. Commissioner Cohen said set back at least the height of the tower. Mr. White confirmed 50 feet from a residential. Commissioner Elieson said the application said cell tower/radio tower. Mr. Linford said not at this time, ability to communicate with other government, but no cell. Commissioner Barbushev asked if they change their mind do they have to come back to the planning commission. Mr. White said yes, it would come back.

Mr. White said the motion is important, clear instructions to staff and in the future and additional note in the motion.

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

Speaker # 2: General Manager

Name: Paul Ashton

Address: 999 East Galena Drive

Comments: Mr. Ashton said they appreciate the time. This is a structure putting open, hope to never use. All operators have cell phones, cell towers become overwhelmed and necessary to communicate and there are dead spots, make sure wells running and tanks are full, Jordan Valley Water District hub. Color is concerned, don't ask to paint the pole.

Mr. Ashton said would order the pole to blend in, concept to keep things out of site.

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

PUBLIC PORTION OF MEETING CLOSED

Motion: To approve application #30801 with staff recommendation, adding “and allow other government entities use” to the approve motion.

Motion by: Commissioner Barbushev

2nd by: Commissioner Elieson

Vote: Commissioners voted unanimous in favor

MEETING ADJOURNED

Time Adjourned – 9:25 a.m.