



Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

www.pwpds.slco.org

MEETING MINUTE SUMMARY
WHITE CITY METRO TOWNSHIP PLANNING COMMISSION MEETING
Tuesday, July 17, 2018 6:30 p.m.

****Meeting minutes approved on January 29, 2019****

Approximate meeting length: 1 hour 5 minutes

Number of public in attendance: 17

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Webster

***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	Abs ent
Christy Seiger-Webster	x	x	
Christopher Spagnuolo	Tele-conference	Tele-conference	
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		
Alison Weyher	x	x

BUSINESS MEETING

Meeting began at – 6:30 p.m.

- 1) Approval of Minutes from the May 22, 2018 meeting.

Motion: To approve minutes from the May 22, 2018 meeting as presented.

Motion by: Commissioner Frailey

2nd by: Commissioner Seiger-Webster

Vote: Commissioners voted unanimous in favor

- 2) Other Business Items (as needed)

No other business items to discuss.

PUBLIC HEARINGS

Hearings began at – 6:33 p.m.

30588 – 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:** Curtis Woodward

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

Commissioner Mitchell confirmed this only came back due to lack of noticing. Mr. White advised state law was followed. Commissioner Seiger-Webster said she thought it was noticed correctly. Mr. White said we will follow what White City Council wants.

Commissioner Spagnuolo inquired when does the clock start for a year, point of application or decision date.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Citizen

Name: Greg Shelton

Address: 1224 East 10600 South

Comments: Mr. Shelton said the council advised should not even be hearing this, as it hasn't been a year since a decision date.

Mr. White confirmed staff has not received in writing or minutes directing staff not to pursue the process.

Speaker # 2: Citizen

Name: Don Frank

Address: 1190 East Violet Drive

Comments: Mr. Frank said he is curious as to what style of replacement in these units, will they be residential, multiple housing, commercial.

Mr. White said will determine whether rezoned from A-1 to residential, single family.

Speaker # 3: Citizen

Name: Terry Rowley

Address: 1224 East 10600 South

Comments: Ms. Rowley said this couldn't be brought back forth unless there was a significant change and developer stated there was not change. Where the road coming in, putting the road on the west side of lots would be in direct conflict and may be a problem with clearance. How can this have legalities.

Mr. White said whether there is a change to come back, is based on original conversation of R-1-8 and now R-1-21, no discussion on design issues. Matter before the planning commission is rezoning, size of the lot is handled by the subdivision regulations. Commissioner Webster said changing zone and asked if that allows them to reopen the conversation. Commissioner Mitchell said the R-1-8 was denied and is not up for discussion today.

Speaker # 4: Citizen

Name: Kristy Shelton

Address: 1224 East 10600 South

Comments: Ms. Shelton said at the White City meeting, Paul Ashton said he would be drafting a letter for reading at this meeting and said this shouldn't be heard and addressed and she knows for Ms. Ray, she has had three to four offers to buy and sits right now at fair market value and turning each one down.

Commissioner Spagnuolo said in lieu, Craig Smith is here to give us legal advice on whether they could or should be hearing this. Craig Smith said he practices in Utah. There was an application to change to R-1-

8 originally and this is to R-1-21, staff report says the application was denied last year. Commissioner Mitchell said during discussion of R-1-8 the applicant wanted to change it to R-1-21, they denied the R-1-8 and reapplied for an R-1-21. Mr. Smith said 19.90.050 should govern whether this application can come back within a year. Commissioner Seiger-Webster said should rule on the application and make a recommendation, but highlights need the governance. Mr. Smith said if the statute applies, it's the applicants burden to bring evidence. Commissioner Spagnuolo said fully consider this application two months ago, not saying one way or another. Mr. White said we can continue whether there is a change before them or not, it is because the council said there is a concern about public noticing. Mr. Smith said if that's the case.

Speaker # 5: Citizen

Name: Chariti Carman

Address: 1204 East 10600 South

Comments: Ms. Carman said to make it nice. No historical comments.

Speaker # 6: Citizen

Name: Lori White

Address: 10701 South Amberly Lane

Comments: Ms. White said she is for the development, because what she understands the county has little regulation. There is a lot of protecting horse property, there's not a law that says only horse, you can have other animals and she needs protection as well. Likes HOA going in, protects their property value as well.

Speaker # 7: Citizen

Name: Laurie Rasmussen

Address: 10657 South Amberly Lane

Comments: Ms. Rasmussen said something similar to Amberley lane and they have an HOA and it was inferred. Originally opposed to R-1-8, but in support of R-1-21 to replicate Amberly lane.

Commissioner Webster said in private conversations with Mr. Hone, inferred in a meeting.

Speaker # 8: Citizen

Name: Chariti Carman

Address: 1204 East 10600 South

Comments: Ms. Carman said at one point if there wasn't a master plan, the old one would come in to play. They gave Amberly Lane the buffer and now they want a closer buffer.

Mr. Smith said it would be what was adopted, but if it was never adopted. Commissioner Webster reiterated.

Speaker # 9: Citizen

Name: Thomas Gourley

Address: 10677 South Amberly Lane

Comments: Mr. Gourley said he is in favor of redevelopment. It would benefit more community members.

Speaker # 10: Citizen

Name: Don Frank

Address: 1190 East Violet Drive

Comments: Mr. Frank asked if this is the same issues, this is not a part or connected.

Speaker # 11: Citizen

Name: Laurie Rasmussen

Address: 10657 South Amberly Lane

Comments: Ms. Rasmussen said they weren't in favor at first and now they changed the way it is and thinks the saddest part is if the horse property was better taken care of and their problem has intensified. If the horse property were never taken care of, we would lose something in the unknown. For horse property owners better taken care of and she cleans up the bugs.

Speaker # 12: Citizen

Name: Angela Bladen

Address: 10639 Amberly Lane

Comments: Ms. Bladen said as they found out more of the possibilities they are in favor. Salt Lake County staff was in favor.

Commissioner Mitchell said they have recommended denial twice. Commissioners confirmed the reason for their denial was public comments. Citizen Carmen Smiley said sounds like Jake Hone went to Amberley Lane and told everyone they were cleaning up the property. Citizen Lori White said Mr. Hone has not come to their home other than a year ago. She does not fault someone for trying to get development figures.

Speaker # 13: Citizen

Name: Lee Sprouse

Address: 1224 East 10600 South

Comments: Ms. Sprouse said country was started with agricultural land and doesn't understand why they can't keep it as it is. People encroach.

Speaker # 14: Citizen

Name: Angela Bladen

Address: 10639 Amberly Lane

Comments: Ms. Bladen pointed out not just clean up issue, driving behind their house, farm equipment left out. Improvement in quality of life to have developed residential area behind it and great idea to move families into the area.

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

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion regarding maintaining the current zones, loss of agricultural area, and White City does not want change.

Motion: To recommend denial of application #30588 to the White City Metro Township Council based on current and existing notice of the current meetings.

Motion by: Commissioner Mitchell

2nd by: Commissioner Spagnuolo

Vote: Commissioner Webster abstained, all other commissioners voted in favor. Motion passed.

Commissioner Seiger-Webster motioned to adjourn, Commissioner Frailey seconded that motion.

MEETING ADJOURNED

Time Adjourned – 7:35 p.m.