



Planning and Development Services
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MEETING MINUTE SUMMARY
SALT LAKE COUNTY PLANNING COMMISSION MEETING
Wednesday, February 13, 2019 8:30 a.m.

****Meeting minutes approved on April 10, 2019****

Approximate meeting length: 1 hour 36 minutes
Number of public in attendance: 8
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
Bryan O’Meara	x	x	
Kim Barbushev	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Diana Martinez	x	
Todd Draper	x	
Curtis Woodward	x	
Jake Young	x	x
Zach Shaw (DA)	x	x

PUBLIC HEARINGS

Hearings began at – 8:34 a.m.

30834 – David Harrison is requesting approval of a zone change from A-1 (Agricultural) to R-2-6.5 (Two-Family Residential). **Acres:** .45. **Location:** 8325 South 1000 East. **Planner:** Todd A. Draper, AICP

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

Commissioner Cohen confirmed if this zone change happens they will subdivide into two lots, front and rear. Ms. Martinez said will not be equal, easement on front lot to access the back lot. Agricultural doesn’t meet the acreage to split it.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant
Name: David Harrison
Address: 8490 South 1475 East

Comments: Mr. Harrison said the lot in the back is a wood infested, tree and weeds trying to make it work because of the width and under the square feet they would need. If they could get a few additional feet, but the width is causing a problem to work as an A-1.

Commissioner Cohen asked how long it's been owned. Mr. Jorgensen said he has owned it for five years. Mr. Harrison said he is an architect and his nephew owns the property. The trees are not in a nice area in the middle of homes.

Speaker # 2: Property Owner

Name: Ken Jorgensen

Address: 3677 East Brighton Point

Comments: Mr. Jorgensen said it is a rental and change to a basic townhome, daughter would like to move in and rent the other out. This is his retirement, he bought it from a little old lady who went to a rest home.

Commissioner Cohen confirmed with the property owner, since he bought it he would like to do something with it. Mr. Jorgensen said he wants to keep it in his family and what a waste to not do anything with it.

Commissioner O'Meara arrived at 8:49am.

Mr. Jorgensen said he has a friend that lives down the property and they had the same type of property and he thought if they could do it he can do it. Mr. Harrison said he has been doing this his whole life. Commissioner Vance asked how he is going to access the back property. Mr. Harrison said will come in on the southside of the house with a 20-foot area and 12-foot drive and partially landscaped and building a townhome on the back property. Mr. Jorgensen said they are already subdivided. Commissioner Vance said essentially have three families. Mr. Jorgensen said yes one in the front and two in the back. Commissioner Barbushev confirmed townhomes behind. Commissioner Cohen asked about the garbage collection. Mr. Harrison confirmed Salt Lake County.

Commissioner Barbushev motioned to open the public hearing, Commissioner O'Meara seconded that motion.

No one from the public present to speak.

Commissioner Cohen asked how long ago they started this process. Mr. Harrison confirmed started two years ago.

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

PUBLIC PORTION OF MEETING CLOSED

Mr. Shaw said limited conditions to place on a zone change. Commissioners and staff had a brief discussion regarding zoning conditions. Agriculture going away and need for diversity and other islands in the county with split zoning. Confirmed noticing has been sent to the surrounding residents, confirmed 60 notices were sent on February 1st without a response. Confirmed A-1 allows for a duplex. Mr. Shaw confirmed density could be a zoning condition, with a maximum of three dwelling units for this property.

Motion: To recommend application #30834 to the County Council for approval with a zoning condition to only allow three dwelling units.

Motion by: Commissioner Barbushev

2nd by: Commissioner O'Meara

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

BUSINESS MEETING

Meeting began at – 9:14 a.m.

- 1) Approval of Minutes from the December 12, 2018 meeting.

Motion: To approve minutes from the December 12, 2018 meeting as presented.

Motion by: Commissioner Barbushev

2nd by: Commissioner Vance

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

Approval of Minutes from the January 16, 2019 meeting.

Motion: To approve minutes from the January 16, 2019 meeting as presented.

Motion by: Commissioner Barbushev

2nd by: Commissioner Vance

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

- 2) Discussion of work on a long-term vision and general plan for the west bench of Salt Lake Valley. The planning process begun with a big picture existing conditions research (phase 1), which takes an in depth look at: demographics, land use, economy, transportation, housing, utilities, environment and parks/trails. The phase 1 research is called Oquirrh View and the study area starts with Bangerter Highway on the east and heads to the ridgeline of the Oquirrh Mountains, going north to south (Great Salt Lake to Utah County). Phase 2 will move into a general plan for the west bench (unincorporated area). – **Jake Young**

Mr. Young provided a PowerPoint presentation. Commissioner O’Meara advised he would be interested in being on the steering committee, suggested Commissioner Elieson may want to and the first meeting will be at the end of February.

- 3) Other Business Items (as needed)

No other business items to discuss.

MEETING ADJOURNED

Time Adjourned – 10:10 a.m.