

MEETING MINUTE SUMMARY
SALT LAKE COUNTY PLANNING COMMISSION MEETING
Wednesday, October 16, 2019 8:30 a.m.

****Meeting minutes approved on November 13, 2019****

Approximate meeting length: 57 minutes
Number of public in attendance: 3
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.

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	
Christopher Collard	x	x	

ATTENDANCE

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jim Nakamura	x	x
Max Johnson		
Todd Draper		
Zach Shaw (DA)	x	x

BUSINESS MEETING

Meeting began at – 8:33 a.m.

- 1) Approval of Minutes from the July 10, 2019 meeting.

Motion: To continue approval of minutes to the November meeting.

Motion by:

2nd by:

Vote:

Approval of Minutes from the September 18, 2019 meeting.

Motion: To approve minutes from the September 18, 2019 meeting as presented.

Motion by: Commissioner Barbushev

2nd by: Commissioner Elieson

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

- 2) Other Business Items (as needed)

No other business items to discuss.

PUBLIC HEARINGS

Hearings began at – 8:38 a.m.

30993 – Lane Myers is requesting a rezone from FA-2.5 (Foothill Agriculture) to FR-2.5 (Forestry and Recreation) to allow for horses as a conditional use. **Parcel Area:** approximately 5 Acres. **Location:** 7355 West Rose Creek Lane. **Zone:** FR-2.5. **Planner:** Jim Nakamura

The Greater Salt Lake Municipal Services District Planner Jim Nakamura provided an analysis of the staff report.

Mr. Shaw said the FA zone has a four-horse limit regardless of the size of the property and FR zone does not have a prescribed limit of horses, but the commission can place a limit, only after the health department has supported evidence that could support that limit. Commissioner Cohen said he thought FR zone was up to four per acre, Herriman has a four per acre standard. Mr. Nakamura said that would be suffice to what the applicant is requesting. Mr. Nakamura said this would have to come back for a conditional use for horses if the rezone is approved.

Mr. Nakamura said he received some neighborhood response, received a call and was neutral on the proposal. Received three calls yesterday of citizens that received notice and were opposed with the rose creek and too many horses. Commissioner Cohen asked if there is a creek running through. Mr. Nakamura confirmed rose creek runs through the property.

Commissioners had a brief discussion regarding DWSP, restricting horses from the creek.

Commissioner Cohen asked about removal of manure. Mr. Nakamura said health department commented there are standard housekeeping would be followed.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Property Owner

Name: Tracy Page

Address: 11718 Eureka Way, South Jordan

Comments: Ms. Page said this is a five-acre parcel, neighboring cities are zoned four horses per acre, not parcel. When they purchased was to have a larger lot for 20 horses. Personal use horses, breed, raise, train performance horses, they're home, when they retire, they have a life. Currently contract with A-1 disposal and manure hauled away weekly and handled appropriately. In their current barn they have a fly spray system, on five acres. Handed out pictures in reference to a neighboring home. Not opposed to addressing watershed for barn or if animal location needs shifting.

Commissioner Vance asked if there is a place around the creek to put up a fence. Ms. Page said she would never use the creek, the creek is not available and is a 30-foot cliff that is not accessible. Commissioner Cohen asked how many they have now. Ms. Page said three horses per acre now and they have three and a baby. There will be full time care and have a full-time horse person. Commissioner Cohen said you want to do this and is this a business. Ms. Page said they have a business, but these are their personal uses, it's appropriate to have a barn. Commissioner Cohen said if the zoning wasn't changed, they could only have four and she would sell the property. Commissioner Barbushev asked if this is personal. Ms. Page said yes, she would forego any business use. Commissioner Cohen asked if all the neighbors keep horses. Ms. Page said three homes to the east and across the street and east have many horses. Commissioner Cohen said all neighbors are all zoned the same and if she is in the middle of these zones. Commissioner Cohen explained to Ms. Page this is strictly for a zone change and is only a recommendation to the County Council. Commissioner Barbushev asked if this was in an HOA. Mr. Nakamura said they lay within High Country

II. Ms. Page said the HOA is for snow removal. Mr. Nakamura said they do more than that. Commissioner Barbushev asked other than horses allowed, what significance is there between the zones. Mr. Nakamura said not much, other than the horses. FA zone is a foothills agriculture and FR zone is forestry recreation.

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

Speaker # 2: Lane Myers Construction Representative

Name: Curt Jewkes

Address: 9348 South 500 West, Sandy

Comments: Mr. Jewkes said FR zone, is that not an island.

Mr. Nakamura said it borders Herriman and could touch an FR zone. Commissioner Collard confirmed all the squares are FR zones. Mr. Jewkes said agriculture would represent horses and matter of definition. Surrounding cities are all, four horses per acre except South Jordan is three. Original recommendation was going to be an ordinance change. Packet states the area determined for horses is not in watershed. Commissioner Cohen said looking ahead if changed to FR zone, if they come back for conditional use, it's not in a watershed and would give a green light. Mr. Jewkes said not because they aren't in a watershed. FA zone doesn't have a conditional use provision. If there was a conditional use provision available, they would be here applying for that. Mr. Shaw said this is zoned FA, FA zone provides for a conditional use and limits FA zone four horses total and FR zone limits can be set based on limitations for a conditional use by the health department. Mr. Nakamura said this parcel is not in FCOZ, but there is in the surrounding areas.

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

Speaker # 3: Property Owner

Name: Mike Page

Address: 11718 Eureka Way, South Jordan

Comments: Mr. Page said the challenge for horses is nowhere to go anymore. This is as far west as you can go, minimum lot sizes, this is why purchased this property to be away from a subdivision. Challenges come up with horses and people don't understand and would rather have horses than a barking dog. They chose to move out there and this is a surprise on the limits considering the surrounding. Brought to their attention at the end of the planning session with the county for a barn. It was a long time before they figured this out. He said they were getting ready to submit an application to build and this all came together. Interesting that you could have 100 acres and only have 4 horses and you can see more than 4 horses per lot and more of a horse community. Originally, they were going to try and do the whole area to rezone, it's not just up there, it's everywhere. Based on the recommendation of the county to change just one parcel. First 60 acres when you get up there is perfect horse property, the rest is on a cliff. Two different areas out there and no one has built. Across the street are residential neighborhoods. All neighbors sit there with more than 4 horses and not have a clue. Has been a challenge and horses have been up there forever.

Commissioner Cohen said could recommend a denial or recommend not to adopt staff recommendation and a positive recommendation to the council and the council could go either way.

PUBLIC PORTION OF MEETING CLOSED

Commissioners and staff had a brief discussion regarding compatibility, water, spot zoning, and legislative matter.

Motion: To recommend approval of application #30993 to the County Council.

Motion by: Commissioner Elieson

2nd by: Commissioner Barbushev

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

MEETING ADJOURNED

Time Adjourned – 9:30 a.m.