



MEETING MINUTE SUMMARY

SALT LAKE COUNTY PLANNING COMMISSION MEETING

Wednesday, December 13, 2023 8:30 a.m.

****Meeting minutes approved on March 13, 2024****

Approximate meeting length: 2 hours 36 minutes

Number of public in attendance: 30

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Hiatt

***NOTE:** Staff Reports referenced in this document can be found on the State website, or from Planning & Development Services.

ATTENDANCE

Commissioners	Public Mtg	Business Mtg	Absent
Neil Cohen	x	x	
Ronald Vance	x	x	
Christopher Collard	x	x	
Sara Hiatt (Chair)	x	x	
Jeff Watkins (Vice Chair)	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Brian Tucker	x	x
Jim Nakamura	x	
Ryan Anderson	x	x
Zach Shaw (DA)	x	x

BUSINESS MEETING

Meeting began at – 8:32 a.m.

Commissioner Hiatt read the Chairs Opening Statement.

- 1) Approval of the November 15, 2023 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve the November 15, 2023 Planning Commission Meeting Minutes.

Motion by: Commissioner Vance

2nd by: Commissioner Cohen

Vote: Commissioners voted unanimous in favor

- 2) Other Business Items. (As Needed)

Commissioner Cohen asked about the status of the commission and how many members we have and how many commissioners make up a full commission.

PUBLIC HEARING(S)

Meeting began at – 8:35 a.m.

OAM2023-000994 – (Continued from October 19, and November 15, 2023) An ordinance amending the following sections of the Salt Lake County Code of Ordinances, 2001: 19.12.020 (permitted uses in the FR zone), 19.12.030(g)(conditional uses in the FR zone), and 19.54.020 (permitted uses in the FA zone) to

have distinct regulations in the FR and FA zones with regards to animal uses and their associated impacts on adjoining properties, the environment, and the well-being of animals; and making other related changes.

Presenter: Brian Tucker and Zach Shaw (Motion/Voting)

Greater Salt Lake Municipal Services District Planning Manager Brian Tucker and Salt Lake County Bob Thompson provided a presentation and analysis of the ordinance amendment.

Commissioners, counsel, and staff had a brief discussion regarding riparian buffers, benefits of the regulation, implementation of the ordinance, keeping the county compliant with clean water standards, setbacks for animal uses, and protected watersheds vs. unprotected watersheds.

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

PUBLIC HEARING OPENED

Speaker # 1: Citizen

Name: Sheila Adler

Address: 14777 Shaggy Mountain Road

Comments: Ms. Adler said their property is in FCOZ, and when they built over 12 years ago, they had to have a 50-foot setback from ephemeral stream. This already exists and is in place, but in FCOZ. Is there help for property owners that want to create a better riparian buffer and is the county going to help with that?

Speaker # 2: Citizen

Name: Ed Marshall

Address: 6451 East Millcreek Canyon Road

Comments: Mr. Marshall requests that the word protected is inserted in 19.12.030.g.1.

Speaker # 3: Citizen

Name: Tim Spivey

Address: 15105 South Rose Canyon Road

Comments: Mr. Spivey read a letter from Lee Butterfield, Secretary of Rose Creek Irrigation Company.

Speaker # 4: Citizen

Name: Kathy Fuller

Address: 15467 Rose Canyon Road

Comments: Ms. Fuller said she sent pictures showing limited flow of the creek. Going under Bangerter the creek is dry. Other pictures taken from November through current show that the creek is dry. Along 13400, the creek is a dry creek bed. Focusing on a small creek is inappropriate. Requiring a 75-foot riparian corridor will take away people's animals.

Speaker # 5: Citizen

Name: Patricia Stanko

Address: 15145 South Rose Canyon Road

Comments: Ms. Stanko said her water is not getting to the Jordan river. Talked about horses not carrying pathogenic E.coli. All warm-blooded animals carry E.coli. Texas A&M tested their horses, and they don't carry E.coli. If you have a garden, you are fertilizing it with steer or horse manure.

Speaker # 6: Citizen

Name: Don Andreason

Address: 14780 South Rose Canyon Road

Comments: Mr. Andreason said he wants grazing and agriculture to teach his kids and keep fire danger down.

Speaker # 7: Citizen

Name: Suzie Andreason

Address: 14740 South Rose Canyon Road

Comments: Ms. Andreason read a letter on behalf of Mr. Andreason.

Speaker # 8: Citizen

Name: Elias Jweinat

Address: 7652 West Mountain Top Road

Comments: Mr. Jweinat said he would like to see the county address public lands. The buffer is green and natural, cleaner than 13400 south. Tests done above their community shows E.coli coming into the stream. Read a study from 2008. These residents are the best stewards of land and natural habitat.

Speaker # 9: Citizen

Name: Gus Stribakos

Address: 7349 West Rose Creek Lane

Comments: Mr. Jweinat read a statement from Mr. Stribakos.

Speaker # 10: Citizen

Name: Quinn Israelsen

Address: 14983 South Rose Canyon Road

Comments: Mr. Israelsen read a letter regarding the data collection sites at Yellow fork trailhead, Arnold Hollow, and Jordan River.

Speaker # 11: Secretary of Rose Creek Irrigation Company

Name: Lee Butterfield

Address: 3288 West Country Knoll Road

Comments: Mr. Butterfield said he wanted to comment on Rose Creek and Butterfield water. His grandfather discovered the streams. They are trickles, in normal water flow never reach the Jordan river. It is nothing like what comes out of Millcreek Canyon. There are cattle grazing and wallowing in the streams and must be the biggest contributor to any E.coli going into the streams.

Speaker # 12: Citizen

Name: Terri Williams

Address: 14875 South 7560 West

Comments: Ms. Williams read a letter from Jose Galvan.

Speaker # 13: Citizen

Name: Alaina Andreason

Address: 14780 South Rose Canyon Road

Comments: Mr. Thompson's records taken below them but didn't state as to where and how far down the stream.

Speaker # 14: Citizen

Name: Kim Zacherson

Address: 14594 South Rose Canyon Road

Comments: Ms. Zacherson read her notes taken.

Speaker # 15: Citizen

Name: Lindsay Memmott

Address: 13333 South Turkey Canyon Lane

Comments: Ms. Zacherson read a letter from Ms. Memmott.

Speaker # 16: Citizen

Name: Taylor Nordquist

Address: 14860 South Rose Creek Lane

Comments: Mr. Nordquist said he moved there 3 years ago. He is living an agricultural life with his children. It's clear the community feels strongly about this issue and the water does not go to the Jordan river but goes into the ground. Appreciate concerns being taken into consideration, and the problem is the State of Utah mandating and the county's hands are tied.

Mr. Tucker received a question from Q and A:

In Rose Canyon, how does this impact future septic systems for new construction? Mr. Tucker said this specific ordinance doesn't have anything to do with septic systems.

Speaker # 17: Citizen

Name: Kelly Kartchner

Address: 15566 South Arnold Hollow Road

Comments: Ms. Zacherson read a text from Mr. Kartchner. Happy to do things to repair the riparian buffer and research plants.

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

PUBLIC HEARING CLOSED

Commissioners, counsel, and staff had a brief discussion regarding the questions asked in the public hearing portion. Commented on the fire issues, upper canyon watershed, riparian restoration work, waiting on grants, installing a gauge, and looking at what is coming down from the upper watershed.

Motion: To recommend file #OAM2023-000994 An ordinance amending the following sections of the Salt Lake County Code of Ordinances, 2001: 19.12.020 (permitted uses in the FR zone), 19.12.030(g)(conditional uses in the FR zone), and 19.54.020 (permitted uses in the FA zone) to have distinct regulations in the FR and FA zones with regards to animal uses and their associated impacts on adjoining properties, the environment, and the well-being of animals; and making other related changes to the Salt Lake County Council for approval with proposed amendment submitting the word protected to 19.12.030.g.1.

Motion by: Commissioner Collard

2nd by: Commissioner Vance

Vote: Commissioners voted unanimous in favor

Break from 10:38 am to 10:46 am.

Commissioner Vance excused himself at 10:40 am.

OAM2023-001008 - (Continued from November 15, 2023) An ordinance repealing and replacing Title

18 of the Salt Lake County Code of Ordinances, 2001, entitled “Subdivisions,” in order to update the title to reflect state legislative changes, changes to the planning and development service provider for Salt Lake County, and to otherwise update Salt Lake County policy on subdivisions to reflect better principles of planning, efficiency, and affordability; and making other related changes. **Presenter:** Brian Tucker and Zach Shaw (Motion/Voting)

Greater Salt Lake Municipal Services District Planning Manager Brian Tucker provided an analysis of the ordinance amendment.

Commissioners and staff had a brief discussion about why it was continued last time and the community councils’ input.

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

PUBLIC HEARING OPENED

Speaker # 1: Citizen

Name: Kim Zacherson

Address: 14594 South Rose Canyon Road

Comments: Ms. Zacherson asked if this will affect their area and how.

Commissioner Cohen motioned to close the public hearing, Commissioner Watkins seconded that motion.

PUBLIC HEARING CLOSED

Mr. Tucker said he doesn’t know anything that will change and if you do a subdivision should make more sense and go a little faster. Roads are regulated by Title 14 and standards and specifications adopted by county engineering, can’t think of anything specific to change for Herriman hills. Mr. Shaw said the ordinance speaks for itself and it is hard to know in advance what might impact a property.

Motion: To recommend file #OAM2023-001008 An ordinance repealing and replacing Title 18 of the Salt Lake County Code of Ordinances, 2001, entitled “Subdivisions,” in order to update the title to reflect state legislative changes, changes to the planning and development service provider for Salt Lake County, and to otherwise update Salt Lake County policy on subdivisions to reflect better principles of planning, efficiency, and affordability; and making other related changes to the Salt Lake County Council for approval as described in Attachment 1.

Motion by: Commissioner Collard

2nd by: Commissioner Cohen

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

MEETING ADJOURNED

Time Adjourned – 11:08 a.m.