



## MEETING MINUTE SUMMARY

### SALT LAKE COUNTY PLANNING COMMISSION MEETING

Wednesday, April 17, 2024 9:00 a.m.

**\*\*Meeting minutes approved on May 15, 2024\*\***

**Approximate meeting length:** 2 hours 7 minutes

**Number of public in attendance:** 2

**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
Sara Hiatt (Chair)	x	x	
Jeff Watkins (Vice Chair)	x	x	
Michael Cole	x	x	
Jenny Knudsen	x	x	
Tippe Morlan			x

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Gordon Bennett	x	x
Curtis Woodward	x	x
Kayla Mauldin	x	x
Jim Nakamura	x	x
Brian Tucker	x	x
Ryan Anderson	x	
Zach Shaw (DA)	x	x

## BUSINESS MEETING

**Meeting began at – 9:01 a.m.**

*Commissioner Hiatt read the Chairs Opening Statement.*

- 1) Approval of the February 14, 2024 Planning Commission Meeting Minutes. (Motion/Voting)

**Motion:** To continue the February 14, 2024 Planning Commission Meeting Minutes to May 15<sup>th</sup>.

**Motion by:** Commissioner Cohen

**2<sup>nd</sup> by:** Commissioner Vance

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

Approval of the March 13, 2024 Planning Commission Meeting Minutes. (Motion/Voting)

**Motion:** To approve the March 13, 2024 Planning Commission Meeting Minutes.

**Motion by:** Commissioner Cohen

**2<sup>nd</sup> by:** Commissioner Vance

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

- 2) Other Business Items. (As Needed)

*Staff asked the commissioners that attended the April 15<sup>th</sup> training to report their received training on the link previously provided.*

## ADMINISTRATIVE LAND USE APPLICATION(S)

**Meeting began at – 9:04 a.m.**

**CUP2023-000923** - Easton Harris is requesting an amendment to the conditions of approval for the sod and soils sales yard approved at the March 13, 2024 planning commission meeting. Specifically, the applicant is asking that the planning commission consider granting an exception to the street improvement requirement under section 19.76.210.C of the County code rather than recommending for a delay agreement under 14.12.150. **Acres:** 1.00. **Location:** 8650 South 700 West. **Zone:** A-2. **Planner:** Gordon Bennett (Motion/Voting)

*Greater Salt Lake Municipal Services District Senior Planner Curtis Woodward provided an analysis of the staff report.*

*Commissioners, staff, and counsel had a brief discussion regarding definitions, curb, and gutter on 700 west, runoff, Sandy City Annexation requirements, agreements running with the land governing the property, shared use trail, engineering recommendation,*

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

### **PUBLIC HEARING OPENED**

*No one from the public was present to speak.*

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

### **PUBLIC HEARING CLOSED**

*Commissioners, counsel, and staff had a brief discussion regarding the public works recommendation, state law versus county ordinance, proportionality requirements, site, location, and use, water runoff, multi-use trail in lieu of a sidewalk, expiration of a delay agreement, improvements, and expectations.*

**Motion:** To amend the conditions of approval for the sod and soils sales yard approved at the March 13, 2024 planning commission meeting. Specifically, making a final decision requiring a delay agreement under 19.76.210 (rather than a recommendation under 14.12.150) and affirming prior decision that denied applicant's request for an exception to curb, gutter, and sidewalk requirements.

**Motion by:** Commissioner Vance

**2<sup>nd</sup> by:** Commissioner Watkins

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

**SUB2023-001059:** Adam D. Von Maack is requesting preliminary plat approval for the 2-lot 3198 North Minor Subdivision. **Acres:** 1.47. **Location:** 3198 North 2200 West. **Zone:** A-1 (Agricultural). **Planner:** Gordon Bennett (Motion/Voting)

*Greater Salt Lake Municipal Services District Planner Gordin Bennett provided an analysis of the staff report.*

*Commissioners and staff had a brief discussion regarding sewer and installation of a septic tank.*

## PUBLIC HEARING OPENED

**Speaker # 1:** Applicant

**Name:** Adam D. Von Maack

**Address:** 579 Cleveland Avenue

**Comments:** Mr. Von Maack said he is following up and following through on the rezone application. The purpose is to sell the home to a family member and keep the existing barn. It is septic in the area and is not public sewer.

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

*No one from the public was present to speak.*

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

## PUBLIC HEARING CLOSED

**Motion:** To approve application #SUB2023-001059 Adam D. Von Maack requesting preliminary plat approval for the 2-lot 3198 North Minor with staff recommendations.

**Motion by:** Commissioner Watkins

**2<sup>nd</sup> by:** Commissioner Cole

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

## LEGISLATIVE LAND USE APPLICATIONS

**OAM2024-001114 Accessory Dwelling Unit Ordinance Amendments:** Salt Lake County is considering amendments to Chapter 19.15 of County Code, *Accessory Dwelling Units*. The proposed amendments make changes to required lot size, setbacks, height, and parking for accessory dwelling units (ADUs). The intent of the proposed ordinance amendments is to further the implementation of Salt Lake County's Moderate Income Housing Plan and reduce barriers to ADU construction in Unincorporated Areas. Planning Staff will give a presentation on the proposed amendments. Following the presentation, the Commission will hold a public hearing to gather public input on the proposed amendments. After the public hearing, the Commission may recommend that the Salt Lake County Council adopt, adopt with revisions, or not adopt the amendments to Chapter 19.15. **Planner:** Kayla Mauldin (Hearing / Motion)

*Greater Salt Lake Municipal Services District Long Range Planner Kayla Mauldin provided an analysis of the staff report.*

*Commissioners and staff had a brief discussion regarding ADU applications previously received and only two approved, prohibition on more than one family living in ADU's, meeting state statute requirements and the five strategies in moderate income housing plan,*

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

## PUBLIC HEARING OPENED

*No one from the public was present to speak.*

*Ms. Mauldin read the public Comment from Michael Braun included in the packet.*

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

**PUBLIC HEARING CLOSED**

*Commissioners and staff had a brief discussion regarding concern for adjacent property owners, building new and existing structures, setback reduction and lot coverage,*

**Motion:** To recommend approval of file #OAM2024-001114 Accessory Dwelling Unit Ordinance Amendments, with the following revisions: for conversion of existing detached structures, if the rear or side setback is less than 10', structure may not exceed 20' in height; if the setback is 10' or more, the structure may be as tall as the primary dwelling.

For new detached ADUs, have the same rear and side yard setbacks as primary structures, and if those setbacks are less than 10', the structure may not exceed 20' in height; if those setbacks are greater than 10', the structure may be as tall as the primary dwelling.

**Motion by:** Commissioner Cohen

**2<sup>nd</sup> by:** Commissioner Vance

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

*Commissioner Hiatt adjourned.*

**MEETING ADJOURNED**

**Time Adjourned – 11:08 a.m.**