



Planning and Development Services

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GREATER SALT LAKE
**Municipal Services
District**

Salt Lake County Planning Commission

Public Meeting Agenda

****AMENDED****

Wednesday, June 12, 2024 8:30 A.M.

LOCATION:

Join meeting in WebEx

Meeting number (access code): 961 841 420

<https://slco.webex.com/meet/wgurr>

Join meeting in WebEx (download available at <https://www.webex.com/downloads.html> for Windows, Android, and Apple devices)

Tap to join from a mobile device (attendees only)

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Dial wgurr@slco.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

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**Anchor Location: 2001 South State Street
North Building, Room N1-110**

*UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707.
TTY USERS SHOULD CALL 711.*

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and MSD staff regarding land use applications and other items on the Commission’s agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

BUSINESS MEETING

- 1) Approval of the May 15, 2024 Planning Commission Meeting Minutes. (Motion/Voting)
- 2) Other Business Items. (As Needed)

LEGISLATIVE ITEM(S)

OAM2024-001114: On May 21st, 2024, Salt Lake County Council (“Council”) adopted OAM2024-001114 with the exception of Section 19.15.110 (H), ADU Design Standards. Council remanded Section 19.15.110 (H) back to Salt Lake County Planning Commission (“Planning Commission”) for clarification. Staff recommends that the Planning Commission give a recommendation to the Council on an amendment to Section 19.15.110 (H), with or without revisions as needed. **Planner:** Morgan Julian (Motion/Voting)

PUBLIC HEARING(S)

OAM2024-001119 - An ordinance amending Title 9, entitled “Health and Safety” and Title 19, entitled “Zoning” of the Salt Lake Code Of Ordinances, 2001, to provide greater consistency with the Wildland-Urban Interface Code (“WUI”) in the following areas: 1) revision of chapter 9.90 to clarify the scope of WUI in unincorporated Salt Lake County, the officials who implement WUI, and the process for creating defensible space; 2) revision of the Foothills And Canyon Overlay Zone (FCOZ) to clarify interaction between WUI and FCOZ; 3) revision of chapter 19.94 to provide penalties for failure to comply with WUI; and making other related changes. **Presenting:** Brian Tucker and Zach Shaw (Motion/Voting)

ADJOURN

Rules of Conduct for the Planning Commission Meeting

1. Applications will be introduced by a Staff Member.
2. The applicant will be allowed up to 15 minutes to make their presentation.
3. The Community Council representative can present their comments.
4. Persons in favor of, or not opposed to, the application will be invited to speak.
 - a. Speakers will be called to the podium by the Chairman.
 - b. Because the meeting minutes are recorded it is important for each speaker to state their name and address prior to making any comments.
 - c. All comments should be directed to the Planning Commissioners, not to the Staff or to members of the audience.
 - d. For items where there are several people wishing to speak, the Chairman may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson.
5. Persons opposed to the application will be invited to speak.
6. The applicant will be allowed 5 minutes to provide concluding statements.
 - a. After the hearing is closed, the discussion will be limited to the Planning Commission and the Staff.

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MEETING MINUTE SUMMARY
SALT LAKE COUNTY PLANNING COMMISSION MEETING
Wednesday, May 15, 2024 8:30 a.m.

Approximate meeting length: 46 minutes
Number of public in attendance: 11
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	
Michael Cole	x	x	
Jen Knudsen	x	x	
Tippe Morlan			x

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jeff Miller	x	x
Gordon Bennett	x	x
Jim Nakamura		
Curtis Woodward	x	x
Ryan Anderson		
Zach Shaw (DA)	x	x

BUSINESS MEETING

Meeting began at – 8:31 a.m.

Commissioner Hiatt read the Chairs Opening Statement.

- 1) Approval of the April 17, 2024 Planning Commission Meeting Minutes. (Motion/Voting)
Motion: To approve the April 17, 2024 Planning Commission Meeting Minutes.
Motion by: Commissioner Watkins
2nd by: Commissioner Cole
Vote: Commissioners voted unanimous in favor (of commissioners present)

- 2) Other Business Items. (As Needed)
No other business items to discuss.

ADMINISTRATIVE LAND USE APPLICATION(S)

Meeting began at – 8:33 a.m.

CUP2024-001124 – Tressa Roberts is requesting conditional use approval for a detached accessory structure/garage over 1,200 square feet. **Acreage:** 0.6 Acres. **Location:** 3070 East Little Cottonwood Road. **Zones:** R-1-15 (Residential) Zone. **Planner:** Gordon Bennett (Motion/Voting)

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

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

PUBLIC HEARING OPENED

Speaker # 1: Homeowner

Name: Jon Rockefeller

Address: 3070 East Little Cottonwood Road

Comments: Mr. Rockefeller said he has no comment.

No one from the public was present to speak.

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

PUBLIC HEARING CLOSED

Motion: To approve application #CUP2024-001124 Tressa Roberts is requesting conditional use approval for a detached accessory structure/garage over 1,200 square feet with staff recommendations.

Motion by: Commissioner Watkins

2nd by: Commissioner Vance

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

SUB2023-000794 & PER2022-000693 – Joanne Chapman is requesting preliminary plat approval for the 1-Lot Hi-Country Estates (phase 2), Lot 2, Amended Subdivision and a Slope Waiver for the proposed driveway for the proposed home. **Acres:** 10.62 Acres. **Location:** 14862 South Shaggy Mountain Road. **Zone:** FA-2.5 (Foothill Agriculture) Zone. **Planner:** Jeff Miller (Motion/Voting)

Greater Salt Lake Municipal Services District Planner Jeff Miller provided an analysis of the staff report.

Commissioner Cole recused himself from this item as well as the next application. Mr. Shaw asked him to leave the meeting.

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

PUBLIC HEARING OPENED

Speaker # 1: Citizen

Name: Sheila Adler

Address: 14777 South Shaggy Mountain Road

Comments: Ms. Adler asked if UFA approved the slope waiver. She also said she is confused as stated approved water by the health department, but water is owned by the HOA. No strong feelings and just wanted to ask questions.

Speaker # 2: Citizen

Name: Lenell Chace

Address: 8869 South 3200 West

Comments: Ms. Chace said she owns 40 acres. FCOZ made properties unbuildable. In favor.

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

PUBLIC HEARING CLOSED

Commissioners addressed concerns addressed in the staff report and questions about water approval from the HOA, environmental impact and heavily sloped driveway, FCOZ, the slope waiver, and preliminary plat approval.

Motion: To approve application #SUB2023-000794 & PER2022-000693 Joanne Chapman is requesting preliminary plat approval for the 1-Lot Hi-Country Estates (phase 2), Lot 2, Amended Subdivision and a Slope Waiver for the proposed driveway for the proposed home with staff recommendations.

Motion by: Commissioner Collard

2nd by: Commissioner Vance

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

SUB2024-001089 – Josh Brimhall is requesting preliminary plat approval for the 2-Lot Brimhall Compound (Phase 1) Subdivision. **Acreage:** 11.89 Acres. **Location:** 14546 South Shaggy Mountain Road. **Zones:** FA-2.5 (Foothill Agriculture) Zone. **Planner:** Jeff Miller (Motion/Voting)

Greater Salt Lake Municipal Services District Planner Jeff Miller provided an analysis of the staff report.

Mr. Shaw asked if they needed to come in for subdivision approval for phase two. Mr. Miller said they would need to do so, but that would be a separate application, and is not being pursued at this time. Consent letter for access applied to the flag lot and guaranteed full access.

Commissioners and staff had a brief discussion regarding the easement, private drive access for lot two. There are no other property owners with access to the easement besides the applicant and neighbor to the south.

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

PUBLIC HEARING OPENED

Speaker # 1: Applicant

Name: Josh Brimhall

Address: 14546 South Shaggy Mountain Road

Comments: Mr. Brimhall said the landowner is to the south and does not own the entire easement, it is a shared easement.

Speaker # 2: Citizen

Name: Gordon White

Address: 14530 Shaggy Mountain Road

Comments: Mr. White said his concern is for the access to phase two, which is not being considered. Not concerned with access from the flagpole.

Speaker # 3: Citizen

Name: Sheila Adler

Address: 14777 South Shaggy Mountain Road

Comments: Ms. Adler said she is not opposed. Concerned all applicants submit for subdivision approval through the HOA; they must approve all subdivisions.

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

PUBLIC HEARING CLOSED

Commissioners and staff had a brief discussion regarding approval authority; CC&R's are a private contract, and HOA approval would not be appropriate condition of approval.

Motion: To approve application #SUB2024-001089 Josh Brimhall is requesting preliminary plat approval for the 2-Lot Brimhall Compound (Phase 1) Subdivision with staff recommendations.

Motion by: Commissioner Collard

2nd by: Commissioner Cohen

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

Introduction of new commissioners.

MEETING ADJOURNED

Time Adjourned – 9:17 a.m.

DRAFT