



Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

MEETING MINUTE SUMMARY WHITE CITY PLANNING COMMISSION MEETING Thursday, March 28, 2024 6:00 p.m.

****Meeting minutes approved on June 27, 2024****

Approximate meeting length: 1 hour 11 minutes

Number of public in attendance: 9

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Frailey

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

ATTENDANCE

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent
Christy Seiger-Webster (Chair)	x	x	
Christopher Spagnuolo	x	x	
Robert Frailey (Vice Chair)	x	x	
Gene Wilson			x
Weston Millen (Alternate)			x
Christopher Huntzinger			x

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Shad Cook	x	x
Morgan Julian	x	x
Jay Springer	x	x

BUSINESS MEETING

Meeting began at – 6:00 p.m.

- 1) Approval of the January 25, 2024 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve minutes from the January 25, 2024 Planning Commission Meeting.

Motion by: Commissioner Seiger-Webster

2nd by: Commissioner Spagnuolo

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

- 2) Other Business Items. (As Needed)

Introduced Morgan Julian as the Long-Range Planner for White City.

PUBLIC HEARING(S)

Hearing began at – 6:04 p.m.

REZ2023-001047 – Alex Smith is requesting approval to rezone a property from the A-2 Agricultural zone to the CMU Mixed-Use zone. **Acreage:** 1.22 acres. **Location:** 1226 East 10600 South. **Planner:** Shad

Cook (Motion/Voting)

Greater Salt Lake Municipal Services District Planner Shad Cook provided an analysis of the Staff Report.

Commissioners and staff had a brief discussion regarding nursery use under zoning, under non-complying or preexisting use in the CMU zone. Use is listed under the agriculture use, not under CMU to maintain agriculture drivers and didn't put much agriculture base use. Non-conforming ambulance use would fit under medical care use and allowed in the CMU zone. Conflicts with the current use, and new CMU zone would be to approve both uses under pre-existing use. Considerations of long term and short-term mixed use appropriate for long term 15+ years. The rezone opens any permitted use from the CMU zone. Access for CMU fronts 10600, if it wasn't it wouldn't qualify.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Applicant

Name: Alex Smith

Address: 1226 East 10600 South

Comments: Mr. Smith said owns the property. The intention of purchasing was to improve and run a business from it and home rental. Bought the house in a dilapidated state and continuing to clean the grounds and landscaping, fresh paint and more secure fencing. Trying not to disrupt the horse operation surrounding. Need for more business infrastructure in the area and is familiar and doesn't like the out-of-towners. Wanted to have a business to complement the neighborhood and stay within agriculture too. Looking for possibility to allow changes to happen and be respectful of the neighborhood.

Commissioner Seiger-Webster motioned to open the public meeting, Commissioner Spagnuolo seconded that motion.

Speaker # 2: Citizen

Name: Jim Mitchell

Address: 10692 South 1225 East

Comments: Mr. Mitchell said he is against the change and has issues dealing with Mr. Smith. Mr. Mitchell read a letter (attached).

Speaker # 3: Citizen

Name: Charity Wild

Address: 1204 East 10600 South

Comments: Ms. Wild said high impact on her. If a nursery had more runoff, would have fertilizer run off. A-2 is different than a regular nursery. Argument is disheartening, argument to have a busy road and we keep horses off the busy road. Don't agree that it wouldn't affect us and running ambulances off the property. Trying to be complimentary and not move the fence and disagrees it should be allowed to be changed. Alex bought to get any business going off it and is not complimentary to the neighborhood.

Speaker # 4: Citizen

Name: Kristy Shelton

Address: 1224 East 10600 South

Comments: Ms. Shelton provided a letter and touched on some points in her letter (attached).

Speaker # 5: Citizen

Name: Mike McCarty

Address: 1225 East 10750 South

Comments: Mr. McCarty said he thanks the council protecting the neighborhoods. Business practices were not done before he bought the property. Asking for is not acceptable to residents around him or the community, nor belong on the private lane.

Speaker # 6: Citizen

Name: Heidi Savage

Address: 1204 East 10600 South

Comments: Ms. Savage said more properties are concreted over the runoff washes down below. Add chemicals will be alarming and toxic chemicals running. Two neighbors, Deanna wrote a letter and states Heidi is to speak for her and Bill said his fence should come into compliance and concerned with commercial trucks never fixed his fence they ran in to. She would love a horse breeder on the property.

Commissioner Frailey read Michael Wild's comment (attached) and Ms. Gurr read a letter from William Stoddard (attached).

Speaker # 7: Applicant

Name: Alex Smith

Address: 1226 East 10600 South

Comments: Mr. Smith said appreciates concerns and values them. Apologize for his perception of disrespect. Have been working to get approvals and have been at a landscaping company for 25 years. Try to do a great job and have been trying to find a home and thought this maybe it. Properties violating for 10 years and given a special exception. Won't do landscape if not allowed, maybe nursery portion reside there. Drawn plans for water retention and standards. Fertilizer downstream is a problem and we all live downstream. Damage to the fence was gravelling the parking lot and the guy did the damage and felt badly. Repaired the asphalt and needed to repair the fence. The fence is prior to owning the property and will work out detail with the community and make sure all following the guidelines. Business owner and trying to build a retirement and mean no disrespect and shouldn't be held accountable for a cell tower on the property. Instructed employees and gold cross not to go on 1225.

Commissioners and Mr. Smith had a brief discussion regarding snow removal and will be. The gold cross ambulances do have a lease and are no longer on the property. Drainage coming off their property with fertilizers. Mr. Mitchell asked planning staff for access to building and anything.

Speaker # 8: Citizens

Name: Jim Mitchell and Kristy Shelton

Address: 10692 South 1225 East and 1224 East 10600 South

Comments: Mr. Mitchell said he has not heard sirens, but 1225 is being used as a turnaround. Ms. Shelton said ambulances coming down the road and going into the neighboring properties.

Commissioner Seiger-Webster motioned to close the public Hearing, Commissioner Frailey seconded that motion.

PUBLIC PORTION OF HEARING CLOSED

Commissioners had a brief discussion regarding changes and rezone significance, property contained in one character property and borders another and lies within southern spur area, 10600 south area corridor long-term future appropriate uses. Acknowledged possibility long-term in the CMU zone. Property has been granted nursery use under the code and conflicts with the CMU zone. Doesn't fit the letter of spirit of the general plan.

10600 south corridor was set up because of its border, southern spur area is specifically designed a-2, white city is both those zones. Business falls under a different department and recommendation and decisions under planning and zoning is to make a recommendation to the council, doesn't meet the intent of where they were going with mixed use, agree with long term and in the general zone in a-2 south spur area, overall use of the area and resident opinion changes. A-2 community members disagree and does A-2 use and doesn't agree.

Motion: To recommend application #REZ2023-001047 Alex Smith is requesting approval to rezone a property from the A-2 Agricultural zone to the CMU Mixed-Use zone to the White City Council for denial, as fundamentally conflicts with the general plan.

Motion by: Commissioner Spagnuolo

2nd by: Commissioner Seiger-Webster

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

Commissioner Seiger-Webster motioned to adjourn, Commissioner Frailey seconded that motion.

HEARING ADJOURNED

Time Adjourned – 7:11 p.m.