



MEETING MINUTE SUMMARY
SALT LAKE COUNTY PLANNING COMMISSION MEETING
Wednesday, December 10, 2024 8:30 a.m.

****Meeting minutes approved on March 26, 2025****

Approximate meeting length: 31 minutes

Number of public in attendance: 3

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Watkins

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

ATTENDANCE

Commissioners	Public Mtg	Business Mtg	Absent
Neil Cohen	x	x	
Ronald Vance	x	x	
Christopher Collard	x	x	
Sara Hiatt (Chair)			x
Jeff Watkins (Vice Chair)	x	x	
Michael Cole		x	
Jen Knudsen	x	x	
Tippe Morlan			x

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jeff Miller	x	x
Justin Smith	x	x
Jim Nakamura		
Ryan Anderson	x	x
Zach Shaw (DA)	x	x

BUSINESS MEETING

Meeting began at – 8:32 a.m.

Commissioner Watkins read the Chair’s Opening Statement.

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

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

Motion by: Commissioner Vance

2nd by: Commissioner Cohen

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

- 2) Approval of the 2025 Planning Commission Meeting Schedule. (Motion/Voting)

Motion: To approve the 2025 Planning Commission Meeting Schedule.

Motion by: Commissioner Cole

2nd by: Commissioner Vance

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

- 3) Other Business Items. (As Needed)

Ms. Gurr reminded the planning commissioners to complete the four hours of annual training and reporting. Mr. Shaw emphasized the importance of the training.

Commissioner Vance motioned to close the business meeting, Commissioner Cole seconded that motion. Motion unanimously approved.

PUBLIC HEARING(S)

Meeting began at – 8:40 a.m.

SUB2023-000919 – (Continued from November 13, 2024) - Christa Moon is requesting preliminary plat approval for the Moon Subdivision and an exception to curb, gutter & sidewalk standards. **Location:** 14478 South Rose Canyon Road. **Zone:** FA-2.5 (Foothill Agricultural, 2.5 Acre Minimum) Zone. **Planner:** Jeff Miller (Motion/Voting)

Commissioner Cole recused himself from this application as he is on the HOA Board and personally knows the applicants.

Greater Salt Lake Municipal Services District Planner Jeff Miller provided an analysis of the staff report, but stated they are no longer asking for an exception to curb, gutter, and sidewalk standards.

PUBLIC HEARING OPENED

Speaker # 1: Applicant (participating electronically via Webex)

Name: Christa Moon

Address: 14478 South Rose Canyon Road

Comments: Ms. Moon said they have done all the work to have this subdivided into the second lot with a 2.5 acre minimum.

Public hearing opened via motion, second, and vote.

No one from the public was present to speak.

Public hearing closed via motion, second, and vote.

PUBLIC HEARING CLOSED

Motion: To approve application #SUB2023-000919 (Christa Moon is requesting preliminary plat approval for the Moon Subdivision), with staff recommendations.

Motion by: Commissioner Vance

2nd by: Commissioner Collard

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

CUP2024-001276 - Dakota Hawks is requesting conditional use approval for a stealth monopole. **Acres:** 2.32. **Location:** 2401 East Charros Road. **Zone:** R-1-21. **Planner:** Justin Smith (Motion/Voting)

Greater Salt Lake Municipal Services District Planner Justin Smith provided an analysis of the staff report.

Commissioners and staff had a brief discussion regarding the difference between stealth and cell tower monopole, whether stealth tower is in the shape of a pine tree or cylinder. Staff indicated that shape may vary when it comes time for the building permit; may be something that narrows to the top.

PUBLIC HEARING OPENED

Speaker # 1: Technology Associates/Applicant (participating electronically via Webex)

Name: Dakota Hawks

Address: 136 South Main Street #400

Comments: Mr. Hawks said he is representing Verizon Wireless. The top 7 feet of tower would be tapered to make it look more like a pine tree. The elevations appear more uniform. The two existing poles are cannister poles, pole to the south is vacated, and Verizon is in the one closer to the building. Unable to fit new technology in the existing poles due to space and heating. Larger equipment can fit on the proposed pole easier. Access and location have been worked out with the HOA, and there is space right next to it available for another carrier.

Commissioner Cohen motioned to open the public hearing, Commissioner Knudsen seconded that motion. Motion passed unanimously.

No one from the public was present to speak.

Public hearing closed via motion, second, and vote.

PUBLIC HEARING CLOSED

Motion: To approve application #CUP2024-001276 (Dakota Hawks is requesting conditional use approval for a stealth monopole), with staff recommendations.

Motion by: Commissioner Cohen

2nd by: Commissioner Vance

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

Commissioner Watkins adjourned meeting.

MEETING ADJOURNED

Time Adjourned – 9:03 a.m.