

MEETING MINUTE SUMMARY
SALT LAKE COUNTY PLANNING COMMISSION MEETING
Wednesday, March 26, 2025, 8:30 a.m.

****Meeting minutes approved on May 14, 2025****

Approximate meeting length: 1 hour 26 minutes

Number of public in attendance: 7

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	x	x	
Jeff Watkins (Chair)	x	x	
Michael Cole			x
Jen Knudsen	x	x	

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

Commissioner Hiatt read the Chairs Opening Statement.

ADMINISTRATIVE LAND USE APPLICATION(S)

Meeting began at – 8:30 a.m.

Commissioner Watkins motioned to open the public meeting, Commissioner Knudsen seconded that motion. Commissioners voted in favor.

SUB2025-001320 – Brandon Preece is requesting a subdivision into two lots and exception to road width and sidewalk requirements. The southern area has an existing single-family home with pool and tennis court, northern area is open land. **Acres:** 1.48. **Location:** 8321 South Creek Hollow Cove. **Zone:** R-1-21. **Planner:** Gordon Bennett (Motion/Voting)

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

Commissioners, staff, and counsel had a brief discussion regarding metal scrapping buried on subject property. Grading specialist reviewed application materials and there were no concerns. There will be a geotechnical review at time of building permit and prior to building construction. Any conceptual concerns would have been identified by grading review. Initial review done is for preliminary plat, technical review is further in depth and soil quality will be reviewed at technical review, which takes place during the final subdivision review. Technical review is for final subdivision application. Grading has no underlying issues

with the mink shed, but if found they would be addressed at the technical review. Last year Sandy City Fire and Salt Lake County agreed that Sandy City Fire would conduct reviews within unincorporated county that was within Sandy City Fire's service area.

PUBLIC HEARING OPENED

Speaker # 1: Applicant – Gilson Engineering

Name: Tyler Stanich

Address: 963 West Signora Drive

Comments: Mr. Stanich welcomed questions about the subdivision. He will oversee design down the road. Geotechnical issues can be mitigated. Scraps can be removed and will be addressed at building permit. Handled the platting, did not do the geotechnical report.

Speaker # 2: Potential Property Owner

Name: Beau Olsen

Address: 8662 Little Cloud Road

Comments: Mr. Olsen said he is a potential buyer. He grew up on this lane and knows angst of others building. Once a home goes in property values go up. Knows the unique history of the lane, that there have been many construction projects, and construction is not ideal. If the subdivision goes through, it is compliant with Utah and county codes. One thing he is doing for the community—he will only build 5,000 square feet and maintain privacy.

Speaker # 3: Citizen

Name: Cameron Wood

Address: 8275 Creek Hollow Cove

Comments: Mr. Wood said he had submitted a GRAMA request. Grading department did state there would be a Geotech required once excavated. That is too late, and testing should be done to determine whether development suitable. Pulled out metal scraps on his own property and pulled out things not native to soil. When adding hardscape structures water needs to go somewhere and flows downhill. How will it be kept on the property? Not opposed to the people wanting to build on the lot. Does not want encroachment or flooding on to his property. Requests additional testing be done.

Speaker # 4: Citizen

Name: Shelley Croft

Address: 8286 South Set Point Circle

Comments: Ms. Croft said her property line is adjacent to the east. Asks County to be extra vigilante, knows they would like to build a home and has personal experience how unstable that ground is. Property damage when they were digging on the southern part of lot. Terrified a 5,000 square foot home built on a steep land could destabilize. Back corner of her lot is all trees; concerned that there could be a fire and fire access is limited to a very narrow lane. Concerned this will end in litigation. Begs commission consideration.

Speaker # 5: Citizen

Name: Jason Croft

Address: 8286 South Set Point Circle

Comments: Mr. Croft said he submitted comments. Code is not complied with and Sandy Fire said it isn't able to be complied with.

Speaker # 6: Property Owner

Name: Corbin Olsen

Address: 4724 South Wander Lane

Comments: Mr. Olsen said has empathy for their neighbors. Spoke with a neighbor that will put trees and bushes for privacy. Grandfather bought property in 1970's and built the home in the 1980's. Property goes very flat where the milk farms and sheds were. Regarding fire access, the driveway comes in at an angle and built that way because that was the fire access for the lane. Fire vehicles can pass his house, back up and turn around. Will not change his driveway. This home and land are a sanctuary. Not a developer only beautifying.

Commissioner Watkins motioned to close the public hearing, Commissioner Collard seconded that motion. Commissioners voted unanimous.

PUBLIC HEARING CLOSED

Commissioners had a brief discussion regarding homes and fire access, fire authority and access to the lane, citizen concerns, standards and suitability for development, various agency reviews.

Motion: To approve application #SUB2025-001320 with staff recommendations, and to recommend approval of exception request to county mayor. Written decision to be issued by Commissioner Watkins (Chair).

Motion by: Commissioner Collard

2nd by: Commissioner Vance

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

LEGISLATIVE LAND USE APPLICATION(S)

OAM2025-001349 - An Ordinance of General Revision, Amending Section 19.15.140, Entitled "Retention of Single-Family Residence Status and Verification of Water and Sewer" of the Salt Lake Code of Ordinances, 2001, to Allow Separate Metering for Detached Accessory Dwelling Units; and Making Other Related Changes. **Presenter:** Brian Tucker (Motion/Voting)

Greater Salt Lake Municipal Services District Planning Manager Brian Tucker and Salt Lake County Counsel Zach Shaw provided an analysis of the code amendments.

Commissioners and staff had a brief discussion regarding homeowner residing at the property and separate metering, and affidavit of understanding of owner occupancy.

Commissioner Collard motioned to open the public hearing, Commissioner Watkins seconded that motion. Commissioners voted unanimously in favor.

PUBLIC HEARING OPENED

No one from the public was present to speak

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

PUBLIC HEARING CLOSED

Motion: To recommend approval of file #OAM2025-001349 with amendment to strike provision B, and with staff reporting to the council any unintended consequences and negative effects of the proposed amendment.

Motion by: Commissioner Collard

2nd by: Commissioner Watkins

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

BUSINESS MEETING

Meeting began at – 9:56 a.m.

- 1) Election of Chair and Vice Chair 2025. (Motion/Voting)

Election of Chair for 2025

Motion: To nominate Commissioner Watkins as Chair for 2025, Commissioner Watkins accepted that nomination.

Motion by: Commissioner Collard

2nd by: Commissioner Hiatt

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

Election of Vice Chair for 2025

Motion: To continue election of Vice Chair for 2025 to the April 16th planning commission meeting.

Motion by: Commissioner Collard

2nd by: Commissioner Hiatt

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

- 2) Approval of the December 11, 2024 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve the December 11, 2024 Planning Commission Meeting Minutes.

Motion by: Commissioner Cohen

2nd by: Commissioner Watkins

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

- 3) Planning Commissioner Training. **Counsel, Zach Shaw**

Motion: To continue Planning Commissioner Training the April 16th planning commission meeting.

Motion by: Commissioner Collard

2nd by: Commissioner Watkins

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

- 4) Other Business Items. (As Needed)

Commissioners thanked Commissioner Hiatt for her service as commission Chair.

MEETING ADJOURNED

Time Adjourned – 10:12 a.m.