

Salt Lake County Planning Commission

Public Meeting Agenda

Wednesday, July 16, 2025, 8:30 A.M.

Virtual Option: WebEx

Meeting number (access code): 2557 809 0522

<https://greatersaltlakemunicipalservicesdistrict-926.my.webex.com/meet/wgurr>

Join by phone

+1-650-479-3208 United States Toll

Access code: 2557 809 0522

Anchor Location: 2001 South State Street

North Building, Second Floor, Room N2-800

*UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-391-8268.
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 May 14, 2025, Planning Commission Meeting Minutes. (Motion/Voting)
- 2) Other Business Items. (As Needed)

PUBLIC HEARING(S)

REZ2025-001420 - Tom Peterson is requesting to rezone property from A-20 to M-2.
Location: 3483 North 3200 West. **Acres:** 48.12. **Planner:** Justin Smith
(Discussion/Recommendation)

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.



MEETING MINUTE SUMMARY
SALT LAKE COUNTY PLANNING COMMISSION MEETING
Wednesday, May 14, 2025, 8:30 a.m.

Approximate meeting length: 39 minutes

Number of public in attendance: 0

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Watkins

***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	x	x	
Jeff Watkins (Chair)	x	x	
Michael Cole (Vice Chair)			x
Jen Knudsen	x	x	
Andres Paredes	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Brian Tucker		
Curtis Woodward	x	x
Brian Hartsell	x	x
Chad Anderson	x	x
Ryan Anderson	x	
Jason Rose (DA)	x	x
Zach Shaw (DA)	x	x

BUSINESS MEETING

Meeting began at – 8:30 a.m.

Commissioner Watkins read the Chairs Opening Statement.

- 1) Approval of March 26, 2025, Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve March 26, 2025, Planning Commission Meeting Minutes.

Motion by: Commissioner Cohen

2nd by: Commissioner Vance

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

Approval of the April 16, 2025, Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve April 16, 2025, Planning Commission Meeting Minutes.

Motion by: Commissioner Cohen

2nd by: Commissioner Vance

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

- 2) Other Business Items. (As Needed)

Ms. Gurr reminded the commission of the planning commissioner training May 28th at 6pm.

PUBLIC HEARINGS(S)
Hearing began at – 8:34 a.m.

OAM2025-001372 – Consideration of an ordinance adopting Salt Lake County Engineering Standard Drawings and Specifications. The proposed ordinance includes the adoption by reference of the latest revision of AASHTO “A Policy on Geometric Design of Highways and Streets” (Green Book), the Utah Manual on Uniform Traffic Control Devices (MUTCD), and APWA Manual of Standard Plans and Manual of Standard Specifications, with some exceptions noted in the document. **Presenter:** MSD Engineering (Discussion/Recommendation)

Greater Salt Lake Municipal Services District Engineering Manager Chad Anderson provided an analysis of the Engineering standards and exceptions.

Commissioners and staff had a brief discussion regarding mill and overlay patches longer than 300’ and modification to the 255 exception.

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

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

PUBLIC HEARING CLOSED

Motion: To recommend approval to the County Council of file #OAM2025-001372 Consideration of an ordinance adopting Salt Lake County Engineering Standard Drawings and Specifications. The proposed ordinance includes the adoption by reference of the latest revision of AASHTO “A Policy on Geometric Design of Highways and Streets” (Green Book), the Utah Manual on Uniform Traffic Control Devices (MUTCD), and APWA Manual of Standard Plans and Manual of Standard Specifications, with modifications in section 255 explained in staff presentation.

Motion by: Commissioner Hiatt

2nd by: Commissioner Vance

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

OAM2025-001375 – Consideration of a resolution amending Salt Lake County’s land use fee schedule. **Presenter:** Brian Hartsell (Discussion/Recommendation)

Greater Salt Lake Municipal Services District Associate General Manager Brian Hartsell provided an analysis of the land use fee schedule amendment.

Commissioners and staff had a brief discussion regarding a fee schedule and fees remaining the same, storm water review fees, and punitive penalties.

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.

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

PUBLIC HEARING CLOSED

Commissioners and staff had a brief discussion regarding effective dates of the fees and assessment/payment of fees.

Motion: To recommend approval to the County Council of file #OAM2025-001375 Consideration of a resolution amending Salt Lake County's land use fee schedule.

Motion by: Commissioner Cohen

2nd by: Commissioner Vance

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

MEETING ADJOURNED

Time Adjourned – 9:09 a.m.



Meeting Body: Salt Lake County Planning Commission

Meeting Date: July 16, 2025

File Number & Project Type: REZ2025-001420

Current Zone: A-20

Proposed Zone: M-2

Address: 3483 N 3200 W

Planner: Justin Smith

Applicant: Tom Peterson

Key Findings:

Applicant is seeking a rezone to M-2 for storage

Located within Shoreline Heritage Area

Staff Recommendation:

Recommend Approval to Salt Lake County Council with conditions

Exhibits:

Narrative

Legal Description

Site Map

Staff Report

The applicant is seeking to rezone the property from A-20 to M-2 to have a storage yard to store dirt and excess rental cars from the airport.

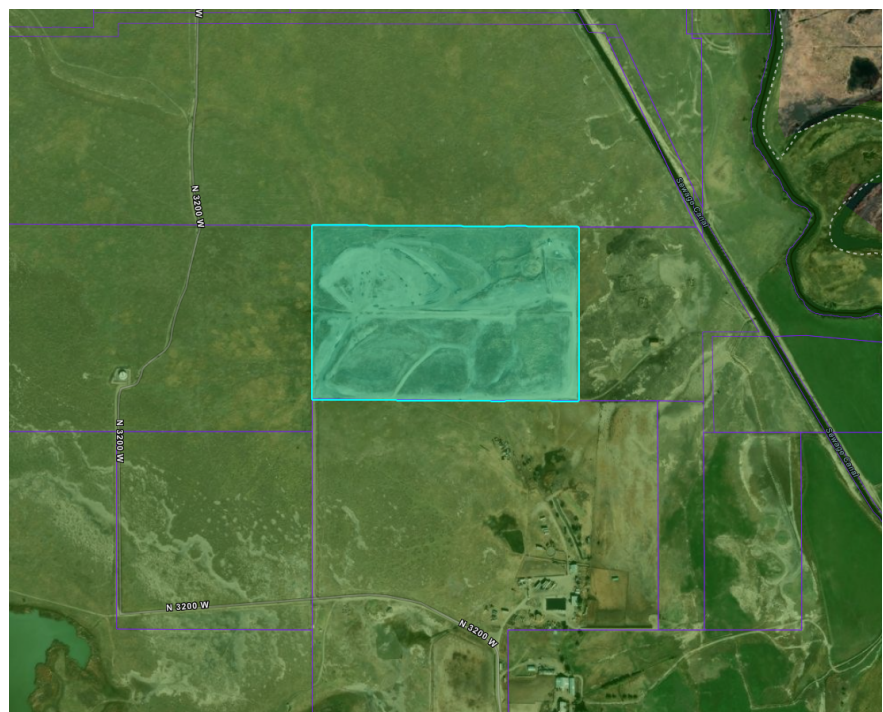
SITE & VICINITY DESCRIPTION

East of 3200 W, north of 3200 W, and east of the Jordan River

(vicinity map below)

Surrounding Zoning and Use	
North	A-20, Ranch/Livestock
South	A-20, Ranch/Livestock
East	A-20, Radio Tower
West	A-20, Airport Navigation Beacon

Known Overlays/Site Constraints	
Airport Overlay Zone	



GENERAL PLAN CONSIDERATIONS

This property sits on the edge of the Shoreline Heritage Area of Salt Lake County. The General Plan states that the Shoreline Heritage Area is used for agriculture, ranching, habitat conservation, and waterfowl management. The future land use plan for the area in this part of Salt Lake County is agriculture. Salt Lake City's Northpoint area plan designates most of Northpoint area as a business park with agricultural uses along 2200 W.

Salt Lake County's West General Plan has land use goals of conserving critical lands, water, and open space and promoting fiscally sustainable and efficient land development. The strategies listed for protecting the critical lands, water, and open space are to work with willing landowners to implement land conservation tools, developing recreation facilities, protect the Great Salt Lake ecosystem and to conserve water resources. The strategies for fiscally sustainable and efficient land development are to when practical, direct new growth and development towards infill or existing development, avoiding new development separated from existing development and avoiding new development separated from existing development by substantial vacant and developable land.

PUBLIC INPUT

Planning Staff has not received any comments from the surrounding neighbors or the general public as of the completion of this staff report on July 7, 2025. Any comments that are received after that date will be forwarded to the Salt Lake County Planning Commission.

SUMMARY AND RECOMMENDATION

Summary of issues:

This property is 48.12 acres and is located between the Salt Lake City Airport navigation beacon and a radio tower owned by the Larry H Miller Corporation. This property is accessed by a gravel road that is a right-of-way according to the applicant. The road then runs through 3481 N 3200 W which is the property directly to the south and is owned by G-Bar Ventures, LLC. This property appears to be used for agricultural purposes. The reviewing traffic engineer noted that easements must be provided for the use of the right-of-way when it comes time for a land use application.

This rezone sits outside of the service area of the Unified Fire Authority. When it comes time for a land use application the applicant will have to get approval from South Davis Metro Fire.

The closest residence to this property is about one mile away from the property as the crow flies. These would be the homes that are located along 2200 W south of Cross E Ranch.

The applicant originally requested a zone change to the M-1 zone, but after talking to the applicant and with what use that they would want to pursue the M-2 zone is likely to be more in-line with the proposed use. The applicant wants to use the property as a storage yard to stockpile dirt from the airport. The applicant has also mentioned storing excess rental cars from the airport. Long-term the applicant has also mentioned building out the property similarly to the new industrial development along 2200 W in Salt Lake City. That area of Salt Lake City is zoned M-1. The nearby property, A nearby property, addressed as 3500 N 2200 W, is in the process of being annexed by Salt Lake City. The Salt Lake City Council adopted an ordinance to annex that land on June 10, 2025, but the annexation has yet to be approved by the Lieutenant Governor's Office as of July 3, 2025.

MSD Planning Staff have been working on a new Chapter 19 that will be reworking the zones. The model ordinance was used for the new Chapter 19's in Magna and Kearns and the reworked M-1 zones no longer permit a storage yard even as a conditional use.

Given the surrounding agricultural uses and the stated goals of protecting the sensitive environment of the area, the Planning Commission may wish to add zoning conditions that would limit the future potential uses of the property's zone. With the surroundings it would make sense that airports, drag strips, incinerators, petroleum refining and storage, blast furnaces, smelting or refining, and steel or iron mills to be restricted by a zoning condition. The manufacturing of materials and chemicals such as bleach, acid, ammonia, chemicals of an objectionable or dangerous nature would be another allowed conditional use that could be added as a zoning condition.

Such uses would not interfere with the future plans of applicant and their prohibition could be beneficial to the surrounding uses, livestock, and nature.

The Salt Lake County Planning Commission has a few options that are available for rezone applications. The Salt Lake County Planning Commission can recommend the approval of the rezone, recommend approval of the rezone subject to zoning conditions, or recommend a denial of the rezone application.

The Planning Staff recommendation is to recommend approval of the rezone with zoning conditions to limit the uses that would be detrimental to the surrounding area.

Recommendation:

The Planning Staff at the Greater Salt Lake Municipal Services District recommend that the Salt Lake County Planning Commission recommend the approval of the rezone application subject to the conditions:

1. That a zoning condition prohibiting airports, drag strips, incinerators, petroleum refining and storage, boiler works, blast furnaces, steel or iron mills, smelting or refining, garbage, sanitary landfills, junkyards, automatic car wash, recycling collection centers, tire retreading and/or vulcanizing, outdoor chemical toilet rentals, metals crushing for salvage; metals and metal products treatment and processing, and the manufacturing of acid, ammonia, bleach, and chemical of objectionable or dangerous nature.

T&S Airport, LLC
240 E. 4th St.
Sonoma, CA 95476
707-322-7000
tomp@trafficassist.com

Greater Salt Lake Municipal Services District
PO Box 147400
Salt Lake City, UT 84114-7400
(385) 910-5600

June 12, 2025

Request for Re-Zoning of Parcel # 08052000020000

We are requesting a re-zoning of Parcel # 08052000020000

This parcel is just north of the Northpoint area of Salt Lake City. We are requesting the re-zoning from A-20 to M-1.

The re-zoning is for the purpose of outdoor large machinery storage and/or light industrial business units.

There is an existing need in the greater Salt Lake area for light industrial space. Furthermore, in light of the recent annexation of the Northpoint area, there will be an increased need for both construction equipment storage and light industrial space to support the greater area.

Parcel 08052000020000 Legal description

BEG N 0°24'41" W 210.54 FT & N 89°48'59" W 832.94 FT FR E 1/4
COR OF SEC 5, T1N, R1W, SLM; N 89°48'59" W 1807.06 FT M OR
L; N 00°07'45" E 1118.14 FT M OR L; N 00°07'45" E 44.04 FT M OR
L; S 89°54'14" E 1796.06 FT M OR L; S 00°24'41" E 1164.97 FT TO
BEG. 48.12 AC M OR L. 9367-8465 10425-5960 10425-5961

UNINCORPORATED

08 - 05

08 - 04