

Salt Lake County Planning Commission

Public Meeting Agenda

Wednesday, August 13, 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, First Floor, Room N1-110**

*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 July 16, 2025, Planning Commission Meeting Minutes. (Motion/Voting)
- 2) Other Business Items. (As Needed)

ADMINISTRATIVE LAND USE APPLICATION(S)

CUP2025-001401 – Angie and Matt Dorenbosch are requesting a Conditional Use Permit for a Contractor Equipment Storage Yard. **Acreage:** 19.77 Acres. **Location:** 8495 West State Highway. **Zone:** M-2. **Planner:** Shad Cook (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.

MEETING MINUTE SUMMARY
SALT LAKE COUNTY PLANNING COMMISSION MEETING
Wednesday, July 16, 2025, 8:30 a.m.

Approximate meeting length: 18 minutes

Number of public in attendance: 4

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
Ronald Vance	x	x	
Christopher Collard			x
Sara Hiatt			x
Jeff Watkins (Chair)	x	x	
Michael Cole (Vice Chair)	x	x	
Jen Knudsen	x	x	
Andres Paredes	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Brian Tucker		
Justin Smith	x	x
Jim Nakamura		
Ryan Anderson	x	x
Jason Rose (DA)	x	x

BUSINESS MEETING

Meeting began at – 8:36 a.m.

Commissioner Watkins read the Chairs Opening Statement.

- 1) Approval of May 14, 2025, Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve May 14, 2025, Planning Commission Meeting Minutes.

Motion by: Commissioner Cole

2nd by: Commissioner Vance

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

- 2) Other Business Items. (As Needed)

No other business items to discuss.

PUBLIC HEARING(S)

Meeting began at – 8:39 a.m.

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)

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

PUBLIC HEARING OPENED

Speaker # 1: On behalf of applicant

Name: Michael Lichfield

Address: 999 East Murray Holladay Road, 200.

Comments: Mr. Lichfield said he agrees with planning assessment. No pending land use application. To allow to speak with the Salt Lake Airport for dirt storage. Agree with proposed restrictions and appropriate for the area. Access to the property and questions about specific use when there is an application. Rezone is for discussions and availability to the zone and for explorations and request approval as proposed.

Commissioner Cole asked what type of storage dirt from the airport. Mr. Lichfield said it is not surface dirt; they're planning tunnels and need to remove subsurface materials from excavations.

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

No one from the public was present to speak

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

PUBLIC HEARING CLOSED

Motion: To recommend application #REZ2025-001420 Tom Peterson is requesting to rezone property from A-20 to M-2 for approval to the County Council with staff recommendations.

Motion by: Commissioner Cole

2nd by: Commissioner Vance

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

MEETING ADJOURNED

Time Adjourned – 8:54 a.m.



Conditional Use Staff Report

Meeting Body:

Salt Lake County Planning Commission

Meeting Date:

August 13, 2025

File Number & Project Type:

Conditional Use Permit
CUP2025-001401

Address:

8495 W State Highway

Planner:

Shad Cook

Applicant:

Angie and Matt Dorenbosch

Staff Recommendation:

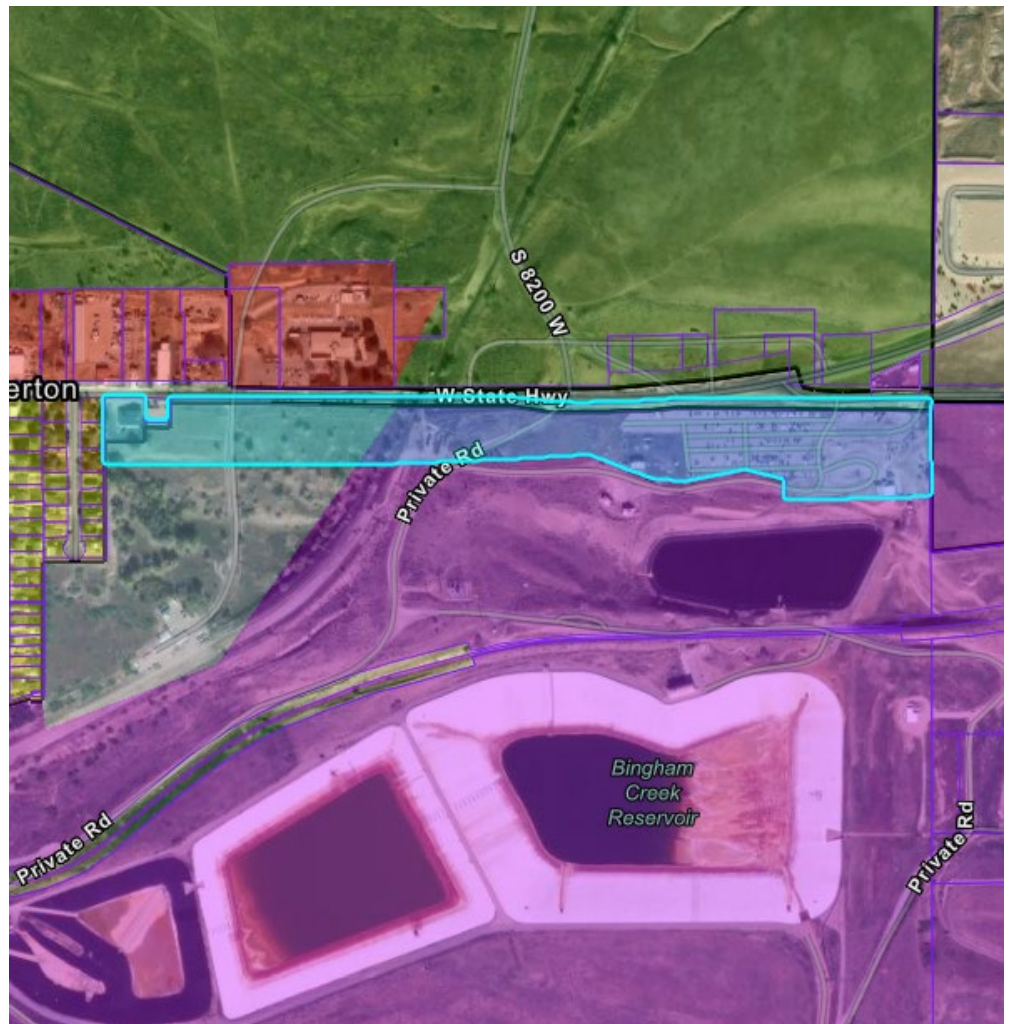
Approval

Exhibits:

- A. Site Plan
- B. MSD Engineering Letter

PROJECT DESCRIPTION

Angie and Matt Dorenbosch, the applicants, own a landscaping company that is based in Copperton. They are requesting approval for a Contractor Equipment Storage Yard to supplement their main location. The storage yard will be used for binned landscape materials and some equipment. All business vehicles will be stored off-site at their main location in Copperton, and no customers will visit the site. The applicants are also requesting an exception from curb, gutter, and sidewalk installation requirements.

SITE MAP

SITE VICINITY AND DESCRIPTION

The project is located just east of Copperton on State Highway SR-209 on Kennecott-owned land. The property currently contains the Copperton UFA Station as well as some Kennecott facilities. This storage yard will take up approximately one (1) acre of the total 19.77 acres of the parcel. The parcel contains both M-1 and M-2 zoning, but the project will be located entirely within the M-2 boundary. There is additional M-2 zoning to the south and to the east, and A-2 Agricultural zoning across the street to the north.

EXCEPTION REQUEST

The Salt Lake County Code of Ordinances Section 19.76.210(A) states that an applicant for a conditional use permit shall provide curb, gutter, and sidewalk along the entire property line which abuts a public street.

The Planning Commission may grant an exception to the installation of these improvements under 19.76.210(C). The property must be in a rural or estate area and have some exceptional condition associated with the property.

State Highway SR-209 is classified by UDOT as a Major Collector and has no curb, gutter, or sidewalk near the project area.

Under 19.76.210(C), the planning commission may grant the exception "where topographic or other exceptional conditions exist, provided that the public health, safety and welfare is preserved."

Also, 17-27a-507(1) of the Utah Code states that an exaction may only be imposed if:

- (a) an essential link exists between a legitimate governmental interest and each exaction; and
- (b) each exaction is roughly proportionate, both in nature and extent, to the impact of the proposed development.

Planning Staff received a recommendation letter from MSD Engineering (attached to this report), confirming that there is no nearby curb, gutter, or sidewalk to tie into and that pedestrian traffic in this area is unlikely. The letter also states that Engineering supports the exception request.

APPLICABLE STANDARDS

State statute 10-9a-507(2) and 17-27a-506(2)(a)

- (i) A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
- (ii) The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.

Conditional Use Standards under SLCO Code section 19.84.060

1. Compliance with zoning ordinance requirements
The project complies with the zoning ordinance at a conceptual level. Full compliance will be verified during the technical review.
2. Compliance with other applicable ordinances
All reviewing agencies have indicated that the project complies with the applicable standards at a conceptual level. Full compliance will be verified during the technical review.
3. Does not pose traffic hazard or cause unmitigated traffic increases
No traffic hazards or unmitigated increases have been identified by the Traffic Engineer.
4. Compliance with other health, safety, geologic, and other codes
All reviewing agencies have indicated that the project complies with the applicable standards at a conceptual level. Full compliance will be verified during the technical review.
5. Compatible with nearby buildings/uses in terms of size, scale, and height
Yes, the proposal is similar to uses in the area.

ISSUES OF CONCERN/PROPOSED MITIGATION

No significant issues of concern were identified by staff during the preliminary review of this project.

PUBLIC NOTICE AND INPUT

Notice was mailed to nearby property owners and posted on the Utah Public Notice website

Planning Staff has not received any comments from the surrounding neighbors or the general public as of the completion of this staff report. Any comments that are received will be forwarded to the Salt Lake County Planning Commission for review and will be summarized at the August 13th, 2025 meeting.

SUMMARY AND RECOMMENDATION

Recommendation:

Planning staff recommends that the Salt Lake County Planning Commission approve the Conditional Use Permit for the Contractor Equipment Storage Yard.

Additionally, staff recommends that the Salt Lake County Planning Commission grant the exception to the installation of curb, gutter, and sidewalk.

PLANNING COMMISSION OPTIONS:

Exception Request: As the approval authority for exception requests under 19.76.210, the planning commission has the following options:

1. **Approval:** The planning commission approves the exception as requested. **(Staff Recommendation)**
2. **Approval of a Delay Agreement:** The planning commission denies the exception request, but recommends that a delay agreement for installation of the improvements be approved and entered into.
3. **Denial:** The planning commission denies the exception request and requires curb, gutter, and sidewalk to be installed.

Conditional Use Permit: As the approval authority for conditional uses, the planning commission has the following options:

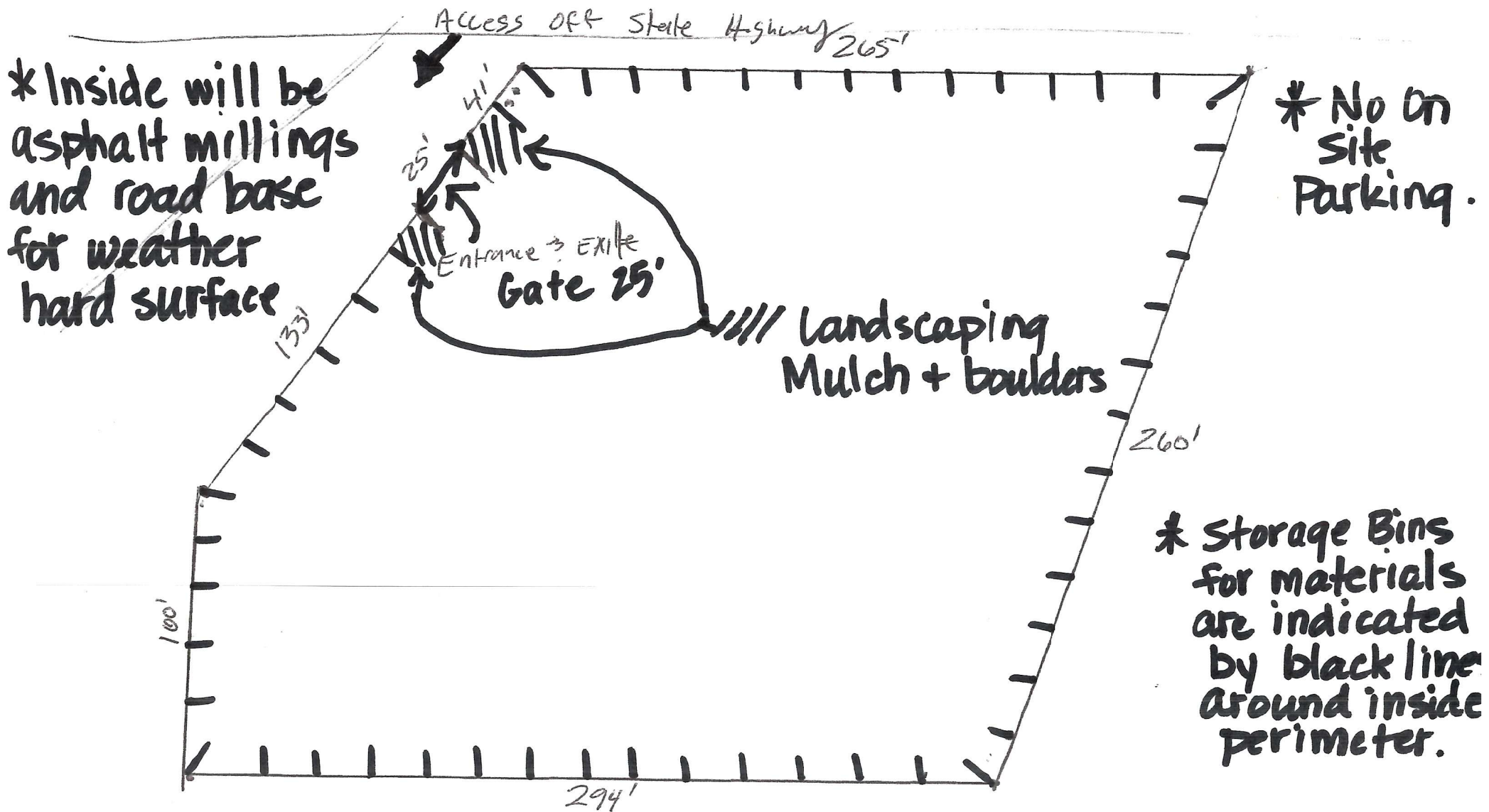
1. **Approval:** The planning commission finds that conditional use application CUP2025-001401 complies with all applicable standards as proposed. **(Staff Recommendation)**
2. **Approval with conditions:** The planning commission finds that upon compliance with the following conditions, the anticipated detrimental effects of conditional use application CUP2025-001401 will be reasonably mitigated:
 - a. Condition #1
3. **Denial:** The planning commission finds that the anticipated detrimental effects of conditional use application CUP2025-001401 cannot be substantially mitigated by the imposition of conditions to achieve compliance with applicable standards.

notes

No Parking this is a

State Highway

North ↑



Site Plan

Scale 1" = 50'



G R E A T E R S A L T L A K E

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August 7, 2025

To Whom It May Concern,

This recommendation letter is in consideration of the following proposed development: Equipment Storage

Application: CUP2024-001401

Location: 8495 W State Highway, Copperton UT

The applicant has requested an exception to county ordinances requiring the installation of curb gutter and sidewalk adjacent to their parcel.

The nature of the surrounding area is largely industrial, the parcel is fronting a state highway (SR-48) without curb, gutter or sidewalk and that the nearest curb, gutter and sidewalk on the south side of SR-48 is 0.30 miles to the west and multiple miles to the east. As pedestrians are unlikely in this area and there is no existing curb, gutter or sidewalk to tie into nearby, MSD engineering supports the developer's exception request to not be required to install curb gutter and sidewalk on the streets adjacent to their parcel.



Figure 1: Site Location

Regards,

Ian Hartman, PE, PTOE
Traffic Engineer
Greater Salt Lake Municipal Services District

Greater Salt Lake Municipal Services District
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