

**MEETING MINUTE SUMMARY**  
**SALT LAKE COUNTY PLANNING COMMISSION MEETING**  
**Wednesday, December 10, 2025, 8:30 a.m.**

**\*\*Meeting minutes approved on March 11, 2026\*\***

**Approximate meeting length:** 50 minutes  
**Number of public in attendance:** 5  
**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.

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

**ATTENDANCE**

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

**BUSINESS MEETING**

**Meeting began at – 8:32 a.m.**

*Commissioner Watkins read the Chairs Opening Statement.*

*Sara/Cole opened the business portion.*

- 1) Approval of August 13, 2025, Planning Commission Meeting Minutes. (Motion/Voting)  
**Motion:** To approve August 13, 2025, Planning Commission Meeting Minutes.  
**Motion by:** Commissioner Collard  
**2<sup>nd</sup> by:** Commissioner Cole  
**Vote:** Commissioners voted unanimously in favor (of commissioners present)
- 2) 2026 Planning Commission Schedule. (Discussion)  
*No discussion currently.*
- 3) Other Business Items. (As Needed)  
*No other business items to discuss.*

**ADMINISTRATIVE LAND USE APPLICATION(S)**

**Meeting began at – 8:36 a.m.**

*Commissioner Cole recused himself from this application, due to a conflict of interest.*

**SUB2025-001403** – Walt Hoffman is requesting Preliminary Plat Approval for the Salt Lake Valley Panorama Views Subdivision. **Location:** 7626 West Mountain Top Road. **Zone:** FA-2.5 (Foothills Agricultural, 2.5 Acre Minimum) Zone. **Planner:** Jeff Miller (Motion/Voting)

*Greater Salt Lake Municipal Services District Planner Jeff Miller provided an analysis of the staff report.*

*Commissioner Collard motioned to open a public hearing, Commissioner Hiatt seconded that motion. Commissioners voted unanimously.*

**Speaker # 1:** Applicant

**Name:** Walt and Rhona Hoffman

**Address:** 7626 West Mountain Top Road

**Comments:** Mr. Hoffman did not have any comments and there were no questions from the commission.

*No one from the public was present to speak*

*Commissioner Collard motioned to close the public hearing, Commissioner Cohen seconded that motion. Commissioners voted unanimously.*

**Motion:** To approve application #SUB2025-001403 Walt Hoffman is requesting Preliminary Plat Approval for the Salt Lake Valley Panorama Views Subdivision with staff recommendations and conditions.

**Motion by:** Commissioner Collard

**2<sup>nd</sup> by:** Commissioner Hiatt

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

### **PUBLIC HEARING(S)**

Consideration of Proposed Amendment to Salt Lake County’s West General Plan and Sandy Hills General Plan to add a Water Use and Preservation Element to Each Plan. **Presenter:** Garrett Stone with GSBS Consulting (Motion/Voting)

*GSBS Consulting, Planning Consultant Garrett Stone provided an analysis of the proposed water use and preservation element plan.*

*Commissioners raised several questions about the role of the water element in the general plan and how it fits into the general plan overall. They were concerned that including it might lead to additional regulations at a time when project approvals—especially in the southwest portion of the Valley—are already experiencing delays. Staff clarified that the document is intended as a guiding document and that policymakers were still empowered to balance the interests of all stakeholders when considering proposed ordinances and policies.*

*Commissioners also asked about policy 1155, which outlines considerations for projects requesting tax-increment financing. One recommendation within the water element is for the County Council to consider water conservation as a factor when applying policy 1155. Commissioners again expressed concern that additional regulations could make the approval process less efficient and increase delays.*

*Staff emphasized that state statute requires the County to include a water element into its General Plan, and this effort is meant to help meet that statutory requirement. They also noted that any future decisions involving policies or ordinances would be reviewed by the Planning Commission and County Council, ensuring that all relevant issues are taken into account.*

*Commissioner Cohen motioned to open the public hearing, Commissioner Collard seconded that motion. Commissioners voted unanimously.*

### **PUBLIC HEARING OPENED**

*No one from the public was present to speak*

*Commissioner Collard motioned to close the public hearing, Commissioner Cole seconded that motion. Commissioners voted unanimously.*

### **PUBLIC HEARING CLOSED**

**Motion:** To recommend file #OAM2025-001554 Consideration of Proposed Amendment to Salt Lake County’s West General Plan and Sandy Hills General Plan to add a Water Use and Preservation Element to Each Plan for approval to the Salt Lake County Council.

**Motion by:** Commissioner Collard

**2<sup>nd</sup> by:** Commissioner Hiatt

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

*Commissioner Watkins adjourned.*

### **MEETING ADJOURNED**

**Time Adjourned – 9:22 a.m.**