



Planning and Development Services

860 Levoy Drive, Suite 300 • Taylorsville, UT 84123

Phone: (385) 910-5600

MEETING MINUTE SUMMARY WHITE CITY PLANNING COMMISSION MEETING Thursday, June 24, 2025, 6:00 p.m.

****Meeting minutes approved on July 28, 2026****

Approximate meeting length: 54 minutes

Number of public in attendance: 8

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Seiger-Webster

***NOTE:** Staff Reports referenced in this document can be found on the State websites, or from Planning & Development Services.

ATTENDANCE

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent
Christy Seiger-Webster (Chair)	x	x	
Christopher Spagnuolo (V Chair)	x	x	
Weston Millen (Alternate)	x	x	
Christopher Huntzinger	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Shad Cook	x	x
Brian Tucker	x	x
Jay Springer	x	

BUSINESS MEETING

Meeting began at – 6:01 p.m.

- 1) Approval of May 20, 2025, Planning Commission Meeting minutes.

Motion: To approve May 20, 2025, Planning Commission Meeting minutes with an amendment to Commissioner Huntzinger last name on page 1 of 4.

Motion by: Commissioner Millen

2nd by: Commissioner Spagnuolo

Vote: Commissioners voted unanimously in favor

- 2) Other Business Items (as needed)

Confirmed next meeting July 29th. Commissioner Seiger-Webster advised she will not be available.

PUBLIC HEARING(S)

Hearing began at – 6:07 p.m.

OAM2025-001340 – (Continued from May 20, 2025) – An application to amend White City Code to create the Landscape Contractor Yard use. This citizen-proposed ordinance amendment would allow the Landscape Contractor Yard use in the A-2 zone as a permitted use. The proposal includes a definition and

specific use standards associated with the use. **Applicant:** Alex Smith. **Planner:** Shad Cook (Discussion/Recommendation)

Greater Salt Lake Municipal Services District Planner Shad Cook provided an analysis of the Staff Report.

PUBLIC PORTION OF HEARING OPENED

Speaker # 1: Applicant

Name: Alex Smith

Address: 1226 East 10600 South

Comments: Mr. Smith said working with the neighbors and have a handful not in opposition running the change adding the landscape yard. Similar use as the permitted use nursery. Couple responses and signed petition they are okay with it behind them. Finally, got the closing gate on the private lane to block traffic. Speaking with other neighbors on concerns with noise and hours of operation and less offensive. 100 new trees on site, beginnings of the nursery. Semi-truck load of compost ready to sell. Admin will sell as well, in action and asking for consideration for landscape company off the guidelines. Request the city and council and community blessing. Concerns to deal with on the street and fence purposes.

Commissioner Seiger-Webster opened the public hearing.

Speaker # 2: Citizen

Name: Charity Wild

Address: 1204 East 10600 South

Comments: Ms. Wild said she is speaking on behalf of Bill Stoddard and Deanna Bierman. Not sure who the consensus from the neighborhood is, as they are still opposed to buying up agriculture properties and selling in the future and it could be worse and busier. Under the impression the Rawlings next door has conditional use and if they sell, they can't use the same use. They had a non-conforming use and received special exception since they have had it for more than 10 years. Conditional use is a permitted use with conditions. If adopted as is, no property no fronting 10600 south could do this. Not sure if everyone has read the changes and all still opposed and hasn't been enough time to work with the applicant. This is a risk to horse property.

Speaker # 3: Citizen

Name: Heidi Savage

Address: 1204 East 10600 South

Comments: Ms. Savage said would like to propose if the neighbors have access to 10600 could put up contractor yards, hoping that this small section of White City is protected. What can't the applicant do now. Even with the nursery, people park in the private lane. Feels like he is making promises, still no movement on the fence. Agricultural was not intended to be businesses but residential.

Speaker # 4: Citizen

Name: Dave Coccimigllo

Address: 982 East Jade Circle

Comments: Mr. Coccimigllo said he wants to understand the goal of the city, character areas, general plan as a reference. A-2 zone covers a few character areas. 10600 traffic is 10 times worse than all White City. Should be encouraging small businesses for sales tax and this is reasonable. He said he is 100% going to the city council and encouraging them to approve of small businesses.

Speaker # 5: Applicants Spouse

Name: Debra Smith

Address: Not provided

Comments: Ms. Smith said from a young age started a career and has no desire to hurt the horses with cars. Landscaped and beautified the property. Trying to be a present father and embrace his children. He is very professional and would like to figure this out. He wants Dimple Dell and doesn't want to ruin anything. The corridor is turning into businesses.

Speaker # 6: Citizen

Name: Dan Herzog

Address: 10128 South Peony Drive

Comments: Mr. Herzog said he moved to White City 20 years ago and loved it. Big dreams in White City need money and don't have a lot of revenue spots. Whatever to support businesses in areas that are negatively affected. Figure out this great opportunity. Make the decision today.

Commissioner Millen motioned to close the public hearing, Commissioner Spagnuolo seconded that motion.

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend application #OAM2025-001340 An application to amend White City Code to create the Landscape Contractor Yard use. This citizen-proposed ordinance amendment would allow the Landscape Contractor Yard use in the A-2 zone as a permitted use. The proposal includes a definition and specific use standards associated with the use for denial to the White City Council based on the general plan and public input.

Motion by: Commissioner Seiger-Webster

2nd by: Commissioner Millen

Vote: Commissioners voted unanimously in favor

Commissioner Spagnuolo adjourned.

HEARING ADJOURNED

Time Adjourned – 6:55 p.m.