



Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

www.pwpds.slco.org

White City Metro Township Planning Commission

Public Meeting Agenda

Tuesday, August 1, 2017 6:00 P.M.

****AMENDED****

Location

SALT LAKE COUNTY GOVERNMENT CENTER
2001 SOUTH STATE STREET, ROOM N2-800
NORTH BUILDING, SECOND FLOOR
(385) 468-6700

UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707. 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 County 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.

6:00 PM BEGIN STAFF MEETING:

The Public is invited and welcome to attend the Staff Meeting

1. Discussion / Clarification of Agenda Items
2. Close Staff Meeting and recess until Public Meeting

6:10 PM OPEN PUBLIC MEETING

1. Welcome and Determine Quorum:

Christopher Spagnuolo, Chair
Darrin Webster, Vice-Chair
Christy Seiger-Webster
Robert Frailey
Jim Mitchell

Staff: Wendy Gurr, Spencer Hymas, David D. White

6:15 PM PUBLIC HEARING:

The Planning Commission Chair Will Read the Public Hearing Rules

1. Rezoning Application 30326:

The White City Metro Township Council has remanded Rezoning Application 30326 back to the Planning Commission for their recommendation on the R-1-12 zoning district as an alternative and replacement for the R-1-8 zone request.

30326 – Jake Hone is requesting approval of a zone change for 3 parcels that amount to 3.21 acres from the R-1-21 (Residential Single Family) & A-2 (Agricultural) zone to the R-1-8 (Residential Single Family) zone. **Location:** 1186 E; 1170 E; 1160 E; 10600 S
Community Council: White City. **Planner:** Spencer Hymas

The Planning Commission's recommendation will be sent to the White City Metro Township Council for consideration on August 3rd, 2017 at the White City Water District Office, 999 East Galena Drive Sandy, Utah, Please see the Utah Public Notice Website.

2. Close Public Hearing: (Motion/Discussion)

BUSINESS MEETING:

1. Approval of the Minutes from the May 23, and June 27, 2017 meeting. (Motion/Discussion)
2. Rezoning Application 30326 Recommendation. (Motion/Discussion)
3. General Plan Timeline and Questions. (Discussion)
4. Other Business and Future Agenda Items (As Needed, Discussion)
5. Adjourn. (Motion)

ADJOURN



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MEETING MINUTE SUMMARY

WHITE CITY METRO TOWNSHIP PLANNING COMMISSION MEETING

Tuesday, May 23, 2017 6:30 p.m.

Approximate meeting length: 1 hour 14 minutes

Number of public in attendance: 8

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Spagnuolo

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

ATTENDANCE

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent
Christy Seiger-Webster		x	
Christopher Spagnuolo	x	x	
Robert Frailey	x	x	
Darrin Webster	x	x	
Jim Mitchell	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
David White	x	x
Spencer Hymas		
Todd Draper		
Tom Zumbado	x	x
Jeff Miller		

BUSINESS MEETING

Meeting began at – 6:31 p.m.

- 1) Election of Vice Chair for 2017
Commissioner Seiger-Webster nominated Commissioner Webster for Vice Chair. Commissioner Webster accepted the nomination.
2nd by: Commissioner Frailey
Vote: Commissioners voted unanimous in favor (of commissioners present)
- 2) Approval of Minutes from the April 25, 2017 meeting.
Motion: To approve minutes from the April 25, 2017 meeting as presented.
Motion by: Commissioner Mitchell
2nd by: Commissioner Spagnuolo
Vote: Commissioners voted unanimous in favor (of commissioners present)
- 3) Introduction: David D. White, Principle Planner
- 4) Discussion: General Plan, Zoning Ordinance, Subdivision Regulations
Motion: To begin updating the General Plan at the June 27th meeting.
Motion by: Commissioner Spagnuolo
2nd by: Commissioner Webster

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

- 5) Discussion: Planning Procedures and Services
- 6) Other Business Items (as needed)

Commissioner Seiger-Webster advised staff will find a room within the North Building for future meetings. Finding another room in the north building due to the time restraints of the doors.

Commissioner Spagnuolo motioned to close the business meeting, Commissioner Mitchell seconded that motion. Commissioners voted unanimous in favor.

PUBLIC HEARINGS

Hearings began at – 6:47 p.m.

Commissioner Seiger-Webster recused herself from this item, as she voted on this item at the White City Community Council.

Commissioner Webster confirmed he recused himself from the community council on this item and did not vote on, nor was he present when the public spoke.

29833 – Dakota Hawks is requesting conditional use approval for new cell tower on behalf of his client, Verizon Wireless. **Parcel Area:** 2.2 acres. **Location:** 1226 East 10600 South. **Zone:** A-2. **Community Council:** White City. **Planner:** Tom Zumbado

Salt Lake County Planning and Development Services Planner Tom Zumbado provided an analysis of the staff report.

Commissioner Mitchell asked why the residents were not notified of the community council. Mr. Zumbado advised that is not our regularly scheduled meeting and we do not notice for community council meetings. Commissioner Spagnuolo asked what the setback is supposed to be. Mr. Zumbado advised twenty feet and current setback is fifteen feet. Commissioner Frailey asked why they didn't do the twenty feet. Mr. Zumbado said because of the tree line. Commissioner Spagnuolo said directly south a new house is being built. Mr. Zumbado said will be outside of the sixty feet and the owner of the parcel is in the gallery. Commissioner Mitchell asked about the acreage and difference. Mr. Zumbado said the change does not affect this. Commissioner Frailey asked if this is fiber and enough power, as they all live in old neighborhoods and will there be a benefit to the neighborhood. Mr. Zumbado said would have to address the applicant. Commissioner Mitchell confirmed sixty feet from the structure. Mr. Zumbado advised from residential, not accessory. Commissioner Spagnuolo asked if this is locked in for life as an A-2 zone. Mr. Zumbado advised no just requires a rezone application. Commissioner Frailey asked of the benefit for White City. Mr. Zumbado advised the applicant provided the cell coverage and improvement. Commissioner Frailey asked if there is any monetary value. Mr. Zumbado said he wouldn't know. Commissioner Mitchell asked if this affects the residents in the neighborhood, should they look at commercial. Mr. Zumbado said should ask the applicant. Commissioner Webster asked to the right, if that is a traditional cell tower. Mr. Zumbado said he didn't know.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Dakota Hawks

Address: 5710 South Green Street

Comments: Mr. Hawks said the example is in salt lake county at dimple Dell Park and a good representation. Has been on the books a long time and he has received feedback from residents. Service map and improve data coverage, second meeting had worries about the generator and Verizon could enclose and improve the site. Meeting County code and meets LUDMA for conditional uses. There have been conditions proposed they are willing to meet. Seeking approval based on findings by staff.

Commissioner Mitchell asked if they wanted to put on tree line not to stick out, but what if they die. Mr. Hawks said they have proposed landscaping and the trees are between forty to fifty feet and can't guarantee trees will stick around. Commissioner Mitchell asked if less abusive on the east side of the property. Mr. Hawks said buildings would cut off and would stick out thirty feet. Commissioner Mitchell asked if they leased the property and for how long. Mr. Hawks said 25 years with five year increments. Commissioner Mitchell asked if the lease goes away, does the pole go away. Mr. Hawks said large cost goes into install. Commissioner Frailey asked if Verizon could sublease. Mr. Hawks said master license agreements with all of the other carriers. Mr. Hawks pointed out the right pole has carriers. Commissioner Mitchell asked after 25 years can renegotiate for another 25 years. Mr. Hawks said yes. Commissioner Frailey asked about property value. Mr. Hawks said he hasn't seen any. Commissioner Frailey asked if they've seen interference. Mr. Hawks said he hasn't seen any. Commissioner Mitchell asked about the service. Mr. Hawks said for future and current needs. Commissioner Webster asked if this is anticipation for future growth. Mr. Hawks said there is current need, studies have been done. Mr. Hawks said on fiber, the point is on 10600 south.

Speaker # 2: Citizen

Name: Cindy Williams Mitchell

Address: 10692 South 1225 East

Comments: Ms. Mitchell said the tree line access as it stands, the trees planted are planted on the line for right-of-way, needs to be moved. She doesn't have fifty feet available. Marked with markers from the county and should have twenty feet on each side of the marker. She doesn't believe the tree line is accurate. The cell towers in the area, Bingham cyclery has one, Methodist church, supersonic, price towing, and shell oil. Lots of cell towers available they could access. In regards to not having the umbrella, she is a principal in a school and big money to be made if on the school. The real issue is cell towers do not work in the schools. If effects ability to have access to the community, that's an issue. She has fought the same battle several times over the years. In 2005, Mr. Maxfield wanted a cell tower at that point as well and Salt Lake County denied it, as it was not an appropriate use and hopes would stay in place. Apparently with new plans, that will need to be something considered. Everyone should look at if you want a cell tower in your front yard, it's in all their backyards. A lot of residents boarding horses and a private lane. Would they be required to allow Verizon access to get to property. Decisions should not be made to monetarily benefit one person and not all of them. Property values they work diligently at and they work hard to find and maintain the treasure around them. The setback is an issue that prevents making the decision for the right-of-way. Isn't a safe place with the winds, it's going to fall one way or another. If it falls across the road how long before it's cleared. They are recommending denial and have Verizon research other areas more appropriate. A-2 zone doesn't mean they aren't residential. Information in the letter Dan and Deana, Mike and Cindy McCarty and Cindy Williams Mitchell.

Speaker # 3: Citizen

Name: Stephen Higgs

Address: 10713 South Amberley Lane

Comments: Mr. Higgs said this isn't the most appropriate location. Aware there is pressure and proposed development looking out and continue to develop and become more residential and that should be taken into consideration. The applicant said only the best locations. He said he finds hard to believe more commercial and less dense residential. Careful consideration and not make a decision.

Speaker # 4: Property Owner

Name: Arvin Maxwell

Address: 1226 East 10600 South

Comments: Mr. Maxwell said he is the owner of property and built there in 1972. When he went to build, a lawyer named Tom Larson said there will be no right a way down the lane, they'll have a lane and can keep it. He said if given to feet of the frontage, he'll give them no right-of-way down that side. If the neighbors think he's being unfair, when he was gone at his ranch, the road was widened and when it started more than fifteen feet over on his property. They moved the road fifteen feet, he has just let it go, because there was a small child, handicapped and medical came and fire truck had to pick him up. He didn't say anything because he thought it was a safety factor. They had two fires since he's been there on the east side of the road, but fire trucks had problems and thought it was a good thing and let it go, but if they look in the records it'll be there. Fence is fifteen feet back from the property line. It's not their road and nothing to do with them. He doesn't know if they go on the private driveway.

Commissioner Spagnuolo motioned to close the public hearing, Commissioner Mitchell seconded that motion. Commissioners voted unanimous in favor (of commissioners present)

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion regarding setback, other cell tower locations, height, property line, condition offset, and commercial vs residential.

Motion: To approve application #29833 with staff recommendations and condition that the monopine meets the side yard setback requirement of twenty feet.

Motion by: Commissioner Webster

2nd by: Commissioner Frailey

Vote: Commissioner Mitchell voted nay, all other commissioners voted in favor (of commissioners present. Motion passed.

Commissioner Webster motioned to adjourn the meeting, Commissioner Frailey seconded that motion.

MEETING ADJOURNED

Time Adjourned – 7:45 p.m.



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**MEETING MINUTE SUMMARY
WHITE CITY METRO TOWNSHIP PLANNING COMMISSION MEETING
Tuesday, June 27, 2017 6:30 p.m.**

Approximate meeting length: 1 hour 28 minutes

Number of public in attendance: 0

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Spagnuolo

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

ATTENDANCE

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent
Christy Seiger-Webster	x		
Christopher Spagnuolo	x		
Robert Frailey	x		
Darrin Webster	x		
Jim Mitchell	x		

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	
David White	x	
Spencer Hymas		
Todd Draper		
Tom Zumbado		
Jeff Miller		

PUBLIC MEETING

Meeting began at - 6:30 pm

- 1) Preliminary Discussion of the White City Metro Township planning and zoning process as it relates to the General Plan Planning Process.
- 2) Preliminary Discussion of the White City Metro Township General Plan, including review Utah State Law, mapping exercise to create a topics list and drafting a timeline.
- 3) Other Business Items (as needed)

Commissioner Webster said the water office in White City and Commissioner Seiger-Webster said having smaller issues they could meet there. Mr. White said he prefers staying here. Commissioner Mitchell said he is fine with staying here.

Mr. White said his intent to hear from commissioners about their thoughts, hopes and dreams for White City in the next 5, 10, and 20 year period.

Commissioner Spagnuolo said White City doesn't have a building permit office, but do they have to take that into account when issuing building permits. Commissioner Mitchell said when White City became a metro township, the policies changed, different state law, Title 10.

Mr. White handed out an article for commissioners to read and look at and whether it reads well. Mr. White said the tools within the general plan needing work on are a street map. Commissioner Webster said the general plan is where they need to start and then worry about specifics. Mr. White said he wants to start with a conversation about context, because he needs to learn their expectations.

Commissioner Seiger-Webster said over the next year need to take it out for public hearing and council, based on tax-base and does the community want to look at future rezoning on Sego Lily and 10600 to rezone commercial.

Commissioner Mitchell said run down areas of White City, maybe considered rezone for people to come in and purchase multiple parcels for bigger houses.

Mr. White went over the schedule for the next year for meetings and WFRC grant. Homework to go to other community plans and look at best practices and zoning in their area, zones A-1, A-2, R-1-8, R-1-21, and C-2.

Commissioner Spagnuolo said it looks like a 10,000 foot view of core priorities. Mr. White said could take them home and work on them.

Commissioner Mitchell said he attended the White City Metro Township Council and applicant Jake Hone wanted to amend his R-1-8 to R-1-21 half acre. He provided an email that was given to him.

MEETING ADJOURNED

Time Adjourned – 7:58 p.m.